



Phase 1 Early Learning School Reddam House, Wokingham, Berkshire

Heritage Statement



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Summary

Wessex Archaeology was commissioned by Inspired Education Group to prepare a Heritage Statement to inform proposed Phase 1 refurbishment works to the Early Learning School building, formerly the Stable and Coachman's House, at Reddam House, Wokingham, Berkshire.

The building forms part of the historic service infrastructure of the Bearwood Estate and is located within the Grade II* Registered Park and Garden of Bearwood Park (NHLE 1000414). It is also historically associated with the Grade II* listed former Mansion, later Bearwood College and now Reddam House (NHLE 1135967). Historic mapping demonstrates that the core courtyard arrangement of the former Stable and Coachman's House had been established by 1840.

The study building is not individually designated on the National Heritage List for England. However, given its pre-1948 date, historic functional relationship with the Grade II* listed Mansion and location within the historic estate complex, it is considered likely to meet the recognised tests associated with curtilage listing and has therefore been assessed as a heritage asset associated with the Grade II* listed complex.

The proposed Phase 1 works comprise the refurbishment and adaption of part of the first floor of the original Coachman's House and part of the adjoining attic space within the west wing to provide additional educational accommodation, associated WC facilities, storage and improved fire safety arrangements. The proposals also include relocation of an existing fire escape door, and formation of external access steps.

Assessment indicates that the highest level of significance within the study area is associated with the surviving historic form, plan arrangement and fabric of the original Coachman's House. The adjoining west wing appears to have undergone substantial alteration and partial rebuilding prior to 1899, with further adaption associated with the later educational use.

The proposed removal of internal partitions within the first floor of the Coachman's House would result in a limited degree of change to elements contributing to the historic plan form and understanding of the building's original function. However, the proposals would retain the principal building form, structural fabric, roof structure, external appearance and wider relationship with the Bearwood Estate.

The proposed relocation of the existing fire escape door would affect an area of brickwork that exhibits evidence of previous alteration and adaption, including evidence for a former porch or canopy structure. The intervention would occur within fabric that is not considered to represent the earliest phase of construction and would deliver operational and fire safety benefits that outweigh the limited impact on the altered historic fabric.

Overall, the proposals are considered capable of being implemented with a low level of less than substantial harm to significance, arising principally from alteration to elements of the historic internal plan form within the original Coachman's House. Subject to careful detailing and the reuse of salvaged brickwork within the proposed fire escape works where practical, the significance of the wider heritage asset group, including the Grade II* listed Mansion and Grade II* Registered Park and Garden, would be preserved.

Acknowledgements

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Phase 1 Early Learning School Reddam House, Wokingham, Berkshire

Heritage Statement

1 INTRODUCTION

1.1 Project background

- 1.1.1 Wessex Archaeology was commissioned by Inspired Education Group (the 'Client'), to prepare a Heritage Statement (HS) for the former Stable and Coachman's House associated with Reddam House, Bearwood Road, Sindlesham, Wokingham, RG41 5BG (hereafter, 'the Site'), centred on National Grid Reference (NGR) 477424, 169199 (**Figure 1**).
- 1.1.2 This assessment was requested by the Client in order to determine, as far as is possible from existing information, the nature, extent and significance of the historic environment resource within the Site and its environs, and to provide an assessment of the significance of the heritage asset and the potential impact of the proposed development upon that significance.
- 1.1.3 This study will support planning and listed building consent (LBC) applications for a refurbishment and adaption project to support the continued educational use of the former Stable and Coachman's House building on the Reddam House Estate, which is currently in use as an Early Learning School (ELS).
- 1.1.4 The proposed refurbishment project (Phase 1) relates to the sensitive adaption, refurbishment and repair of part of the first floor of the original Coachman's House and part of the adjoining attic space within the west wing, to provide additional educational accommodation. The works comprise the creation of a larger teaching space through reconfiguration of existing internal arrangements, associated WC facilities, storage and circulation space, together with improvements to fire safety access arrangements. The proposals also include the relocation of an existing fire escape doorway on the west elevation, together with the formation of external access steps.
- 1.1.5 The assessment has been prepared on the basis of the design proposals circulated on the 12.06.2026, which includes the following alterations:

Exterior

- New external fire door to align with existing internal landing.
- New brick external stair to fire escape. Salvaged brick recovered during the formation of the new fire escape opening will be reused within the stair construction and facing where practical, supplemented by matching brickwork where required.

Ground floor interior

- Refurbished stair and new handrails. Adult and child height handrail to be included.
- New fire rated partition within stairwell

- New fire rated door at bottom of stairwell.

First floor/attic interior

- Partition walls to be removed
- Northern later fireplace removed
- New fire doors for all rooms accessed off the circulation
- New fire rated partition within the stairwell
- New toilet block in location of existing WC service runs, with two low level children's cubicles.
- Refurbished stair and new handrails into adjoining west wing attic space. Adult and child height handrail to be included.

- 1.1.6 This heritage statement report draws on previous studies including an estate-wide Conservation, Landscape and Ecological Management Plan (CLEMP; Barton Wilmore) produced in 2015, and a school-wide heritage assessment in undertaken by Wessex Archaeology in 2020, site inspection, historic map regression and review of publicly available documentary and designation sources.

1.1 Project aims

- 1.1.1 The purpose of this assessment, in accordance with the requirements of the National Planning Policy Framework (NPPF), are to:
- Identify any heritage assets likely to be affected by the proposed development;
 - Assess the significance of the identified heritage assets including any contribution made by their setting; and
 - Assess the potential heritage impacts of the proposed development on the identified heritage assets.

1.2 The Site

- 1.2.1 Reddam House Berkshire (RHB) is a co-educational independent school based in the historic Bearwood Estate, owned by Reddam House Group. The main school building is the former Bearwood College, a Grade II* listed building (list entry 1135967), which is situated at the northern end of a wider historic park and garden, also registered at Grade II* (NHLE no. 1000414).
- 1.2.2 Bearwood Estate, as defined by the Grade II* registered park and garden (RPG) 'Bearwood College' (NHLE no. 1000414), lies immediately to the south of the village of Sindlesham, on the western outskirts of Wokingham approximately 3 km from the centre, and to the southeast of Reading in Berkshire. The boundaries of the Estate are formed by the B3030 Mole Road to the west, New Road to the north, Bearwood Road to the east and two green lanes to the southwest and south, Gravelpithill Lane and Coombes Lane respectively.
- 1.2.3 Access to the Estate is provided by a network of drives and paths that has been simplified from its historic layout. The main access into RHB is via the main (north) drive which runs from the north at the junction of Bearwood Road and New Road, adjacent to the Grade II

listed Main Lodge (formerly known as Sindlesham Lodge; NHLE no. 1136249), through a Wellingtonia avenue to the entrance court serving the north side of the Mansion. Secondary access to RHB is from the east along a surfaced drive with an entrance on Bearwood Road opposite St Catherine's Church (Grade II listed; NHLE no. 1118142) and adjacent to Church Lodge. It joins the north drive approximately 40 m north of the Mansion.

- 1.2.4 The ELS building in study, originally a Stable and Coachman's House, is located approximately 250 m northwest of the Mansion, off the west access drive. Comprising an irregular plan building forming the core of the former U-shaped stable and coach house, encompassing a yard area with later extension and adaptation. Although not registered itself, lies within the area of the former Bearwood College, a Grade II* listed building (list entry 1135967) and within the Grade II* registered park and garden (RPG) 'Bearwood College' (NHLE no. 1000414).
- 1.2.5 The study building does not lie within a conservation area. However, the wider significance of the estate is reflected in the nearby Sindlesham Conservation Area, which recognises the historic relationship between the Mansion, the wider estate and the estate village.
- 1.2.6 Ground level within the Site lies at approximately 68.0 m aOD. The topography slopes gently to the north and northwest, towards Mole Road.
- 1.2.7 According to the British Geological Survey (BGS), the Site lies on sedimentary bedrock of the London Clay Formation-Clay, silt and sand. These sedimentary rocks are marine in origin. They are detrital and comprise coarse- to fine-grained slurries of debris from the continental shelf flowing into a deep-sea environment, forming distinctively graded beds. (British Geological Survey 2026).
- 1.2.8 It should be noted that GeoIndex data provides a broad general guide to the site's geological composition and informs general understanding of the area.

2 PLANNING BACKGROUND

2.1 Introduction

- 2.1.1 The following section summarises the main components of the national and local planning and legislative framework governing the treatment of the historic environment within the planning process. Further detail is presented in Appendix 2.

2.2 Definition and protection of heritage assets

- 2.2.1 There are national legislation and guidance relating to the protection of, and proposed development on or near, important archaeological sites or historical buildings within planning regulations as defined under the provisions of the *Town and Country Planning Act 1990*. In addition, local authorities are responsible for the protection of the historic environment within the planning system.

- 2.2.2 Heritage assets are defined in the National Planning Policy Framework (NPPF) 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 heritage assets and assets identified by the local planning authority (including local listing).

2.2.3 A designated heritage asset is defined in NPPF as:

A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

2.2.4 Non-designated heritage assets as defined by the national planning practice guidance document relating to the Historic Environment are:

...buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets.

A substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets.

Paragraph: 039 Reference ID: 18a-039-20190723; Revision date: 23 07 2019

2.2.5 Statutory protection is provided to certain classes of designated heritage asset under the following legislation:

- *Planning (Listed Buildings and Conservation Areas) Act 1990;*
- *Ancient Monuments and Archaeological Areas Act 1979; and*
- *Protection of Wrecks Act 1973.*

2.2.6 The *Historic Buildings and Ancient Monuments Act 1953* makes provision for the compilation of a register of gardens and other land (parks and gardens, and battlefields). This duty was given to the Historic Buildings and Monuments Commission for England (then English Heritage, now Historic England) under the *National Heritage Act 1983*.

2.2.7 The United Nations Educational, Scientific and Cultural Organisation (UNESCO) World Heritage Committee inscribes World Heritage Sites for their Outstanding Universal Value (OUV); 'cultural and/or natural significance which is so exceptional as to transcend national boundaries and to be of common importance for present and future generations of all humanity'. The United Kingdom is a signatory of the *UNESCO Convention Concerning the Protection of the World Cultural and Natural Heritage 1972*. England protects its World Heritage Sites and their settings, through the statutory designation process and through the planning system.

2.3 National Planning Policy Framework

2.3.1 The *National Planning Policy Framework* (NPPF), first published in 2012 and last updated 7 February 2025, sets out the government's planning policies for England and the expectations on how these are to be applied.

2.3.2 Section 16 of the NPPF, entitled *Conserving and enhancing the historic environment*, sets out the principal national guidance on the importance, management and safeguarding of heritage assets within the planning process.

2.3.3 The aim of NPPF Section 16 is to ensure that Local Planning Authorities, developers and owners of heritage assets adopt a consistent and holistic approach to their conservation and to reduce complexity in planning policy relating to proposals that affect them.

2.3.4 To summarise, government guidance provides a framework which:

- recognises that heritage assets are an irreplaceable resource;
- requires applicants to provide proportionate information on the significance of heritage assets affected by the proposals and an impact assessment of the proposed development on that significance;
- takes into account the desirability of sustaining and enhancing the significance of heritage assets and their setting;
- places weight on the conservation of designated heritage assets, in line with their significance; and
- requires 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 importance and impact, and to make this evidence (and any archive generated) publicly accessible.

2.3.5 A selection of excerpts from NPPF Section 16: Conserving and enhancing the historic environment is presented in Appendix 2.

2.3.6 In 2014 the Department for Communities and Local Government (DCLG) launched the Planning Practice Guidance (PPG) web-based resource. The resource provides additional guidance intended to accompany the NPPF. It includes a section entitled 'Historic Environment' (last updated 23 July 2019), which expands upon the corresponding sections of the NPPF.

2.4 Local planning policy and guidance

2.4.1 The site lies within the planning authority of Wokingham Borough Council (WBC). The development plan for Wokingham Borough is made up of a collection of local plan and neighbourhood development plan documents,

2.4.2 At time of writing, the WBC Development Plan includes:

- Core Strategy (adopted 29 January 2010)
- Managing Development Delivery (MDD) local plan (adopted 21 February 2014)
- Joint Minerals and Waste Plan (adopted 19 January 2023)
- Adopted Neighbourhood Development Plans (n/a for this site)

2.4.3 Note that work is underway on a new local plan – the Local Plan Update – which will put in place a new planning strategy for the period to 2040. Once adopted, it will replace the current Core Strategy and Managing Development Delivery local plans. However, the Local Plan Update needs to pass through a number of statutory stages of preparation and examination before it is adopted.

2.4.4 Also relevant to this site, WBC has supplementary planning guidance document for designated conservation areas.

3 METHODOLOGY

3.1 Introduction

- 3.1.1 The methodology employed during this assessment was based upon relevant professional guidance, including the Chartered Institute for Archaeologists' *Standard and guidance for historic environment desk-based assessment* (CIfA 2014, revised 2020).

