

Reddam House - New Boarding House

Planning Response 03- App. 243228

25th March 2024



0.

Planning Application Comments Response

Contents

This report summarizes the comments received from Wokingham Borough Council authorities in relation to the current proposal boarding student numbers, landscape cycle parking spaces and comments on designs around trees:

1. WBC Planning Department, Case Officer clarification request on boarding numbers and parking
2. WBC Planning Department, Landscape and Trees Service; Letter dated 5th March

The design team; including Haptic Architects, BD Landscape Architects, WSP arboriculturists, together with Newmark, the project’s planning consultant and the client, Inspired Education; has put together this document to respond to all the comments raised in the objection and present relevant information to clarify the points raised.

1.

WBC Planning Department, Case Officer clarification request on numbers
Team Response

Comments

1.1

Clarify the number of additional boarding students on site.

Response

1.1

Please note that since the time of planning submission in December 2024 the school has decided to refurbish the existing Boarding House on site, Drake House.

The number of students in Reddam House School will remain the same.

After building Reddam House - New Boarding House and refurbishing the Drake House - Existing Boarding House, the estimated total number of students will change as listed below:

DRAKE HOUSE - EXISTING BOARDING HOUSE

Current condition

60 Boarding Students

After refurbishment

49 Boarding Students (final figure tbc, 48 - 50)

Drake House offer

-11 Boarding Students

REDDAM HOUSE - NEW BOARDING HOUSE

Proposal

94 Boarding Students

DRAKE + REDDAM TOTALS

After completion

143 Boarding Students

Update of total numbers

+ 83 Boarding Students

1.

WBC Planning Department, Case Officer clarification request on numbers
Team Response

Comments

1.2 Parking provision description and clarification. See query from Highways Officer below:

“In terms of traffic impact, highways has no objection. The potential is now for 166 students to board at the school, which reduces the number of drop-off/pick up vehicle movements. This is on the basis that the total number of students enrolled at the school will not change.

Highways request some further assessment regarding the level of student parking within the school grounds. This would ensure parking takes place in a controlled manner, in designated areas without causing obstruction to the carriageway or adverse impact on foot ways.

With the retention of Drake House, there could now be 100 additional boarding students. This could result in an increased parking demand for those students that are of driving age. Based on the councils parking standards this requires parking at a rate of 1 space per 6 students. In the absence of any details of the number of 17-18yr olds at the school, Highways have considered the increase of 100 boarding students. This would require up to 16 additional parking spaces to be provided. A revised plan is requested to demonstrate an appropriate location for student parking and identify both the existing and additional provision.

The overall parking provision could also be justified by the applicant by providing accurate data of the number of 17/18yr olds at the school and applying a rate of 1 space/6 students.”

Response

1.2 Based on the figures on response 1.1, the team suggests the following parking provision:

- Short term visitor parking. 14 parking spaces provided, using 4 Sheffield stands to the north of the new building and 3 stands between the new building and Drake House.
Please refer to additional drawing: 0363-BDL-XX-XX-DR-L-0001-P02
- Long term visitor parking. 20 parking spaces provided, using two cycle shelters within the site boundary, one shelter with 5 Sheffield stands to the north of Drake House and another one to the east of the Cadet Block with 5 Sheffield stands.
Please refer to additional drawing: 0363-BDL-XX-XX-DR-L-0001-P02
- Car parking bays. Proposal and road width.
The submitted proposal includes 19 parking bays to the north of the site (18 standard + 1 WA). The road with to the south of these parking bays has now been increased to 6m to allow for turning and protect landscape areas, as per WBC highways request.
Please refer to additional drawing: 0363-BDL-XX-XX-DR-L-0001-P02
- Car parking bays. Student provision.
Note that currently no students of driving age have a car at the school and that the students in the school and boarding houses are predominantly below the driving age. Based on current occupancy of Drake House - Existing Boarding House, the team estimates that the increase of students able to drive will be negligible and therefore understands that the overall site parking provision shall not be affected.

Drawing & Revision Number:
0363-BDL-XX-XX-DR-L-0001-P02

2.

