

Former Sawmill Site, Bearwood Park, Sindlesham

Heritage Technical Note

Introduction

- 1.1 This Heritage Technical Note has been commissioned by Feltham Construction Limited and considers the potential effects that the dismantling and rebuilding of two boundary walls enclosing part of the eastern and western sides of the former sawmill site in Bearwood Park, Sindlesham, Wokingham may have on designated and non-designated heritage assets in the vicinity. The application site is located to the east of Mole Road and adjacent to the base of the dam retaining Bearwood Lake.
- 1.2 The redevelopment of the sawmill site received planning permission (F/2014/2119) in 2014 which, along with the redevelopment of many other parts of the wider area, formerly the Bearwood Golf Course, permitted *"The refurbishment/ rebuilding of existing housing and farm/ industrial buildings to provide 26 residential units (net increase of 18 residential units) with associated parking, landscaping and access. Demolition of ancillary buildings plus garden wall to be made good and associated works relating to Bearwood Lake dam"*. Consequently, the dismantling and rebuilding of the boundary walls constitutes a non-material amendment to the existing planning permission relating to the redevelopment of the wider sawmill site.
- 1.3 A site visit was undertaken on 27th April 2026 when the conditions were cloudy and visibility was clear.
- 1.4 The walls are not statutorily listed, nor are they on any local list. However, they lie within the western part of Bearwood College Registered Park and Garden (GII*, NHLE 1000414). As such, the dismantling and rebuilding of the boundary walls has the potential to impact on the significance of the registered park as a whole. In addition, there are a number of listed buildings in the vicinity of the sawmill site which could also be indirectly affected by the proposals. However, due to the topography of this part of the park, along with the screening effect of mature trees and built form, there is no meaningful intervisibility between the walls and any listed buildings. Consequently, this amendment to the consented proposals will have no effect on the significance of those listed buildings in the vicinity.
- 1.5 The walls are for the most part built of red brick with occasional, randomly placed blue brick inclusions and are in English bond held in a lime mortar. Like much of the sawmill complex, the walls date to the second half of the 19th century and both originally formed the rear walls of narrow covered ranges which enclosed the east and west sides of a courtyard. The internal walls and roofs of these two ranges have subsequently been removed. The walls are generally in a poor state of repair with vegetation growing across many areas and openings in various places where windows have been removed.
- 1.6 The two walls have only limited industrial/ agricultural heritage interest as part of the wider sawmill complex. They derive some value through their association with Bearwood College but were not in common ownership and were, to some extent 'hidden' on low ground below the adjacent dam. As such, this part of Bearwood Park was not part of the designed landscape around the main house and lake, but in a more functional area containing elements of the estate which did not contribute to aesthetic of the wider park such as the walled garden, maintenance sheds and the sawmill.
- 1.7 The non-material amendment seeks to carefully dismantle the existing boundary walls and rebuild them in the same location and on the same alignment but with the approved openings for windows

and doors included in the rebuild. The walls will be rebuilt using bricks salvaged from demolition wherever possible. Any brickwork that needs to be replaced will match the original brickwork in colour and size, mortar colour as well as pointing and bonding details as required by the original planning permission.

- 1.8 As the amended proposals will reuse the existing bricks from the walls, the limited historic and architectural interest of the structure will not be materially affected. Similarly, the amended proposals will have an imperceptible effect on the significance of the registered park above that resulting from the redevelopment of the sawmill site which already has consent. It should be noted that the wider scheme will have a significant positive effect on the park as a whole through the repair, reuse and maintenance of the currently derelict buildings and structures.
- 1.9 In conclusion, the proposed non-material amendment will not result in harm to the setting of nearby designated or non-designated heritage assets in the vicinity. Nor will it have a detrimental effect on the significance of the registered park.

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