3.2 Study Area

- 3.2.1 A Study Area was established within a 500 m radius of the Site centre point. The recorded historic environment resource within the Study Area was considered in order to identify the heritage assets likely to be impacted by the development and provide context for the assessment of their significance.

3.3 Sources

- 3.3.1 Several publicly accessible sources of primary and synthesised information were consulted during the preparation of this assessment. These comprised:

- The National Heritage List for England (NHLE), which is the only official and up to date database of all nationally designated heritage assets
- English Heritage / Historic England guidance
- planning history available from the local planning authority's planning portal
- relevant primary and secondary sources held at the Royal Berkshire Archives including school minutes, historic photographs and postcards; and
- relevant primary and secondary sources available online.
- Published and unpublished historic and archaeological reports relating to excavations and observations in the vicinity of the Site were studied.

- 3.3.2 Sources consulted are listed in the references section of the report.

3.4 Site visit

- 3.4.1 The site visit was undertaken on 4th June 2026 in dry and bright weather conditions, with partial cloud cover. It comprised a visual inspection and photographic record of the former Stable and Coachman's House and the present ELS building. The visit focused primarily on the west wing of the former main building footprint, with particular reference to the internal space proposed for development. This included the access at the western extent of the building, the first-floor level of the Coachman's House and attic space of the adjoining west wing, together with the setting of the west wing (**Plates 1-11**).

- 3.4.2 The aims of the site visit were:

- to identify any heritage assets likely to be affected by the development proposal including any previously unidentified features of heritage interest and significance;
- to assess the general aspect, character, condition and setting of the identified heritage assets to understand their heritage significance including any previous impacts to significance not evident from secondary sources;

- to better understand how the development proposal may affect the heritage assets; and
- to take photographs to inform and illustrate the report.

3.4.3 A key objective of the site visit was the gathering of observations to identify whether any heritage assets are likely to be affected as a result of development within their setting, and observations to describe their heritage significance and setting and the likely heritage impacts (see Section 3.6).

3.5 Assessment of significance

3.5.1 Significance (for heritage policy) is defined in NPPF as:

The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.

3.5.2 For the purposes of this assessment, the significance of heritage assets is expressed in terms of the 'heritage interests' as defined in the NPPF and clarified in government planning practice guidance Historic England Advice Note 12: Statements of Heritage Significance (2019). The assessment considers the contribution made by the building's historic fabric, plan form, spatial arrangement, architectural character, historical development, setting and relationship with the wider Bearwood Estate.

3.5.3 The assessment is informed by the following national planning and heritage significance guidance documents:

- The National Planning Policy Framework (NPPF) (MHCLG 2025);
- Planning Practice Guidance¹;
- Standard and guidance for historic environment desk-based assessment (CIfA 2020);
- Managing Significance in Decision-Taking in the Historic Environment: Good Practice Advice in Planning Note 2 (Historic England 2015);
- The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Historic England 2017);
- Statements of Heritage Significance: Analysing Significance in Heritage Assets in Advice Note 12 (Historic England 2019);
- Farmstead Assessment Framework: Informing sustainable development and the conservation of traditional farmsteads (Historic England 2015); and

¹ <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>

- Other relevant advice and guidance published by English Heritage / Historic England.

3.6 Assumptions and limitations

- 3.6.1 Data used to compile this report consists of primary and secondary information derived from a variety of sources, only some of which have been directly examined for the purposes of this study. The assumption is made that this data is reasonably accurate.

3.7 Copyright

- 3.7.1 This report may contain material that is non-Wessex Archaeology copyright (e.g., Ordnance Survey, British Geological Survey, Crown Copyright), or the intellectual property of third parties, which Wessex Archaeology are able to provide for limited reproduction under the terms of our own copyright licences, but for which copyright itself is non-transferable by Wessex Archaeology. Users remain bound by the conditions of the *Copyright, Designs and Patents Act 1988* with regard to multiple copying and electronic dissemination of the report.

4 IDENTIFICATION OF HERITAGE ASSETS

4.1 Introduction

- 4.1.1 All heritage assets within the Site and within the 500 m radius Study Area are illustrated on **Figure 1**. However, not all assets within the Study Area have the potential to be affected by the proposed development. Those considered relevant to the assessment, either through direct physical change or potential change within their setting, are identified below.

4.2 Scoping exercise

- 4.2.1 The proposed works relate to the adaptation, refurbishment and repair of the first floor of the original Coachman's House and part of the adjoining attic space within the west wing. The proposals seek to create additional educational accommodation through the reconfiguration of existing internal spaces, including the removal of selected internal partitions, provision of associated WC facilities and improvements to circulation arrangements. The scheme also includes the relocation of an existing fire escape doorway on the west elevation and the construction of associated external access steps incorporating salvaged brickwork where practical. The assessment has therefore considered both the potential effects on the surviving historic plan form and fabric of the building and the limited external alterations proposed as part of the fire safety improvements.
- 4.2.2 Given the nature of the proposals, the study building is the principal heritage asset directly affected. Whilst much of the work relates to altered internal spaces, elements of the historic plan form within the original Coachman's House and a limited area of external fabric associated with the fire escape alteration may also be affected.
- 4.2.3 The Grade II* registered Bearwood Park (NHLE 1000414), the wider estate landscape and other heritage assets within the 500 m Study Area are not considered likely to be affected by the proposed works. Whilst the majority of the proposed works could be internal in nature, the relocation of the existing fire escape doorway and construction of associated external steps would introduce a limited external intervention. However, due to the modest scale of the proposed works and their location within an already altered part of the building, no material effect upon the significance of the wider estate, registered park and garden or surrounding heritage assets is anticipated.

- 4.2.4 The internal nature of the works is also relevant to the assessment of setting. The proposals would not alter the visual relationship between the study building and the wider estate, nor would they affect the ability to understand its historic association with the former Bearwood College (NHLE: 1135967), the former service buildings, or the designed parkland landscape. No other heritage assets are therefore considered likely to experience harm as a consequence of the proposed works.

4.3 Heritage assets and considerations in the Site

- 4.3.1 The Site lies within the wider Bearwood Estate, which includes the Grade II registered Bearwood Park (NHLE 1000414). The study building forms part of the historic estate building group and originated as a stable and coachman's house associated with the earlier development of the estate. Historic mapping indicates that the core courtyard arrangement of the building had been established by 1840, when it was recorded as a 'Stable and Coachmans House' owned and occupied by John Walter Esquire.
- 4.3.2 The study building is not individually designated on the National Heritage List for England. However, it forms part of the historic service infrastructure associated with the Grade II* listed former Mansion, later Bearwood College and now Reddam House (NHLE 1135967), and is specifically identified as the historic U-shaped stable complex within the description of the Grade II* Registered Park and Garden of Bearwood Park (NHLE 1000414). Given its pre-1948 date, historic function and relationship with the Mansion, the building is considered likely to fall within the curtilage of the Grade II* listed Mansion for the purposes of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 4.3.3 The study building will be directly affected by the proposals through alterations to the first floor of the Coachman's House, part of the attic space within the adjoining west wing and a limited area of external fabric associated with the revised fire escape arrangement. The potential effect of these works on significance is therefore considered further in this report.

4.4 Heritage assets within the Study Area

- 4.4.1 The 500 m Study Area includes the Grade II registered Bearwood Park (NHLE 1000414) and other designated heritage assets associated with the wider estate and surrounding landscape. These assets have been considered as part of the scoping exercise.
- 4.4.2 With the exception of the study building, no other heritage assets within the 500 m Study Area are considered likely to be affected by the proposed works. The proposals are largely internal in nature, with limited external alterations associated with the revised fire escape arrangement. The proposals would not alter the principal designed landscape, estate routes, parkland character, garden structures, or the wider setting relationships through which the significance of surrounding heritage assets is experienced.

5 ARCHAEOLOGICAL AND HISTORICAL CONTEXT

5.1 Introduction

- 5.1.1 The following section summarises the archaeological and historical development of the Site and surrounding area in order to better understand the significance of the identified heritage assets.
- 5.1.2 Details of Prehistoric to Saxon era activity found within the wider estate are presented in the previous heritage assessment (Wessex Archaeology, 2020). The Berkshire HER data (consulted for the previous heritage assessment) records no archaeological investigations

or below ground archaeological evidence within the part of Bearwood Estate now held by the Reddam House Group.

5.2 Medieval (AD 1066–1500) and Post-medieval (AD 1500–1800)

- 5.2.1 Bearwood was once an outlying part of Windsor Forest; common land comprising beech and oak woodland and heathland slopes. It passed to the Crown in 1574 and is shown as charter ground on the Estates of Windsor, Berkshire plan of 1595 (not reproduced; CLEMP Figure APP 2.1). Nordens' map of Windsor Forest 1607 (not reproduced; CLEMP Figure APP 2.2) suggests the current Estate lay in apparent heathland at that time. In the 17th century a hunting lodge (exact location unknown) was built and 120 acres of the land was enclosed to form a deer park. The Civil War (1642-49) resulted in the killing of most of the deer and cessation of hunting. The lodge was demolished in 1655 and this area of Windsor Forest became common land again.

5.3 19th century (AD 1800–1900)

- 5.3.1 The land that went on to form the Bearwood Estate remained owned by the Crown until it was purchased by John Walter II in 1816.
- 5.3.2 John Walter II was the owner of The Times newspaper which was founded by his father John Walter I in 1788. He was a prominent figure in the region as he became High Sherriff of Berkshire in 1830 and served as M.P. for Berkshire 1832-37.
- 5.3.3 As purchased in 1816, the land consisted of a *"newly-allotted parcel of land, comprising Bear Wood with forest land adjoining and contiguous thereto"*, totalling 316 acres (approximately 128 hectares). The land was described as being *"peculiarly well adapted for an ornamental farm or forming a beautiful park, without the necessity of planting"*. The western area of the current Estate remained in the ownership of John and Charles Simonds and is indicated on the enclosure map of 1817 (not reproduced; CLEMP Figure APP 2.6) as farmland.
- 5.3.4 From 1816, the development of Bearwood Estate can be subdivided into four periods:
- 1816-1847 First Major Design Phase
 - 1847-1865 Second Major Design Phase
 - 1865 -1910 Third Major Design Phase; and
 - 1910-present Piecemeal Development.
- 1816-1847 First Major Design Phase*
- 5.3.5 Work on the creation of the Estate under John Walter II started in 1817 and was considered as finished by 1832.
- 5.3.6 A Mr Stuart was employed to lay out a new residence, with guidance from William S. Gilpin as landscape designer who was an advocate of the Picturesque Style. The first mansion house, described as a villa, was designed by J W Sanderson and completed in 1822. The layout of the Estate as created by John Walter II is indicated on the Hurst Parish Tithe map, 1840 (not reproduced).

1847-1865 Second Major Design Phase

- 5.3.7 In 1847, John Walter III inherited the Bearwood Estate and The Times Newspaper. He became the M.P. for Nottingham the same year and was subsequently re-elected in 1852 and 1857. Later, in 1859, he became M.P. for Berkshire.
- 5.3.8 Between 1847-1858 John Walter III bought additional land to expand his estate to reflect the current Bearwood Estate area. The Estate Map of 1858 (not reproduced; CLEMP Figure APP 2.8) represents the culmination of the second design phase of the Estate and provides a detailed layout of the Estate at this time.

1865 -1910 Third Major Design Phase

- 5.3.9 Between 1865 and 1874, Walter III demolished his father's villa, considered as modest at the time, and built the present Mansion (previously known as Bearwood College) on the same site. It was designed by architect Robert Kerr in a late Tudor style and constructed in red brick and stone. Many of the materials for the new Mansion were sourced or manufactured on the Estate with the sawmill and workshops to the west of the lake functioning as a production centre for the various blacksmiths, masons, wheelwrights and painters working on the Mansion.
- 5.3.10 Walter III employed James Tegg as head gardener. Together they created the north entrance drive (Main Drive), commissioned a Pulhamite rock and water garden, and relocated the walled kitchen garden to the farm area at the west of the lake. Similarly to the earlier villa, the new Mansion retained the vista across the south lawn from the new stone terrace.
- 5.3.11 The 1871-1872 OS map shows third phase of design in progress (CLEMP Figure APP 2.9).
- 5.3.12 Walter III made many horticultural changes to the gardens and pleasure grounds including the introduction of exotic and foreign species. An impressive Wellingtonia (Giant Sequoia) Avenue was planted lining the north drive, leading to the main entrance courtyard at the north of the new Mansion. To the south of the Mansion the south and west lawns were laid out in response to the new stone terrace. To the northwest of the Mansion, James Pulham & Son laid out a 'Pulhamite Stone' rock and water garden, constructed between 1879 and 1885, possibly in two phases. It was formed what was presumably a former clay pit that had filled with water (shown on earlier maps as a small body of water).
- 5.3.13 On Walter III's death in 1894 the Estate was inherited by his second son, Arthur Fraser Walter.