WBC Planning Department, Landscape and Trees Service

Request for further information letter dated 03.05.25

MEMORANDUM

From:	Brigitte Crafer Landscape Architect		
Service	WBC Landscape and Trees	App No:	243228
Address:	Reddam House, Bearwood Road, Sindlesham, Wokingham, RG41 5BG.		
Proposal:	Full application for the proposed erection of 1 no. two storey building to form a boarding house with associated plant equipment, landscaping, highway and other related works, following demolition of existing outbuildings.		
Type of Development:	Major All other developments		
Site Visit Made:	Yes/No		

Summary Of Recommendations

☐ No comment

☐ No objection

☐ No objection subject to conditions (and reasons) **stated below**

☒ Request further information before determination as **stated below**

☐ Objection due to the reason(s) **stated below**

Comments On Proposal

A ‘Planning Response 01-App. 243228 24.2.25 has been received and includes a response on the previous landscape comments made on 6.2.25. I have reviewed the document and have the following comments to make;

Existing Site Conditions

It is accepted that tree T56 Atlas Cedar is a Veteran tree by the parties. It is clear from the site visit photos that this tree and the other trees within the site have been adversely affected by the historic installation of buildings and footpaths, and heavy footfall across the areas of soft landscaping which in combination have clearly amounted to a *high level of compaction within the growing environment of the trees and multiple incursions into the combined root protection area of these trees from the built development.*

It is proposed to build a new student residential block on the west side of a site of existing student accommodation, outbuildings, parking and footpaths. The existing residential block will remain in situ whilst the new is being constructed.

Tree retention and loss

In order to facilitate development it is *proposed to remove 19 single trees and 3 groups of trees, some of which are ‘B’ quality which would normally be retained, however some of these B quality trees conflict with the location of the proposed development.*

Aside from trees being lost to development there are several trees being retained and of these 3 ‘A’ and ‘B’ *quality trees (T16, T21 and T56) that are the key arboricultural features of the immediate garden space which together with the other retained trees around the site will help to maintain the setting of the Historic Park and Garden.* It is regrettable that so many trees will be removed, but I am satisfied that there is plenty of scope to replace these trees in and around the wider site but in close connection to it.

Taking the retained trees including the Veteran Cedar T56; *it is important that there is a betterment to their growing environment as an essential part of the mitigation of development and the landscape design.* Further compaction of the combined RPA will need to be avoided and very carefully managed throughout the demolition (buildings, roads and footpaths) and the construction process, and separate demolition and construction tree protection information will be required.

Special Engineered Mitigation

Page 12 of the response document states a range of *special engineering solutions* in order to protect the RPA specifically of T56 but should also include for T21 and T16 as well as other retained trees where there is incursion into the RPA from the proposed building. The measures may be different, depending on the impact of development, *it must be clear exactly what is the most appropriate type of mitigation being proposed for which tree/individual situation* and the method clearly documented and including illustrative drawings in a revised and updated AIA/AMS.

Levels and Drainage

We need to know how the drainage will work around the building and how run off will be captured and diverted to the combined RPA, and the specific measures around T56 which could include rain gardens close to the edges but also other measures such as diverting run off into the void beneath the building.

Clearer information on existing and proposed levels should be provided especially around the entrances to the building, FFFL etc.

The detail of the mitigation information is required as ‘additional information’ to the planning application and must included within a revised and updated AIA/AMS, and reflected in the Site Layout, (as well as the Hard and Soft Landscape Plans-see below) as appropriate, so it is clear the proposals for the mitigation into the RPA of T56 and the other affected trees are possible.

The type of mitigation proposed may differ depending on the relationship of the proposed building/hard landscape to a specific tree but all need to be detailed prior to a planning permission being made to ensure that the proposals can work.

New Parking Area to the North

The approach to mitigating the impact of the new parking area to the north on the RPA must also be included.

Once agreed, a building foundation design will be required as a condition of planning permission.

Hard and Soft landscape Design

It is important that all the roads and footpaths as well as temporary buildings are removed from the combined RPA (method included in AIA/AMS) and the landscape design is outside of it – this will help to inform the design layout.

The hard landscape design must be carefully considered to ensure improvement to the growing environment of the trees including access to water as well as protection of the RPA.. All surfacing must be permeable and in most cases a ‘No Dig’ approach is expected.

The soft landscape proposals will include details of improvements to the growing environment, and management of vegetation in the retained and combined RPA.(Please refer to Government Standing Advice for planting in Buffer Zone). We will need to see the plans prior to a decision being made to ensure that the proposals are acceptable in principle.