Piecemeal Development

- 5.3.14 Arthur Fraser Walter died in 1910 and the Estate was put up for sale in 1911, divided into five separate lots. However, Lot One which comprised the Mansion and grounds did not sell and Mrs Flora Walter (second wife of Walter III) continued to live in the Mansion until her death in 1917.
- 5.3.15 In September 1914 the Berkshire Territorial Association commandeered the Bearwood Estate. From September 1915 to May 1919 the Mansion was used as a military convalescent home for Canadian soldiers, and areas of the Estate were ploughed up for cultivation or improved pasture.
- 5.3.16 Sir Thomas Devitt bought the Bearwood Estate (the Mansion and around 200 hectares of land) in 1919 and bequeathed it to the Royal Merchant Navy Education Foundation (RMNEF), then known as the 'The Royal Merchant Seamen's Orphanage'. The orphanage

moved to Bearwood in 1921. The headmaster's house designed by Prentice was erected the same year.

- 5.3.17 The dining hall was added attached to the east elevation of the Mansion in 1922. In 1930 the gymnasium was added to the northern end of the Mansion's original servants' wing, forming a more pronounced 'L'-shaped plan and enclosing the eastern side of the forecourt. Other internal alterations to the Mansion were undertaken in this period to improve its suitability as an orphanage/boarding school.
- 5.3.18 The exact date of the construction of the Coachman's House is not on record. However, it is possible that it dates from the period of the original villa. The building is located on early mapping data, suggesting the presence of the structure as early as 1840. Potentially suggesting that the building was associated with the first major design phase of the estate.

Plan of the Parish of Hurst in the Counties of Berks and Wilts (by W. H. Fuller) 1840

- 5.3.19 The 1840 Plan of the Parish of Hurst in the Counties of Berks and Wilts depicts the site as Plot 1560, recorded in the tithe apportionment (not reproduced) as a 'Stable and Coachman's House' owned and occupied by John Walter Esquire. The mapped building group occupied the same general position and orientation as the building shown on later Ordnance Survey mapping. However, the depicted buildings comprise the eastern and western wings of the later U-shaped building arrangement, with the northern range not shown.
- 5.3.20 The building group was arranged to either side of what appears to have been a defined courtyard plan. Two principal rectangular ranges of similar form and dimensions were aligned northwest to southeast, parallel with one another, with a central yard set between them. The northwest side of the group was enclosed by a further rectangular area, aligned northeast to southwest, which extended across the end of the two parallel ranges and completed the courtyard arrangement on this side, however the rectangle is not depicted as a building but as an enclosed space. This produced a compact and planned service range, consistent with its recorded use as a Stable and Coachman's House within the Bear Wood estate.
- 5.3.21 The eastern range was divided into three sections by drawn internal lines, indicating separate rooms, bays or compartments. While this indicates a deliberate internal arrangement, the plan does not provide sufficient detail to determine the precise use of each individual space within the wider Stable and Coachman's House.
- 5.3.22 The site formed part of an irregular parcel labelled 'Bear Wood Mansion', set within the wooded and enclosed grounds of the estate. The building group was positioned to the northwest of the principal mansion, which is shown to the southeast as an irregularly planned building with projecting wings, broadly corresponding with the location of the present Reddam House. Dense tree planting defined much of the estate boundary, with further enclosed parcels extending beyond, giving the site a distinctly managed parkland or estate character.
- 5.3.23 To the north, the village of Sindlesham is shown as a small roadside settlement beyond the estate grounds. Buildings were arranged along the road frontages and within comparatively small plots, likely representing houses with associated gardens or yards. These smaller village plots contrasted with the larger enclosed fields and wooded estate lands around Bear Wood Mansion, reinforcing the distinction between the service buildings of the estate and the settlement landscape to the north.

1873 Ordnance Survey Map 1:2,500 (Surveyed 1871)

- 5.3.24 The 1873 Ordnance Survey map records the site on a broadly similar footprint to that depicted on the 1840 tithe map, however, now the northern range of the building group is shown and enclosed the northern side of the courtyard (**Figure 2a**).
- 5.3.25 By 1871, the eastern wing had been developed in greater detail. Three small projections are depicted along its northeast side. The northernmost projection extended marginally to the northeast, while a second, slightly larger projection was positioned southeast of centre. A third, smaller projection lay towards the southern end of the same elevation. These additions indicate alteration or adaptation of the earlier range, although their precise function is not identified by the mapping.
- 5.3.26 The building group was contained within an irregular enclosed boundary, separating it from the wider estate grounds. Immediately southeast of the building, the courtyard area opened onto an access route, which connected with a further irregular estate road extending broadly northeast to southwest through the grounds. This provided the building with a defined service connection within the Bear Wood Estate, while retaining its enclosed setting.
- 5.3.27 Trees of varied form are illustrated within the boundary, indicating a planted or landscaped setting around the building. To the northwest of the building, a small rectangular or sub-rectangular feature is depicted, although its precise character is unclear and may represent a minor structure or a defined landscape feature. A footpath is also recorded passing around the main building group, indicating circulation around the outside of the courtyard complex and through the surrounding enclosed grounds.

1899 Ordnance Survey Map (Revised 1898) 1:2,500

- 5.3.28 The 1899 Ordnance Survey map records further alteration to the former Stable and Coachman's House, while retaining the broad courtyard arrangement established on earlier mapping. The principal eastern and western wings remained legible, although the plan had become more complex by the late 19th century, with a series of additions to the north range and further ancillary features within the surrounding enclosed grounds (**Figure 2b**).
- 5.3.29 The northeast side of the eastern wing had been altered from its 1873 form. Of the three small projections recorded on the earlier map, the northernmost projection was no longer present. The central projection remained, and a further projection had been added between this and the southern projection. Together, these projecting elements created a staggered northeast elevation, indicating incremental alteration and adaptation of this part of the building.
- 5.3.30 Further additions were also recorded to the western and southern parts of the north range. A rectangular projection extended northwest from the northwest side of the building, before returning southwest to form an L shaped addition. A further rectangular addition was present to the southeast of the northeast to southwest aligned part of the building, facing into the courtyard area and abutting the eastern and western wings. The western wing had also been extended along its southwest side, broadening the footprint of the building while retaining the established northwest to southeast alignment.
- 5.3.31 The wider enclosed area of the site contained further features associated with the continued use of the former Stable and Coachman's House. Immediately northwest of the north range, a square feature was recorded, with its southeast side set parallel to the northwest elevation of the north range and separated from it by a narrow intervening space. This may represent a small ancillary building, defined yard, or working area serving the north range. To the

northeast, a smaller square element was set against the north range, most likely representing a minor ancillary structure.

- 5.3.32 Further northwest, within the same enclosed part of the estate, a rectangular building aligned northeast to southwest was recorded. Beyond this, to the northwest, lay a rectangular bounded feature divided into three parts. This appears to correspond with the feature shown on the 1873 map and may represent a formalised enclosure, yard or garden element, although its function is not identified by the mapping. To the southwest, abutting the northwest boundary of the site area, a further rectangular structure was present, likely representing an ancillary building.
- 5.3.33 The circulation pattern associated with the building remained evident. A path extended from the northwest ancillary features, passing the northern side of the main building and continuing towards the access road to the southeast. A further path followed the southern side of the building to the same access route. Trees of varied form continued to be depicted within the enclosed area, indicating that the building remained set within a planted estate landscape rather than an open agricultural yard. The irregular boundary defining this part of the estate differed slightly from the 1873 map, although this is likely to reflect differences in survey depiction rather than a substantial alteration to the boundary itself.

1911 Ordnance Survey Map (Revised 1909) 1:2,500

- 5.3.34 The 1911 Ordnance Survey map depicts the former Stable and Coachman's House with limited change to its overall footprint from the 1899 map. The principal courtyard building remained in place. The associated ancillary structures, paths and enclosed estate features were also retained, indicating that the service character of the site remained established into the early 20th century (**Figure 2c**).
- 5.3.35 The notable distinction on the 1911 map is the greater level of detail given to the building plan. Internal division lines are depicted within the principal ranges, indicating rooms, bays or compartments within the building. These divisions are clearest within the eastern and western wings, while the overall courtyard arrangement remained consistent with the 1899 map.
- 5.3.36 The western wing retained the widened southwest side recorded on the 1899 map, indicating that the late 19th-century enlargement of this part of the building remained in place. The eastern wing also retained the altered northeast side shown on the preceding map, with the projecting elements continuing to give this elevation a more irregular outline.

1933 Ordnance Survey Map (Revised 1932) 1:2,500

- 5.3.37 As illustrated on the 1933 Ordnance Survey map, the former Stable and Coachman's House largely retained the footprint and courtyard plan recorded on the 1911 Ordnance Survey map. The northeast elevation of the eastern wing retained the stepped sequence of later additions. A further extension was evident at the northwest extent of this sequence, projecting marginally northeast from the wing and extending northwest to southeast in line with the building footprint (**Figure 2d**).
- 5.3.38 To the northwest of the building, the former L-shaped addition recorded on the 1899 and 1911 maps had been altered. The northwest projecting arm was no longer depicted, leaving only the northeast to southwest aligned element of the former addition.
- 5.3.39 The northwest ancillary building remained present on the 1933 map, retaining its northeast to southwest alignment. A small addition appeared to have been added to its northeast end. The northeast boundary had also been redrawn to follow the line of this building

- 5.3.40 more closely, reducing the enclosed area from that recorded on the preceding maps and indicating a change in the land immediately associated with the former Stable and Coachman's House by 1933.

1961 Ordnance Survey Map (Revised Pre-1930 to 1960) 1:10,560

- 5.3.41 The 1961 Ordnance Survey map is less detailed than the preceding 1:2,500 editions, owing to its smaller scale. The mapping nevertheless records the principal footprint of the former Stable and Coachman's House in broadly the same form as the 1933 map. The courtyard building remained present, as did the detached northeast to southwest aligned element to the northwest, representing the surviving part of the former L-shaped addition recorded on the 1899 and 1911 maps (**Figure 3a**).
- 5.3.42 The northwest ancillary building was also still depicted, retaining its position within the enclosed area to the northwest of the north range. The boundary followed a similar line to that recorded on the 1933 map, indicating that the reduced enclosure established by that date remained in place.
- 5.3.43 The principal change recorded on the 1961 map was the addition of an extension from the northeast elevation of the eastern wing. This extension projected outward from the building and was aligned northeast to southwest. It corresponded with the position of the later access hall, indicating that this element had been added by the date of the 1961 mapping. Its depiction marked a further phase of alteration to the building, associated with the later development of its plan, function and internal circulation.

1967 Ordnance Survey Map (Revised 1967) 1:2500

- 5.3.44 The 1967 Ordnance Survey map provides a more detailed depiction of the site than the preceding 1961 edition. The former Stable and Coachman's House retained its established courtyard plan, while the later access hall recorded by 1961 was now shown with greater clarity. This element projected from the northeast elevation of the eastern wing and formed the link between the earlier courtyard building and the later development to the north (**Figure 3b**).
- 5.3.45 To the north of the access hall, a further rectangular building had been added. This was aligned northwest to southeast and lay beyond the earlier eastern wing, representing a clear extension of the building group to the north. A smaller rectangular projection was shown on its northeast elevation, possibly representing a porch, entrance feature or minor ancillary projection, although its function is not identified by the mapping.
- 5.3.46 Further detail was also recorded along the western wing. The northwest part of this wing had acquired a stepped or staggered outline, with the plan receding in stages towards the northwest. This created a more irregular northwest elevation to the western wing than had been depicted on the earlier mapping. A further recess was also evident to the southeast, along the southwest elevation of the same wing, indicating additional change to the building footprint by 1967.
- 5.3.47 At the southeast extent of the eastern wing, an irregular boundary or enclosure was depicted. Its irregular plan suggests a defined yard or external working area, rather than a principal-built range. The map does not provide sufficient detail to determine its precise function, although its position indicates an association with the continued use of the building.
- 5.3.48 The wider setting of the building had also changed. The boundary to the northwest, first recorded in its reduced form on the 1933 map, was no longer depicted, leaving this part of the site open to the adjoining field or parcel of land. The detached northeast to southwest

aligned element to the northwest of the north range, representing the surviving part of the former L-shaped addition, remained present. The northwest ancillary building which extended northeast to southwest was also retained.

- 5.3.49 The established access road to the southeast continued to serve the building group, maintaining the principal route into this part of the estate. Tree symbols were still depicted within and adjacent to the site, indicating that elements of the planted estate character recorded on earlier mapping remained evident by 1967. To the southwest, a small square feature labelled 'Tank' was recorded, indicating a further functional element associated with the later use and servicing of the site.

1971 Ordnance Survey Map (Surveyed / Revised 1967 to 1970) 1:10,000

- 5.3.50 The 1971 Ordnance Survey map provides a simplified depiction of the site in comparison with the preceding 1967 1:2,500 edition, owing to its smaller scale (**Figure 3c**). Although the scale of the map limits detailed interpretation of individual additions and minor features, the 1971 edition confirms the continued survival of the main building configuration and associated later elements recorded on the preceding mapping.

5.4 Modern (AD 1900–present day)

- 5.4.1 In 1935, the board of management changed the name of the institution from the Royal Merchant Seamen's Orphanage to the Royal Merchant Navy School. The new name was expressly preferred by the Prince of Wales (later King Edward VIII) who was President of the board.
- 5.4.2 Between the 1930s and 1970s the Mansion and its immediate surroundings were developed to meet the needs of the school including construction of a cricket pavilion, several additional buildings associated with school uses (mainly to the east of the Mansion), and houses for employees' accommodation. The development to the east of the Mansion resulted in the loss of Walter III's rose garden and pinetum. Also, during this period, tennis courts were introduced within the woodland to the west of the Mansion.
- 5.4.3 Evidence suggests that in the mid-20th century the Estate fell into a period of decline. In 1959 it was decided to close the school, but this was overturned when the opportunity to provide boarding places arose. In 1961 the Royal Merchant Navy School became an independent boarding school and was renamed Bearwood College. The mid-20th-century additions and alterations to the Estate are depicted on the 1961 to 1971 OS maps. Anecdotal evidence suggests a number of the small historic buildings fell into such decline that they had to be demolished in the early 1970s, although it is uncertain which buildings this refers to.
- 5.4.4 From the 1970s onwards different parts of the Estate have been adapted for new functions. The Bearwood Golf Club nine-hole golf course in the northwest part of the Estate (land now owned by RFC) was opened in 1975 and since 2015 has been redeveloped as a football ground. In addition, a riding school was established within the walled kitchen garden in 1980. In 1996 a second private golf course, Bearwood Lakes Golf Club, was established within the southern part of the Estate. Within the RHB area of the Estate, the Bearwood College theatre on the north side of the entrance forecourt was completed in 1991 and the existing boarding accommodation in 1995.
- 5.4.5 In 2012 the Reddam House Group purchased 45 hectares of the Estate, including the Mansion. As a consequence, the college was rebranded Reddam House.

6 SITE DESCRIPTION

6.1 Former Stable and Coachman's House

- 6.1.1 The site visit undertaken on 4th June 2026 confirmed that the study building forms part of the former Stable and Coachman's House associated with the Grade II* listed former Bearwood College, now Reddam House (NHLE 1135967). The building is located to the northwest of the former main college building and forms part of the former estate service group. The building complex was set within an area of mature and relatively dense tree cover, which appears to have formed a consistent element of its immediate setting as recorded on successive Ordnance Survey mapping (**Figure 2-3**). Historic mapping indicates that the core courtyard arrangement of the building had been established by 1840, where the eastern and western wings set either side of the courtyard are depicted, and is recorded as a 'Stable and Coachman's House' owned and occupied by John Walter Esquire.
- 6.1.2 The site visit also confirmed that the present footprint, form and general appearance of the building broadly reflect the phased development recorded on historic Ordnance Survey mapping. The building appears to have originated as two eastern and western ranges, before becoming a U-shaped arrangement when the northern range was added in the mid-19th century. During the visit it was also evident that each element of the complex had undergone alteration, adaption and extension in some form, demonstrating the piecemeal development and adaption of the former stable and coachman's House in response to changing functional requirements and its later educational use. This is reflected in the present plan form and the varied use of building fabric.
- 6.1.3 An indicative phased plan of the site has been prepared (Appendix 4) to demonstrate the preliminary understanding of the development of the areas of the Phase 1 proposed works of the project. It has been determined that the phases comprise:
- Phase 1 – Coachman's House identified as being part of the 1816-1847 first major design phase of the estate.
 - Phase 2 – Rear porch, identified as the former rear access into the Coachman's House. Constructed sometime between 1871 and 1899.
 - Phase 3 – Abutting west wing rebuild, identified as being heavily rebuilt sometime between 1899 and 1909
 - Phase 4 – Rear porch extension identified as being constructed sometime between 1933 and 1961.
- 6.1.4 The building is constructed largely of brick, with varied brick types visible through differences in handmade and machine-made variants, differences in colour, appearance, bond and finish across the external elevations. These differences indicate successive phases of alteration, repair and extension. Areas of blocked or altered openings were visible within the courtyard, particularly to the southeast elevation of the west wing, where contrasting brick fabric provided clear evidence of adaptation and change. Stone was also used for selected detailing, including architectural dressings and other more formal elements.
- 6.1.5 The west wing forms part of the former courtyard arrangement and comprises a stepped building range with a slate roof covering. The northwest part is two storeys in height and has a hipped roof (Coachman's House), while the lower southeast part is single storey with part converted attic space and adjoins the Coachman's House. The varied roof form,

differing brickwork and evidence for altered openings demonstrate the adapted character of the wing and its continued modification over time.

- 6.1.6 The roofscape forms a prominent component of the courtyard character and contributes to the legibility of the former stable complex when viewed from within the enclosed courtyard space.
- 6.1.7 Evidence of alteration was also observed on the external southwest elevation of the abutting west wing where the existing fire escape door is located. Variations in brickwork and scaring suggest previous modifications of this area and may indicate the former presence of a porch, canopy or other ancillary structure associated with an earlier phase of development.
- 6.1.8 The surviving first floor of the Coachman's House appears to retain elements of its historic internal arrangement and may preserve evidence for the original circulation pattern, including the likely position of the historic stair. These elements contribute to an understanding of the building's original domestic and service functions within the wider estate complex. Later partition walls do appear within the first-floor area, but a number of the walls appear, from a preliminary visual inspection, likely to relate to the historic arrangement of the building. Notably, skirting boards have largely been removed and there is no coving present.
- 6.1.9 Internally, the attic space of the Phase 3 abutting west wing reflected later adaptation of the building. The roof structure was formed from sawn timber elements, with areas of lath and plaster ceiling also evident.
- 6.1.10 The first floor of the Coachman's House and the attic space of the abutting west wing contained painted and wallpapered wall finishes, plaster finishes, modern gypsum walling, partially removed areas of wall render, visible service runs, timber floorboards and later timber stairs. Modern fixtures and fittings were also present, including uPVC windows, radiators, electrical sockets, ceiling-mounted lighting, utility fittings and associated cabling and pipework connected with the WC and sink.

7 ASSESSMENT OF HERITAGE SIGNIFICANCE

7.1 Former Stable and Coachman's House

The asset and its setting

- 7.1.1 The former Stable and Coachman's House is located approximately 250 m northwest of the Grade II* listed former Mansion, later Bearwood College and now Reddam House (NHLE 11135967), within the Grade II* Registered Park and Garden of Bearwood Park (NHLE 1000414). The building occupies a prominent position within the historic service area of the wider estate and forms part of the surviving historic estate infrastructure associated with the development of Bearwood during the 19th century.
- 7.1.2 Historic mapping demonstrates that the core courtyard arrangement of the building complex was established by at least 1840, when it was recorded as a Stable and Coachman's House associated with the Bearwood Estate. The building continued to expand and function as part of the estate service complex following the construction of the present Mansion between 1865 and 1874 and remains legible as a former service building despite subsequent alteration and adaption.
- 7.1.3 The building is not individually designated on the National Heritage List for England. However, it forms part of the historic estate complex associated with the Grade II* listed

Mansion and is specifically identified within the description of the Grade II* Registered Park and Garden. Given its pre-1948 date, historic function and relationship with the Mansion, the building is considered likely to meet the recognised tests associated with curtilage listing and should therefore be treated as a heritage asset associated with the Grade II* listed complex for the purpose of this assessment.

Heritage significance

- 7.1.4 The significance of the former Stable and Coachman's House derives principally from its historic association with the development and operation of the Bearwood Estate. The building provides evidence of the service infrastructure required to support the Mansion and contributes to an understanding of the organisation and functioning of the wider estate during the 19th century.
- 7.1.5 Significance is also derived from the survival of the historic courtyard arrangement, the continued legibility of the former stable complex, and the relationship between the building, the Mansion and the wider designed landscape. The building contributes positively to the understanding of the historic estate and forms part of a wider group of buildings associated with the development of Bearwood.
- 7.1.6 The surviving historic fabric of the building contributes to its significance, including elements of the original structural form and roof construction. However, the building has experienced phases of alteration, extension and adaption associated with its changing use. These interventions form part of the building's historical development and illustrate its continued evolution over time.
- 7.1.7 The highest level of significance within the study area is associated with the surviving historic form, plan arrangement and fabric of the first floor of the Original Coachman's House. The surviving partitions, room arrangement and evidence for historic circulation patterns contribute to an understanding of the building's original domestic and service functions within the wider Bearwood Estate and are therefore sensitive to change.
- 7.1.8 By contrast, the adjoining west wing appears to have undergone substantial alteration and probable rebuilding prior to 1909, followed by further adaption associated with educational use. Consequently, the attic space is considered to possess a lower sensitivity to change than the surviving first floor accommodation within the original Coachman's House. Despite later alteration, the simple slate roofscape of the west wing remains legible and contributes positively to the historic character of the courtyard enclosure.
- 7.1.9 Overall, the former Stable and Coachman's House is considered to make a positive contribution to the significance of the Grade II* listed former Mansion and the Grade II* Registered Park and Garden through its historic association, surviving form and continued legibility as part of the historic Bearwood Estate.

Contribution of the setting to the significance of the asset

- 7.1.10 The setting of the former Stable and Coachman's House contributes to its significance by allowing the building to be understood as part of the wider Bearwood Estate. Its relationship with the Mansion (NHLE 1135967), the former service areas, historic circulation routes and the Grade II registered Bearwood Park (NHLE 1000414) remains important to its character and historical legibility.
- 7.1.11 The proposed works are predominately internal in nature. Whilst the relocation of the existing fire escape doorway and construction of associated external steps would introduce a limited external intervention, these works would occur within an area of previously rebuilt

and altered fabric and would not materially affect the relationship between the former Stable and Coachman's House, the Mansion, the registered park and garden or the wider estate landscape. The contribution made by setting to significance would therefore remain preserved.

8 POTENTIAL HERITAGE IMPACTS ASSESSMENT

8.1 The proposal

- 8.1.1 The proposed works comprise the refurbishment and adaption of the first floor of the original Coachman's House and part of the adjoining attic space within the west wing to provide additional educational accommodation. The proposals include the removal and reconfiguration of existing internal partitions, provision of associated WC facilities, storage and circulation space, together with improvements to fire safety access arrangements.
- 8.1.2 The proposals also include the relocation of an existing fire escape doorway on the west elevation of the west wing. The revised arrangement would raise the doorway to align with the internal landing level and provide external access via a new flight of steps.

8.2 Statement of potential impact

Former Stable and Coachman's House

- 8.2.1 The highest level of significance within the study area is associated with the external elevations of the building, the roof structure and surviving historic form, plan arrangement and fabric of the original Coachman's House. In particular, the surviving first floor layout appears to retain elements of the historic internal arrangement and evidence for the historic circulation pattern of the building.
- 8.2.2 The proposed removal of internal partitions within the first floor of the Coachman's House would result in the loss of elements contributing to the historic plan form and understanding of the building's original function. Whilst the overall building form, principal structural fabric and wider legibility of the former Coachman's House would be retained, the proposals would result in a degree of change to elements that contribute positively to significance.
- 8.2.3 The level of harm arising from these alterations is considered to be limited. The proposals would not affect the principal external form of the building, its historic relationship with the former Mansion, or its contribution to the wider Bearwood Estate. The resulting harm is therefore considered to fall at the lower end of the less than substantial harm spectrum.
- 8.2.4 The proposed works within the attic space of the adjoining west wing would affect an area that has undergone substantial alteration through earlier rebuilding, adaptation and educational use. Modern subdivision, finishes, fixtures and services have reduced the legibility of the historic arrangement within this part of the building. Consequently, the attic space is considered to possess a lower sensitivity to change than the surviving first floor accommodation of the original Coachman's House.
- 8.2.5 The removal or alteration of modern partitions and later fittings within the attic space would therefore have a limited effect on significance, provided that the principal structural fabric and roof structure are retained.
- 8.2.6 The relocation of the existing fire escape doorway and formation of external access steps would affect an area of brickwork that exhibits clear evidence of previous alteration and adaption. Variations in the brickworks and scaring suggest that this part of the elevation has been modified historically and may relate to the former presence of a porch, canopy or other

ancillary structure. The affected fabric does not appear to represent the earliest phase of construction.