Structures (such as seating) need to be on the outer edge of the RPA facing outwards. Proposals for ameliorating the RPA need to be included, that will also naturally form part of the soft landscape design.

We need to understand how the RPA will be protected within the landscape design and it needs to be shown how the existing landscape can be improved upon across the whole of the area within the redline boundary and the additional area for the RPA.

The visual focus of the site /seating area shown on page 25 of the response report centred around T56 is not sustainable and is development within the Veteran tree Buffer Zone which needs to be avoided. The visual focus of seating / congregational area needs to be located elsewhere.

An important part of the garden design will be to consider how people will be directed through the space and how cross cutting and erosion from excessive footfall will be avoided using landscape features such as raised beds, rain gardens, play equipment or other features. These elements will need to be managed whilst improving the growing conditions of the RPA and amelioration of the soil. It is a good opportunity to re-organise the desire lines between the buildings and improve the landscape setting whilst being mindful of the character of the site and how it relates to the wider environment.

I can see the design intent for the improvement of the garden and the arrival spaces in the approach and although these will need to be developed further to meet with the constraints I am confident that sensitive redevelopment of the space that includes a betterment of the growing environment of the retained trees, including the Veteran Atlantic Cedar is possible.

The site constraints provide opportunities to preserve the existing tree features and provided specialist engineered mitigation to avoid adversely affecting the combined RPA. The creation of new desire lines will help to inform the structure of the garden spaces and provide opportunities for new planted features. The new area of parking to the north must have the effect of relating to the main garden area.

Conditions & Reasons (if required)			
Date:	5.3.25	Signed:	B. Crafer

2. **WBC Planning Department, Landscape and Trees Service**
Team response

Comments

- 2.1 **Special Engineered Mitigation.** Page 12 of the response document states a range of special engineering solutions in order to protect the RPA specifically of T56 but should also include for T21 and T16 as well as other retained trees where there is incursion into the RPA from the proposed building. The measures may be different, depending on the impact of development, it must be clear exactly what is the most appropriate type of mitigation being proposed for which tree/individual situation and the method clearly documented and including illustrative drawings in a revised and updated AIA/AMS.
- 2.2 **Levels and Drainage.** We need to know how the drainage will work around the building and how run off will be captured and diverted to the combined RPA, and the specific measures around T56 which could include rain gardens close to the edges but also other measures such as diverting run off into the void beneath the building. Clearer information on existing and proposed levels should be provided especially around the entrances to the building, FFL etc. The detail of the mitigation information is required as ‘additional information’ to the planning application and must included within a revised and updated AIA/AMS, and reflected in the Site Layout, (as well as the Hard and Soft Landscape Plans-see below) as appropriate, so it is clear the proposals for the mitigation into the RPA of T56 and the other affected trees are possible.
- 2.3 **New Parking Area to the North.** The approach to mitigating the impact of the new parking area to the north on the RPA must also be included. Once agreed, a building foundation design will be required as a condition of planning permission.
- 2.4 **Hard and Soft landscape Design.** It is important that all the roads and footpaths as well as temporary buildings are removed from the combined RPA (method included in AIA/AMS) and the landscape design is outside of it – this will help to inform the design layout.
- The hard landscape design must be carefully considered to ensure improvement to the growing environment of the trees including access to water as well as protection of the RPA. All surfacing must be permeable and in most cases a ‘No Dig’ approach is expected.
- The soft landscape proposals will include details of improvements to the growing environment, and management of vegetation in the retained and combined RPA. (Please refer to Government Standing Advice for planting in Buffer Zone). We will need to see the plans prior to a decision being made to ensure that the proposals are acceptable in principle.

Response

- 2.1 Further information will be provided in a detailed AMS to discharge planning conditions.
- 2.2 Please refer to the following additional information:
- Drawing reference 0363-BDL-XX-XX-DR-L-0001-P02 Landscape Plan. This drawing shows the landscape Existing and Proposed Levels which have been designed to avoid any intrusive works within the RPAs. It also includes information on the circular mulch area at the base of T56 to improve growing conditions.
 - 2240251-EWP-ZZ-00-SK-C-00001 - Proposed Drainage Layout. This drawing shows the drainage strategy which also reuses existing drainage connections to avoid unnecessary excavations within the RPAs. Further information can be provided to discharge planning conditions.
- 2.3 The new parking area to the north will be covered with a permeable surface: reinforced grass. The existing levels will remain as existing.
- 2.4 Please refer to the following additional information:
- Drawing reference 0363-BDL-XX-XX-DR-L-0001-P02 Landscape Plan. This drawing shows the landscape proposals and includes notes to highlight design responses to arboricultural constraints.
 - Drawing reference 0363-BDL-XX-XX-DR-L-0005-P06 Tree and Vegetation Retention and Removal. This drawing shows where roads and footpaths as well as temporary buildings are removed from the RPAs. Note this drawing is additional information to the original planning submission material but that it has already been submitted to WBC in the Planning Response 01 issued on 24th February 2025.