- 8.2.7 Whilst the relocation of the doorway would result in a degree of change to later fabric, the impact is considered limited and would occur within an area which has already been rebuilt and altered. The proposals would provide clear operational and fire safety benefits associated with the continued educational use of the building and are considered to represent an appropriate and proportionate intervention.
- 8.2.8 The proposed external stair has been designed to utilise salvaged brick recovered during the formation of the revised fire escape opening where practical. This approach will assist in maintaining visual continuity with the existing building fabric, reduce the introduction of new materials and help ensure that the intervention remains sympathetic to the character and appearance of the former Stable and Coachman's House.
- 8.2.9 The proposals would not materially affect the external appearance of the building, its relationship with the Grade II* listed former Mansion (NHLE 1135967), or its contribution to the significance of the Grade II* Registered Park and Garden (NHLE 1000414). The wider setting of the heritage assets would therefore remain preserved.
- 8.2.10 Overall, the proposed works are considered capable of being implemented with a low level of less than substantial harm arising principally from alteration to elements of the historic plan form within the first floor of the Coachman's House. The significance of the wider heritage asset group would be preserved.

9 CONCLUSIONS

9.1 Significance

- 9.1.1 The former Stable and Coachman's House forms an important component of the historic Bearwood Estate and contributes positively to the significance of the Grade II* listed former Mansion, later Bearwood College and now Reddam House (NHLE 1135967), together with the Grade II* Registered Park and Garden of Bearwood Park (NHLE 1000414).
- 9.1.2 The significance of the building derives principally from its historic role as part of the estate service infrastructure, its surviving courtyard arrangement, its relationship with the wider estate complex and the continued legibility of its historic development.
- 9.1.3 The highest level of significance within the areas where change is proposed is associated with the surviving historic form, plan arrangement and fabric of the original first floor of the Coachman's House. The surviving internal arrangement contributes to an understanding of the building's original domestic and service functions within the wider estate.
- 9.1.4 The adjoining west wing has undergone substantial alteration and adaption through successive phases of development and educational use. Consequently, this part of the building possesses a lower sensitivity to change.

9.2 Impact of the Proposed Works

- 9.2.1 The proposed works seek to secure the continued educational use of the building through the adaption and refurbishment of the first floor of the Coachman's House and part of the adjoining attic space within the west wing.

- 9.2.2 The proposals would result in some loss of significance through alteration of elements of the surviving historic plan form within the first floor of the Coachman's House. However, the principal building form, structural fabric, roof structure and wider historic relationships would be retained.
- 9.2.3 The proposed works within the attic space of the adjoining west wing would principally affect areas already altered through previous adaptation and educational use and would therefore have limited impact on significance.
- 9.2.4 The proposed fire escape alterations would affect an area of previously rebuilt and altered brickwork and would deliver operational and fire safety benefits. The reuse of salvaged brickwork within the new external stair construction where practical would assist in integrating the intervention with the existing building fabric and further reduce the visual impact of the works.
- 9.2.5 The proposals would not affect the contribution made by the building to the significance of the Grade II* listed Mansion or the grade II* Registered Park and Garden and would not result in harm to their settings.

9.3 Conclusions

- 9.3.1 The proposed works represents a heritage considered approach to the continued use and maintenance of the former Stable and Coachman's House. The scheme would secure ongoing educational use of the building whilst retaining its wider contribution to the significance of the Bearwood Estate.
- 9.3.2 The proposals would result in a low level of less than substantial harm arising principally from alteration to elements of the historic internal plan form within the original Coachman's House. This harm would occur at the lower end of the less than substantial harm spectrum.
- 9.3.3 The proposals would retain the principal elements that contribute to the significance, including the overall building form, principal structural fabric, courtyard arrangement, estate relationship and wider setting.
- 9.3.4 The proposed fire escape alterations would introduce a limited external intervention. The fire escape alterations would affect an area of previously altered brickwork and would deliver operational and fire safety benefits that outweigh the limited impact arising from the intervention.

9.4 Recommendations

- 9.4.1 The principal roof structure and significant structural fabric such as external walls should be retained wherever practicable.
- 9.4.2 New services and associated interventions should be designed to minimise disturbance to historic fabric.
- 9.4.3 Salvaged brickwork removed during formation of the revised fire escape opening should be retained and reused within the proposed external stair construction and facing where practical. Any supplementary brickwork should be selected to closely match the existing building in colour, texture, dimensions and bond.



- 9.4.4 Any previously concealed historic features identified during detailed design development or construction should be reviewed by a suitably qualified heritage professional and the proposals amended where appropriate.
- 9.4.5 In the opinion of Wessex Archaeology, the proposals would preserve the special architectural and historic interest of the Grade II* listed former Mansion (NHLE 1135967), including that derived from the associated former Stable and Coachman's House, having regard to Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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Berkshire XXXVIII.13. 1911 Ordnance Survey Map 1:2,500 (Revised 1909)

Berkshire XXXVIII.13. 1933 Ordnance Survey Map 1:2,500 (Revised 1932)

SU76NE – A. 1961 Ordnance Survey Map 1:10,560 (Revised Pre-1930 to 1960)

SU7669-SU7769 – AA. 1967 Ordnance Survey Map 1:2500 (Revised 1967)

SU76NE – A 1971 Ordnance Survey Map (Surveyed / Revised 1967 to 1970)

APPENDICES

Appendix 1 Terminology

Glossary

The terminology used in this assessment follows definitions contained within Annex 2 of NPPF:

Archaeological interest	There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
Conservation (for heritage policy)	The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.
Designated heritage asset	A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.
Heritage asset	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 heritage assets and assets identified by the local planning authority (including local listing).
Historic environment	All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.
Historic environment record	Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.
Setting of a heritage asset	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.
Significance (for heritage policy)	The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.

Other definitions have been taken from Planning Practice Guidance:

Architectural and artistic interest	These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture. Paragraph: 006 Reference ID: 18a-006-20190723; Revision date: 23 07 2019
Historic interest	An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity. Paragraph: 006 Reference ID: 18a-006-20190723; Revision date: 23 07 2019



Non-Designated heritage asset	Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets. A substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets. Paragraph: 039 Reference ID: 18a-039-20190723; Revision date: 23 07 2019
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Chronology

Where referred to in the text, the main archaeological periods are broadly defined by the following date ranges:

Prehistoric	Palaeolithic	970,000–10,000 BC
	Mesolithic	10,000–4000 BC
	Neolithic	4000–2400 BC
	Bronze Age	2400–700 BC
	Iron Age	700 BC–AD 43
Historic	Romano-British	AD 43–410
	Anglo-Saxon	AD 410–1066
	Medieval	AD 1066–1500
	Post-medieval	AD 1500–1800
	19th century	AD 1800–1899
	Modern	1900–present day

Appendix 2 Legislative and planning framework

Designated Heritage Assets

Designation	Associated Legislation	Overview
World Heritage Sites	-	The United Nations Educational, Scientific and Cultural Organisation (UNESCO) World Heritage Committee inscribes World Heritage Sites for their Outstanding Universal Value (OUV) – <i>cultural and/or natural significance which is so exceptional as to transcend national boundaries and to be of common importance for present and future generations of all humanity</i> . England protects its World Heritage Sites and their settings, including any buffer zones or equivalent, through the statutory designation process and through the planning system. The National Planning Policy Framework sets out detailed policies for the conservation and enhancement of the historic environment, including World Heritage Sites, through both plan-making and decision-taking.
Scheduled Monuments and Areas of Archaeological Importance	<i>Ancient Monuments and Archaeological Areas Act 1979</i>	Under the <i>Ancient Monuments and Archaeological Areas Act 1979</i> , the Secretary of State (DCMS) can schedule any site which appears to be of national importance because of its historic, architectural, traditional, artistic or archaeological interest. The historic town centres of Canterbury, Chester, Exeter, Hereford and York have been designated as Archaeological Areas of Importance under Part II of the <i>Ancient Monuments and Archaeological Areas Act 1979</i> . Additional controls are placed upon works affecting Scheduled Monuments and Areas of Archaeological Importance under the Act. The consent of the Secretary of State (DCMS), as advised by Historic England, is required for certain works affecting Scheduled Monuments.
Listed Buildings	<i>Planning (Listed Buildings and Conservation Areas) Act 1990</i>	In England, under Section 1 of the <i>Planning (Listed Buildings and Conservation Areas) Act 1990</i> , the Secretary of State is required to compile lists of buildings of special architectural or historic interest, on advice from English Heritage/Historic England. Works affecting Listed Buildings are subject to additional planning controls administered by Local Planning Authorities. Historic England is a statutory consultee in certain works affecting Listed Buildings. Under certain circumstances, Listed Building Consent is required for works affecting Listed Buildings.
Conservation Areas	<i>Planning (Listed Buildings and Conservation Areas) Act 1990</i>	A Conservation Area is an area which has been designated because of its special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. In most cases, Conservation Areas are designated by Local Planning Authorities. Section 72 (1) of the <i>Planning (Listed Buildings and Conservation Areas) Act 1990</i> requires authorities to have regard to the fact that there is a Conservation Area when exercising any of their functions under the Planning Acts and to pay special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas. Although a locally administered designation, Conservation Areas may nevertheless be of national importance and significant developments within a Conservation Area are referred to Historic England.
Registered Parks and Gardens and Registered Battlefields	<i>Historic Buildings and Ancient Monuments Act 1953</i> <i>National Heritage Act 1983</i>	The Register of Parks and Gardens was established under the <i>National Heritage Act 1983</i> . The Battlefields Register was established in 1995. Both Registers are administered by Historic England. These designations are non-statutory but are, nevertheless, material considerations in the planning process. Historic England and The Garden's Trust (formerly known as The Garden History Society) are statutory consultees in works affecting Registered Parks and Gardens.
Protected Wreck Sites	<i>Protection of Wrecks Act 1973</i>	The <i>Protection of Wrecks Act 1973</i> allows the Secretary of State to designate a restricted area around a wreck to prevent uncontrolled interference. These statutorily protected areas are likely to contain the remains of a vessel, or its contents, which are of historical, artistic or archaeological importance.

National Planning Policy Framework (NPPF)

NPPF Section 16: Conserving and enhancing the historic environment	
Para. 207	In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.
Para. 208	Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.
Para. 210	In determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness.
Para. 212	When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
Para. 213	Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of: a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional ⁷⁵ . ⁷⁵ Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.
Para. 214	Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply: a) the nature of the heritage asset prevents all reasonable uses of the site; and b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and d) the harm or loss is outweighed by the benefit of bringing the site back into use.
Para. 215	Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
Para. 216	The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
Para. 218	Local planning authorities 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 importance and the impact, and to make this evidence (and any archive generated) publicly accessible ⁷⁶ . However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.



NPPF Section 16: Conserving and enhancing the historic environment	
	⁷⁶ Copies of evidence should be deposited with the relevant historic environment record, and any archives with a local museum or other public depository.
Para. 219	Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, 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 the asset (or which better reveal its significance) should be treated favourably.
Para. 220	Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 214 or less than substantial harm under paragraph 215, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.
Para. 221	Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.



Appendix 3 Proposed drawings

General Notes:

- Do not scale off this drawing.
- Use figured dimensions only.
- All dimensions to be verified prior to the commencement of any work or the production of any shop drawing.
- All omissions and discrepancies to be reported to the Architect immediately.
- This drawing is to be read in conjunction with all related Architect's and Engineer's drawings and any other relevant information.

Key

Site Boundary

Drawing produced by Cura Surveys and issued to Inspired Education and Haptic Architects on 8th June 2026

Room Key

Learning Space

Toilets

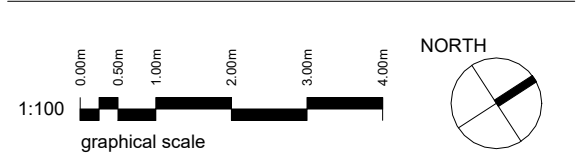
Storage

Circulation

Back of House

18/06/2026	SAR	SGR	Issued for Coordination
12/06/2026	SAR	SGR	Issued for Coordination
revision	date	by	appr
			description

Key Plan



Client

Inspired Education

Project Name

Reddam Early Learning School

Project Address

Reddam House, Berkshire, RG41 5BG

Design Stage

Planning

Drawing Title

Proposed Plan - Ground Floor

Scale	Sheet Size	Date
1 : 100	A1	12/06/2026
1 : 200	A3	

Drawn	Checked	Approved
SAR	LBE	SGR

Revision	Suitability Code
	PL

Drawing No.

RDELS-HAP-PD12-00ZZ-DR-A-12000

General Notes:

- Do not scale off this drawing.
- Use figured dimensions only.
- All dimensions to be verified prior to the commencement of any work or the production of any shop drawing.
- All omissions and discrepancies to be reported to the Architect immediately.
- This drawing is to be read in conjunction with all related Architect's and Engineer's drawings and any other relevant information.