GENERAL NOTES:

- ALL DIMENSIONS AND LEVELS SHALL BE CHECKED ON SITE PRIOR TO CONSTRUCTION WORK COMMENCING.
- ALL LANDSCAPE DRAWINGS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ENGINEER'S AND ARCHITECT'S DRAWINGS AND SPECIFICATIONS.
- ALL DRAWINGS TO BE READ IN CONJUNCTION WITH THE LANDSCAPE SPECIFICATION.
- ANY DISCREPANCY CONCERNING THE DRAWINGS SHOULD BE REFERRED TO THE CA IMMEDIATELY.
- ALL DIMENSIONS IN MILLIMETRES UNLESS NOTED OTHERWISE
- ALL LEVELS IN METRES.
- DO NOT SCALE OFF THIS DRAWING.
- EXISTING SERVICE ALIGNMENTS SHALL BE CHECKED ON SITE BY THE CONTRACTOR PRIOR TO CONSTRUCTION WORK COMMENCING.

Site Area

Existing Trees Retained with Root Protection Area
Refer to the Arboricultural Impact Assessment for further information (Note 1).

Existing Trees Removed
Refer to the Arboricultural Impact Assessment for further information (Note 1).

Existing Grassland/Planting Retained

Existing Grassland/Planting Removed

Existing Hardsurfacing removed and replaced with Grassland/planting

Notes

- Arboricultural Impact Assessment, prepared by WSP. Document reference UK-UK0027658-3423_RH_ARB_AIA_002, dated December 2024.

Pos	19.02.2025	Minor amendments	GJ	RB
Pos	18.02.2025	Additional notes	GJ	RB
Pos	24.12.2024	T6 shown as being removed	GJ	RB
Pos	20.12.2024	Minor amendments	GJ	RB
Pos	10.12.2024	Draft for comment	GJ	RB
Pos	20.11.2024	Draft for comment	GJ	RB
Rev	Date	Description	Drawn	Ch'd

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CLIENT
Inspired

PROJECT
Reddam House

TITLE
Tree and Vegetation Retention and Removal

Status: Stage 3	Drawn: GJ	Checked: RB
Scale: 1:250 @ A1	Date: 07.10.2024	Approved: RB

Drawing & Revision Number:
0363-BDL-XX-XX-DR-L-0005-P06

Drawing 2240251-EWP-ZZ-00-SK-C-00001-
Proposed Drainage Layout,
as submitted in application

PACKAGED PUMPING STATION
SURFACE WATER PUMPING STATION WITH
DUAL DUTY AND STANDBY VORTEX IMPELLER
PUMPS WITH ALARMS ALARMS, TELEMETRY
AND NON-RETURN VALVES
CL: 74.49
INLET IL: 72.75
PEAK DISCHARGE RATE: 2.92 L/S

PERMEABLE CAR PARKING BAYS
PERMEABLE BLOCK PAVERS INSTALLED ON A POROUS
SUB-BASE (4/20 GRANULAR MATERIAL), WRAPPED IN A
PERMEABLE GEO-TEXTILE. SURFACE WATER PROPOSED
TO DISCHARGE TO GROUND.
SURFACE WATER FROM ADJACENET ASPHALT
CARRIAGEWAY TO DRAIN ON TO PERMEABLE PAVING.
INFILTRATION TESTING AND GROUNDWATER MONITORING
REQUIRED TO CONFIRM DESIGN PARAMETERS.

**PROPOSED OUTFALL TO EXISTING
SURFACE WATER DRAINAGE DITCH**
IL: 73.90
PEAK DISCHARGE RATE: 2.92 L/S
APPROVAL FOR DISCHARGE TO THE
DITCH IS TO BE CONFIRMED PRIOR
TO CONNECTION.

2NO. RAIN GARDENS
RAIN GARDEN WITH FREEBOARD INSTALLED ON SUITABLE
TOPSOIL / TREE PIT BACKFILL AND A COARSE GRADED
AGGREGATE RESERVOIR, WRAPPED IN A PERMEABLE
GEO-TEXTILE. SURFACE WATER PROPOSED TO
DISCHARGE TO GROUND.
SURFACE WATER FROM ADJACENET FOOTWAY AND RAMP
TO DRAIN INTO RAIN GARDENS.
INFILTRATION TESTING AND GROUNDWATER MONITORING
REQUIRED TO CONFIRM DESIGN PARAMETERS.

**SURFACE WATER CONNECTION
FROM SPORTS HALL DRAINAGE
NETWORK (REF242130)**

**PROPOSED BLUE ROOF
ATTENUATION**
ALL ROOF CATCHMENTS TO BE
ATTENUATED WITHIN BLUE ROOF
SYSTEM AND DISCHARGED AT A
RESTRICTED RATE TO THE BELOW
GROUND DRAINAGE NETWORK VIA
RESTRICTED ROOF OUTLET AND
RWPS.
TOTAL PEAK DISCHARGE RATE
FROM BLUE ROOF AREAS = 2.92 L/S

PERMEABLE FOOTWAY
PERMEABLE BLOCK PAVERS INSTALLED ON A POROUS
SUB-BASE (4/20 GRANULAR MATERIAL), WRAPPED IN A
PERMEABLE GEO-TEXTILE. SURFACE WATER PROPOSED
TO DISCHARGE TO GROUND.
INFILTRATION TESTING AND GROUNDWATER MONITORING
REQUIRED TO CONFIRM DESIGN PARAMETERS.

**EXISTING SURFACE WATER
DISCHARGE POINT TBC ASAP**

FILTER STRIP
SURFACE WATER FROM NEW ACCESS ROAD TO DRAIN
INTO ADJACENT FILTER STRIP AND DISCHARGE TO
GROUND
INFILTRATION TESTING AND GROUNDWATER MONITORING
REQUIRED TO CONFIRM DESIGN PARAMETERS.

This drawing is to be read in conjunction with all
relevant Architects, Engineers and Specialists
Drawings and Specifications.

Do not scale from this drawing.

NOTES

1. DRAWING BASED ON BD LANDSCAPE
ARCHITECTS 'LANDSCAPE AREAS PLAN'
0363-BDL-XX-XX-DR-L-0002-P06.
2. EXISTING DRAINAGE SHOWN BASED ON
TOWER SURVEYS TOPOGRAPHICAL SURVEY
DATED OCTOBER 2014.
3. BELOW GROUND DRAINAGE SIZED TO
ACCOMMODATE OVERFLOW DISCHARGE RATES
FROM ROOF CATCHMENTS

LEGEND

- EXISTING SURFACE WATER
DRAINAGE
- PROPOSED SURFACE WATER
DRAINAGE
- PROPOSED SURFACE WATER
PUMPING STATION
- PROPOSED SURFACE WATER
RISING MAIN
- RWP - INDICATIVE LOCATION
- CHANNEL DRAIN
- THRESHOLD DRAIN WITH
BRICKSLOT UPSTAND
- PERMEABLE PAVING WITH
POROUS SUB-BASE (UNLINED)
- FILTER DRAIN (UNLINED)
- RAIN GARDEN (UNLINED)
- CURRENT RED LINE BOUNDARY

P3	19/12/24	MTr	KTr	Issued for planning
P2	17/12/24	MTr	KTr	Issued for planning (Draft)
P1	13/12/24	MTr	KTr	Preliminary Issue
Rev	Date	By	Chk	Description

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Project
New Reddam Boarding

Drawing Title
Proposed Drainage Layout

Scale 1:250@ A1	EWP Project 2240251	Date Dec 2024	Drawn MTr
Design Phase Preliminary	Status S2	Revision P3	
[Project]-[Origin]-[Function]-[Spatial]-[Form]-[Discipline]-[No.] 2240251-EWP - ZZ - 00 - SK - C - 00001			

2.

WBC Planning Department, Landscape and Trees Service

Team response

Comments

2.5 Structures (such as seating) need to be on the outer edge of the RPA facing outwards. Proposals for ameliorating the RPA need to be included, that will also naturally form part of the soft landscape design.