Key

Site Boundary

Drawing produced by Cura Surveys and issued to Inspired Education and Haptic Architects on 8th June 2026

Room Key

Learning Space

Toilets

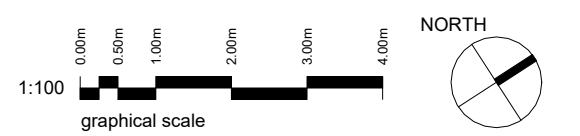
Storage

Circulation

Back of House

	18/06/2026	SAR	SGR	Issued for Coordination
	12/06/2026	SAR	SGR	Issued for Coordination
revision	date	by	appr	description

Key Plan



Client

Inspired Education

Project Name

Reddam Early Learning School

Project Address

Reddam House, Berkshire, RG41 5BG

Design Stage

Planning

Drawing Title

Proposed Plan - Attic

Scale	Sheet Size	Date
As indicated	A1	12/06/2026
1 : 200	A3	

Drawn	Checked	Approved
SAR	LBE	SGR

Revision	Suitability Code
	PL

Drawing No.

RDELS-HAP-PD12-01ZZ-DR-A-12001

Area
unsurveyed

Area
unsurveyed

Area
unsurveyed

Area
unsurveyed

Area out
of scope

Early Learning School - Area in Scope

Storage wall joinery
including:

- Low level
drawers/trays
- High level cupboards
- Media screen

Low level art sink

Adjacent toilet block with 2
low level children's
cubicles

New fire doors for all
rooms accessed off the
circulation. Rating to be
provided by fire engineer

42002

1

New fire rated partition
as per fire engineers
specification

Media wall storage

Learning Space
40 m²

WC's
5 m²

Circ.
6 m²

Learning Space (Atelier)
16 m²

Storage wall

Internal circular porthole
window

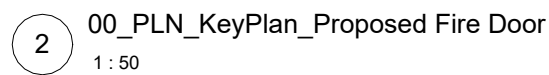
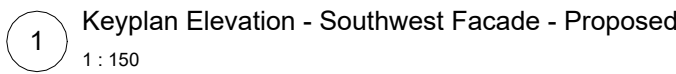
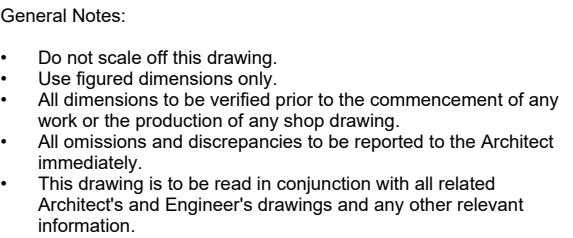
Coat and bag hooks

1500x800mm skylight

Internal circular porthole
window

Refurbished stair and
new handrails. Adult
height and child-height
handrail to be included

Entrance
Forecourt

Key Plan

Inspired Education

Inspired Education

Project Name

Reddam Early Learning School

Reddick Early Learning School

Project Address

Reddam House, Berkshire, RG41

5BG

SEG

Design Stage

Planning

Planning

Drawing Title

DOI: 10.1002/for

Detailed Elevations - External Access

Door Alteration - Proposed

Scale Sheet Size Date

1 · 10 A1 15/06/2026

10/05/2020

1:20 A3

Drawn	Checked	Approved
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EXPERIMENT	EXPERIENCE	EXPERIMENT
SAB	LBF	SCB

SAR LBE SGR

Revision	Suitability Code
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PI

FL

Drawing No. _____

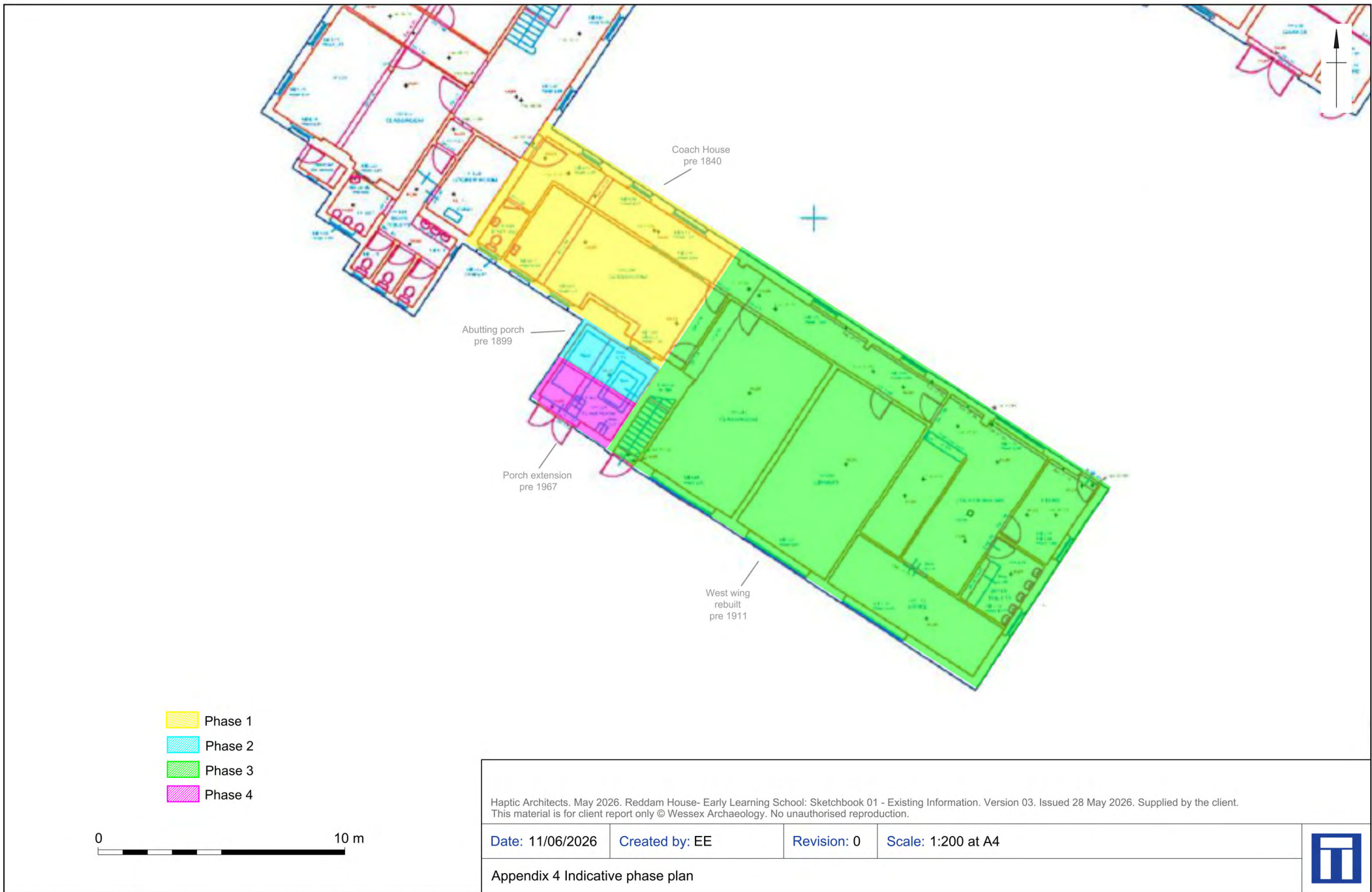
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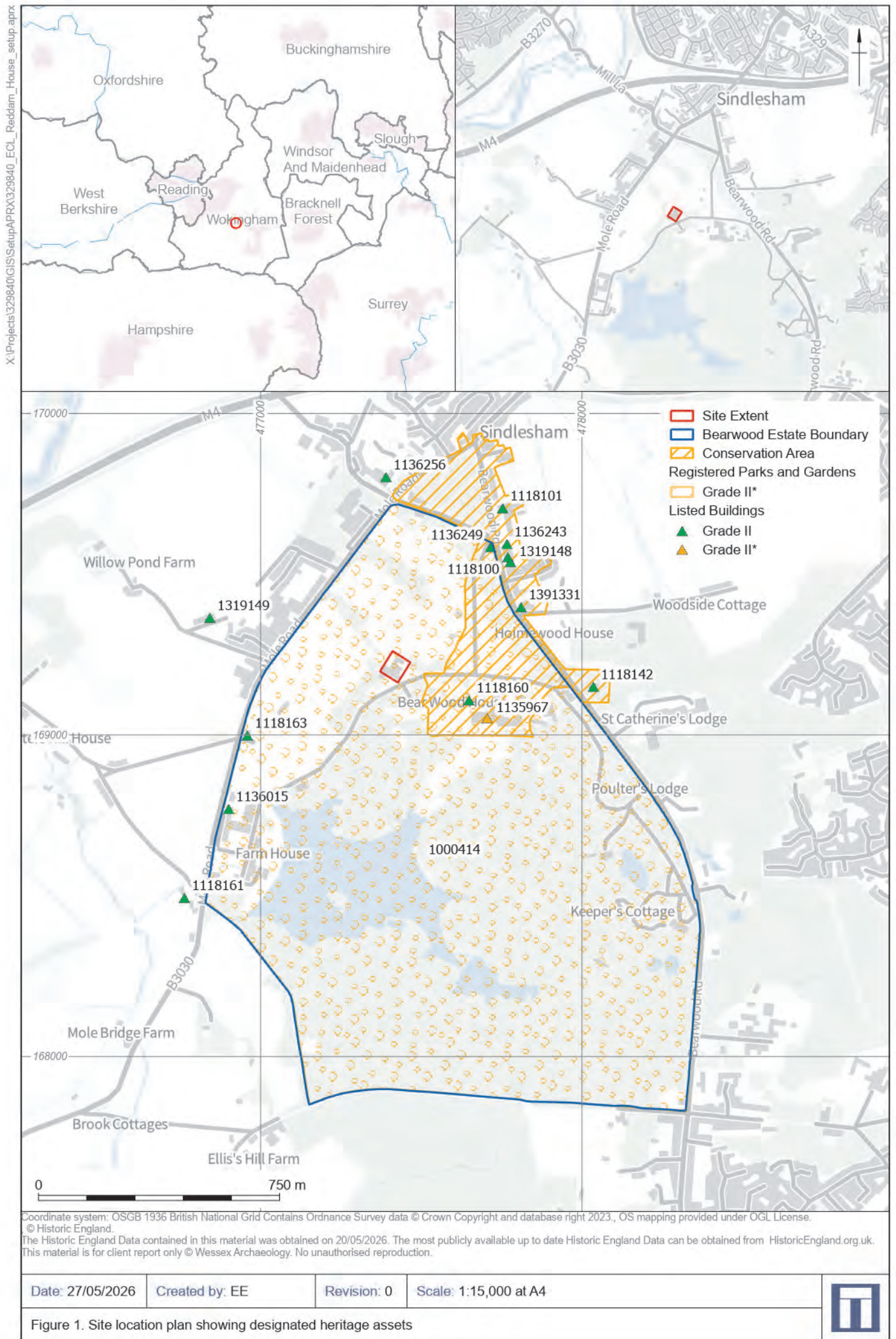
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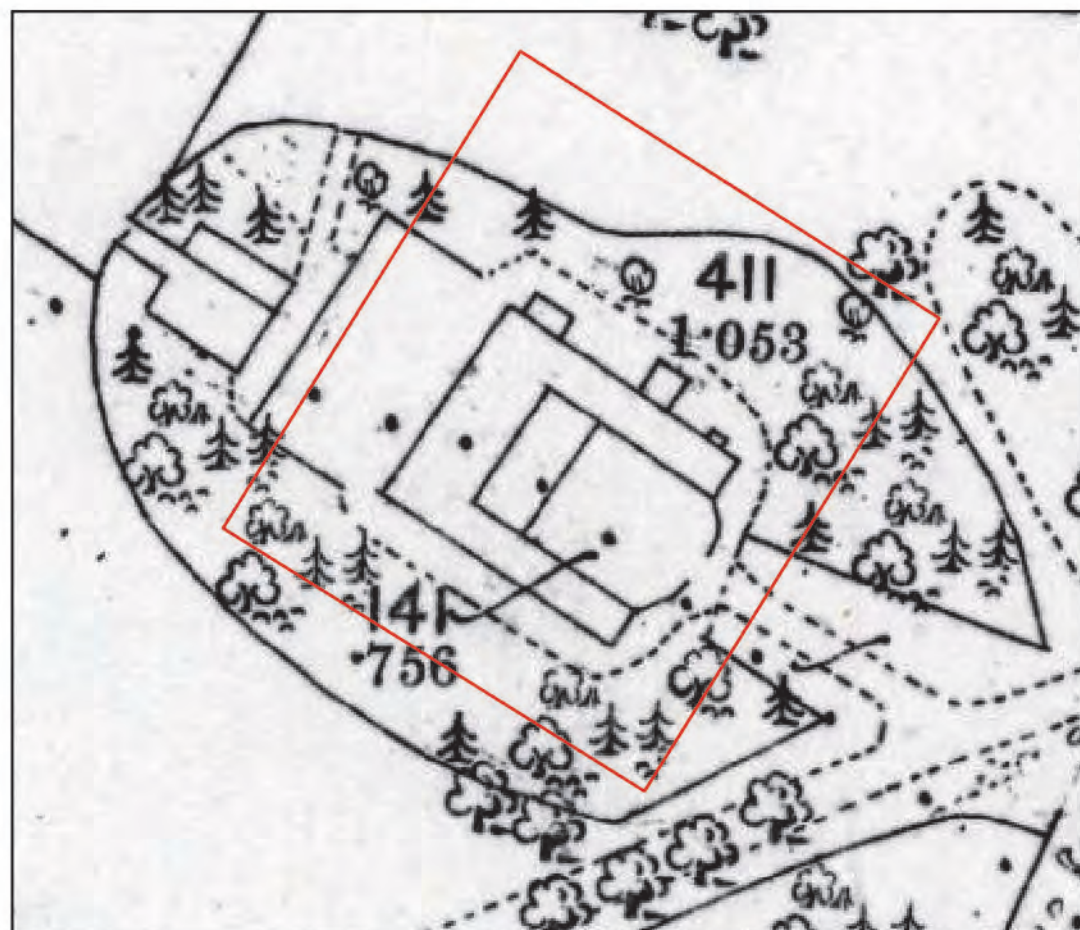
© 2025 Haptic Architects Ltd



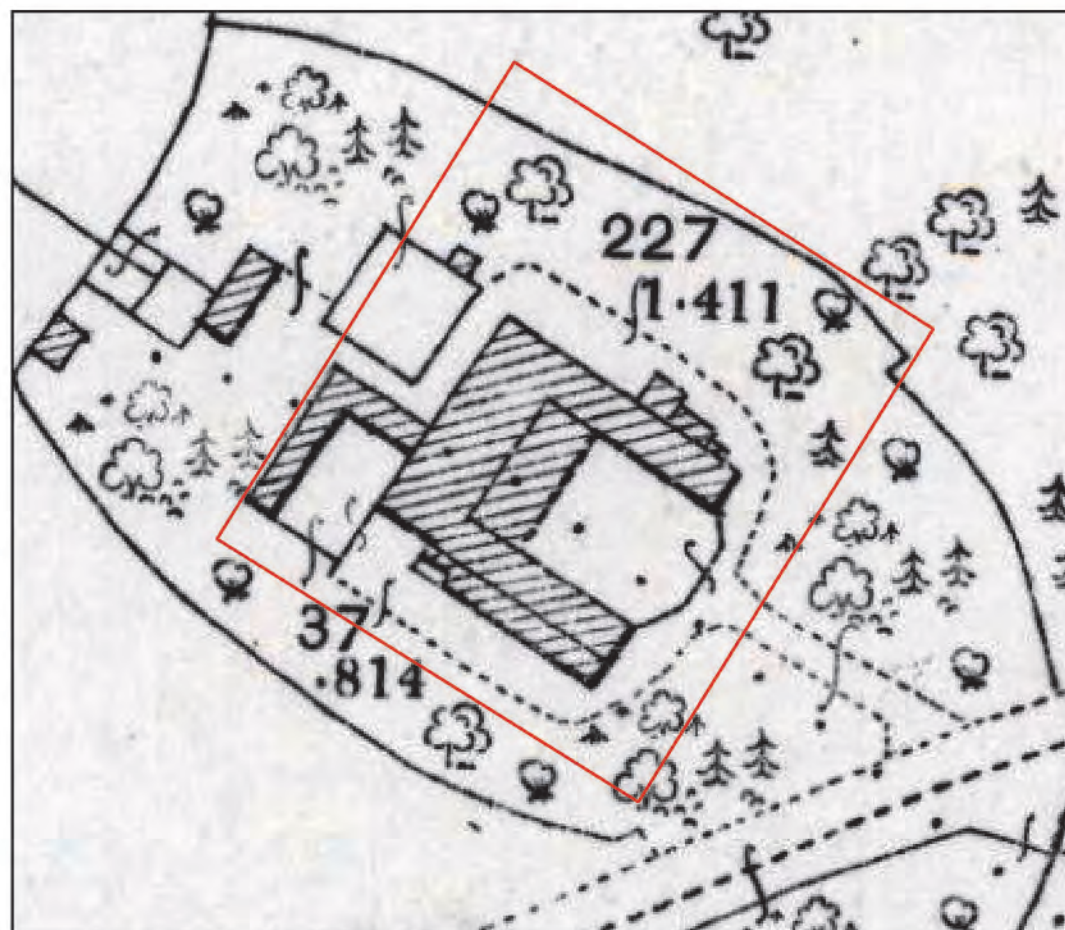
Appendix 4 Indicative phased plan



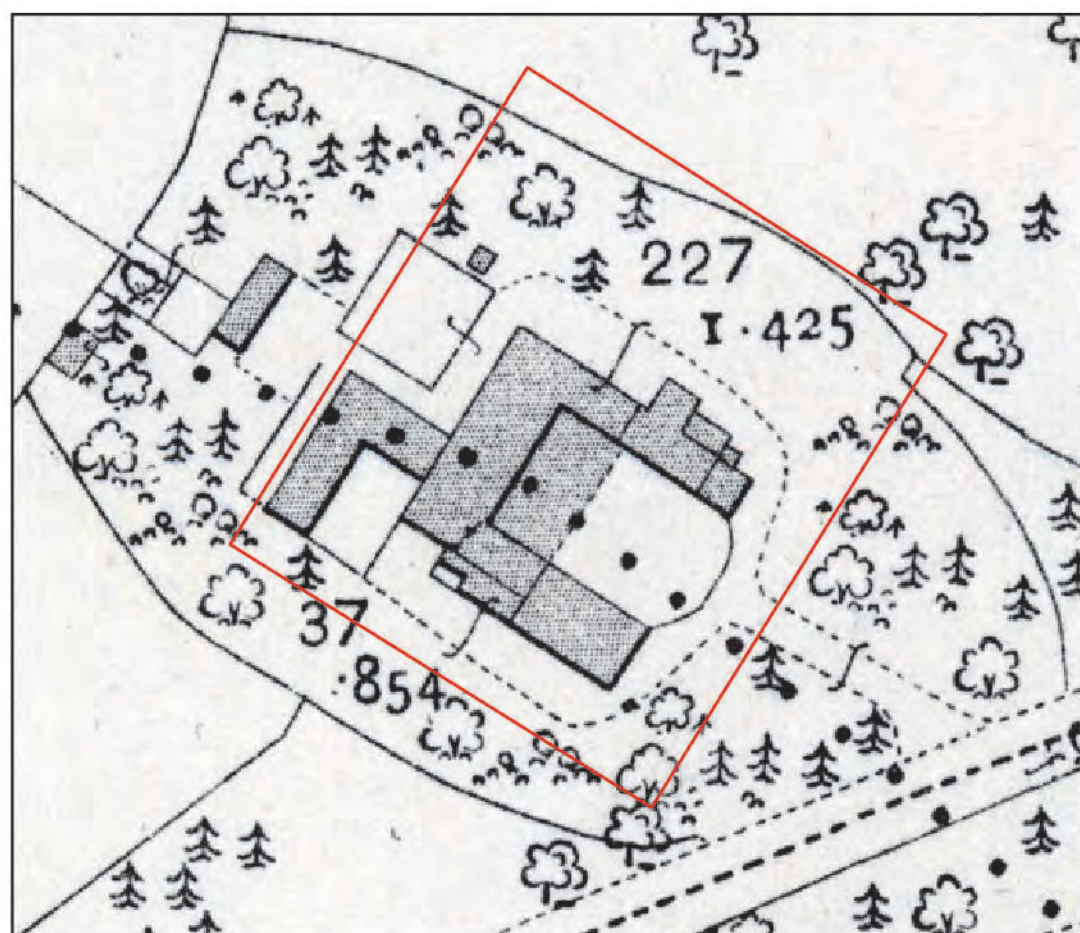




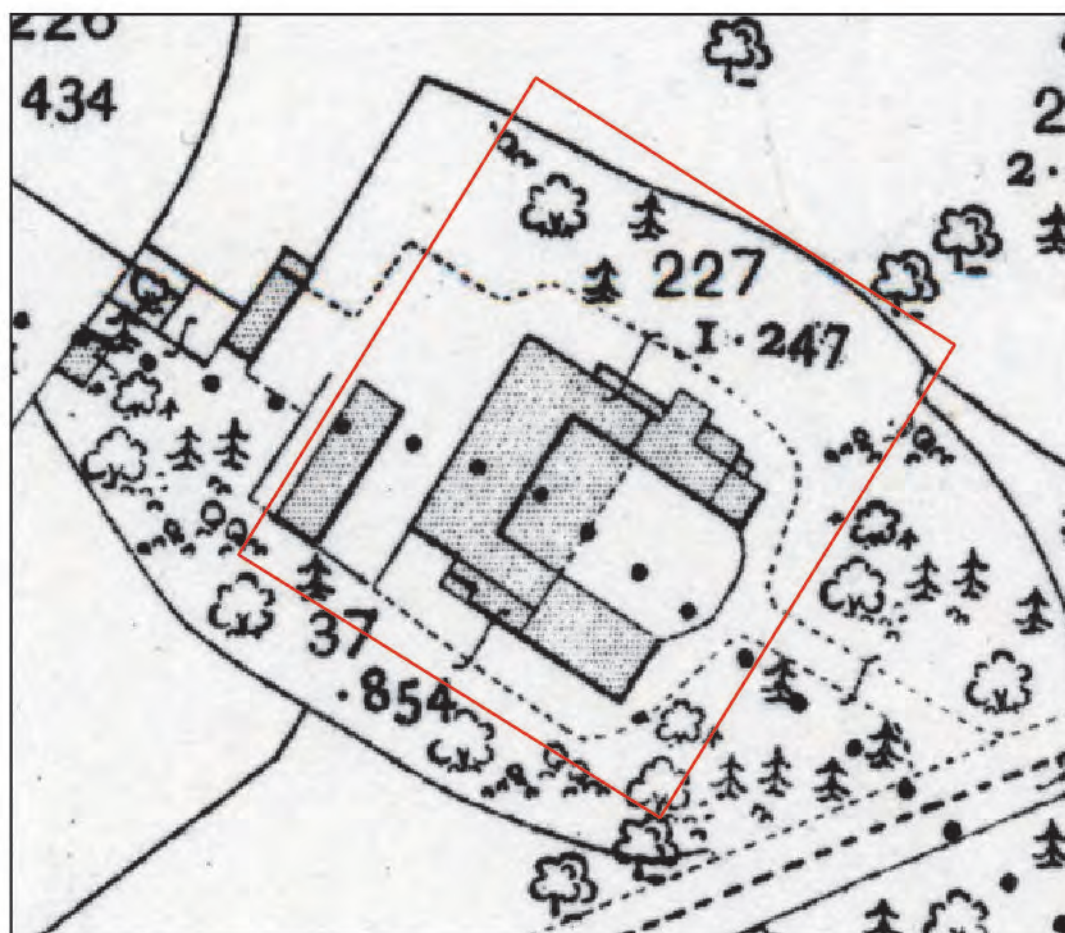
a) 1873 Ordnance Survey Map (Surveyed 1871) 1:2,500



b) 1899 Ordnance Survey Map (Revised 1898) 1:2,500



c) 1911 Ordnance Survey Map (Revised 1909) 1:2,500



d) 1933 Ordnance Survey Map (Revised 1932) 1:2,500

Site Extent

0 40 m

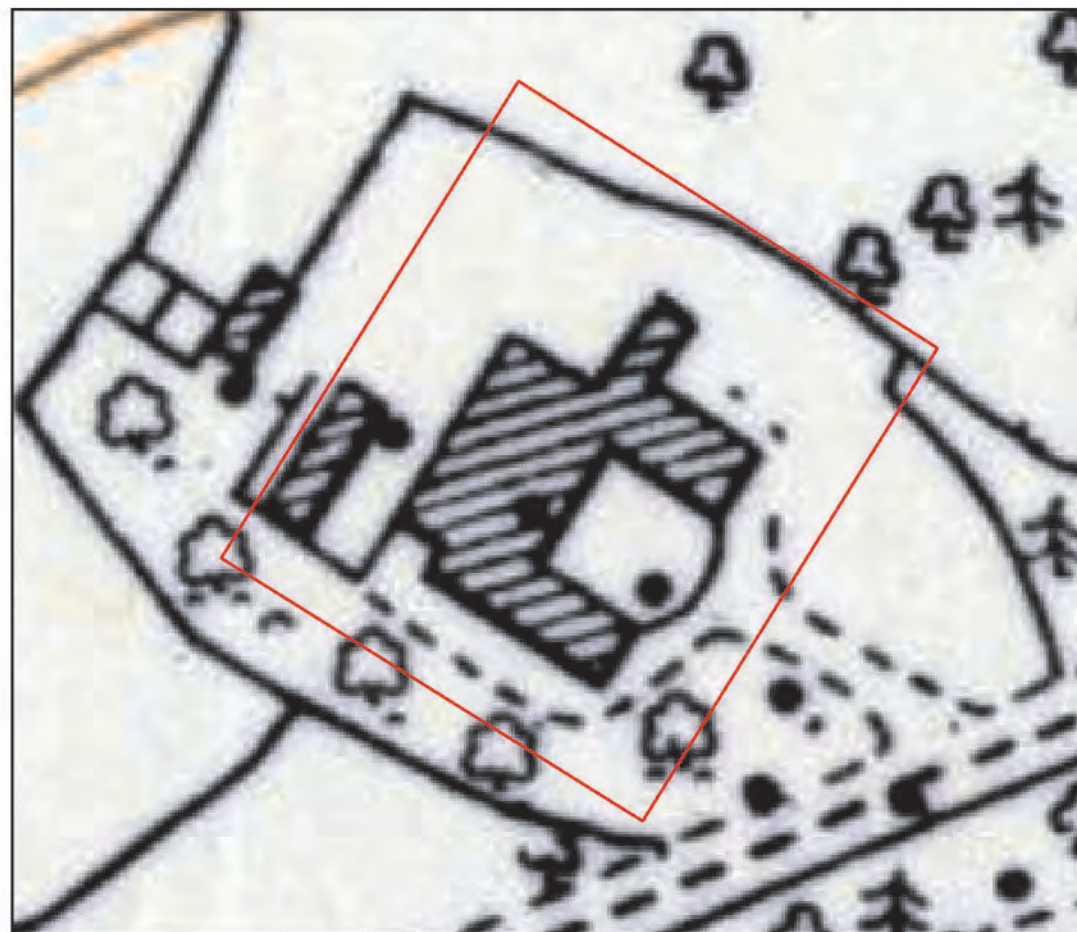
Coordinate system:
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Date: 27/05/2026 Created by: EE

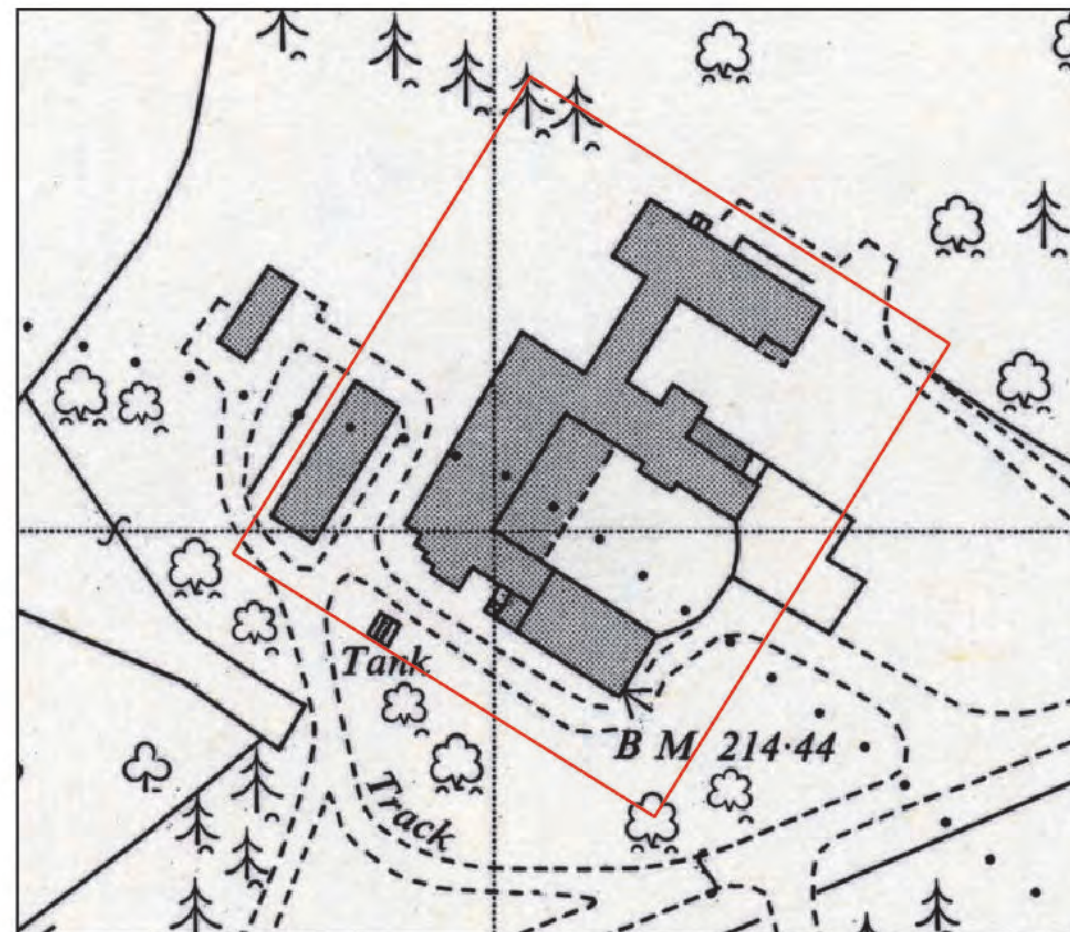
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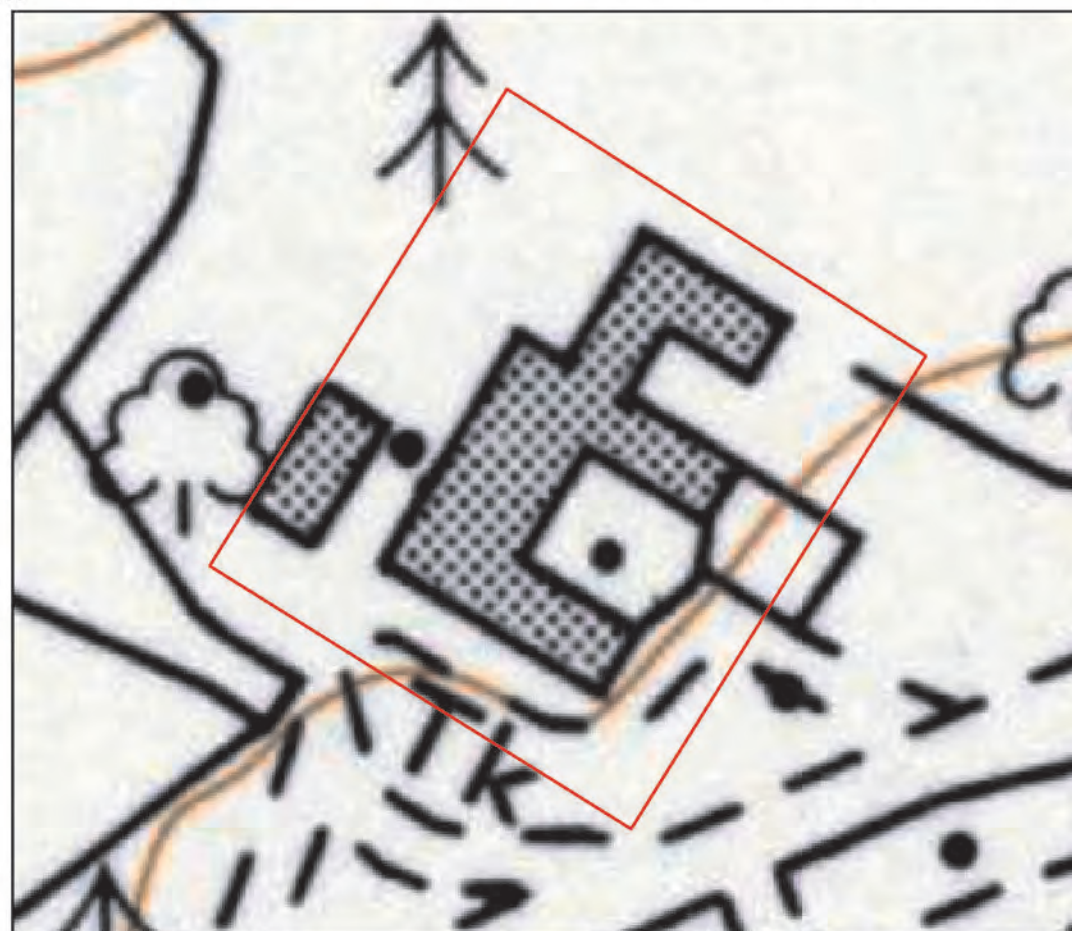
Figure 2. Map regression 1873-1933



a) 1961 Ordnance Survey Map (Revised Pre-1930 to 1960) 1:10,560



b) 1967 Ordnance Survey Map (Revised 1967) 1:2500



c) 1971 Ordnance Survey Map (Surveyed / Revised 1967 to 1970) 1:10,000

Site Extent

0 40 m

Coordinate system:
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Date: 27/05/2026 Created by: EE

Scale: 1:1,000 at A3 Revision: 0



Figure 3. Map regression 1961-1971



Plate 1 The Early Learning School, formerly the Stables and Coachman's House. Viewed from east



Plate 2 The Early Learning School, formerly the Stables and Coachman's House courtyard. Viewed from southeast



Plate 3 West Wing external southeast elevation. Taken from east



Plate 4 West Wing internal staircase arrangement. Viewed from north



Plate 5 West Wing internal room arrangement. Note modern uPVC windows, radiator fixing and electrical sockets

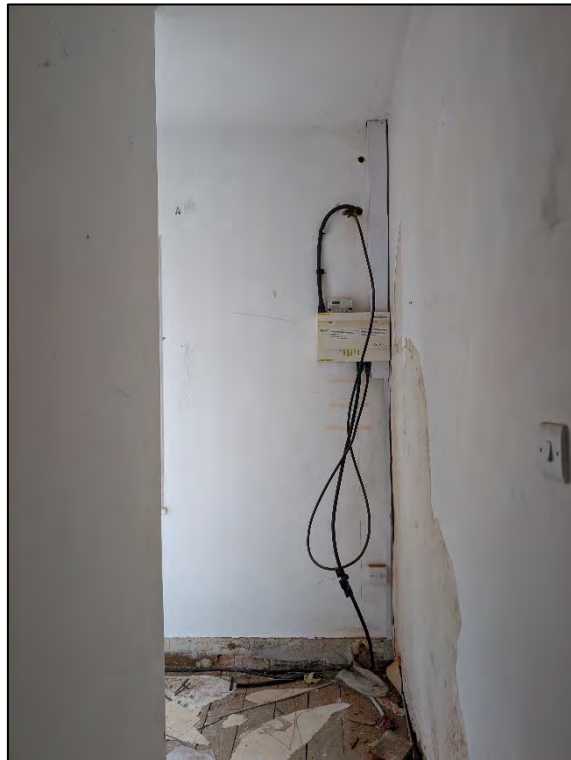


Plate 6 View to the first floor of the Coachman's House. Note the modern utility and modern electrical sockets

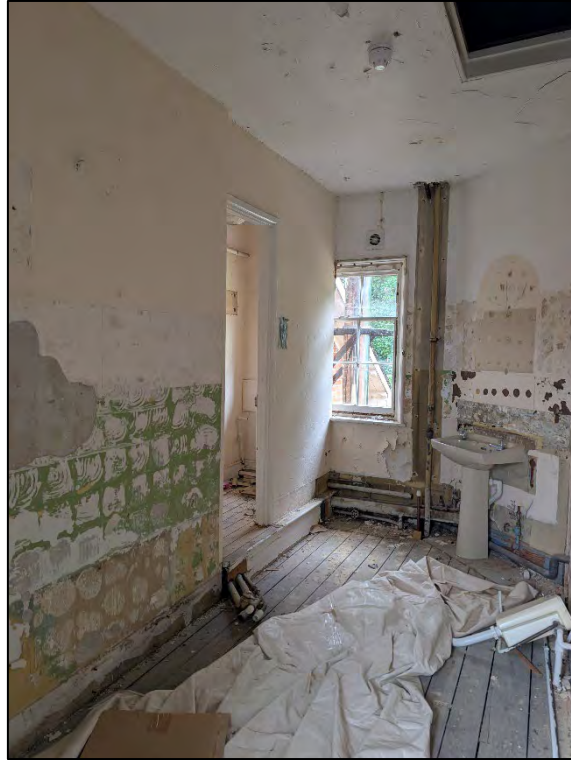


Plate 7 Coachman's House internal room arrangement of the first floor. Note the service pipework



Plate 8 Coachman's House internal room arrangement of the first floor



Plate 9 Coachman's House internal room arrangement of the first floor



Plate 10 West Wing internal room arrangement. Note exposed timber roof structure



Plate 11 West Wing internal room arrangement. Note internal sawn timber roof structure



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