We need to understand how the RPA will be protected within the landscape design and it needs to be shown how the existing landscape can be improved upon across the whole of the area within the red line boundary and the additional area for the RPA.

The visual focus of the site /seating area shown on page 25 of the response report centred around T56 is not sustainable and is development within the Veteran tree Buffer Zone which needs to be avoided.

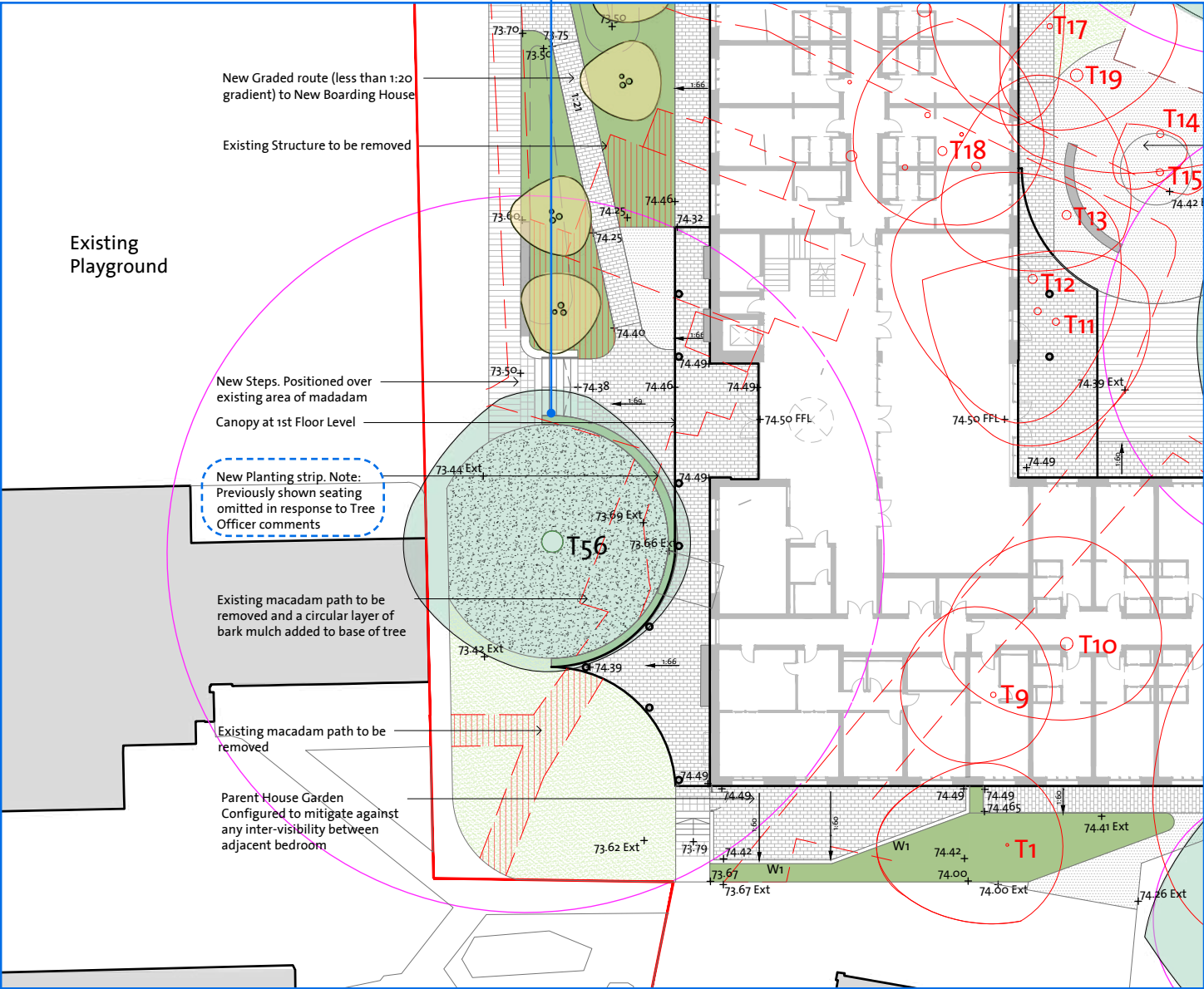
Response

2.5 Design reviewed, seating substituted with a planter to avoid people congregating in the Cedar Garden within the Veteran tree Buffer Zone as per officer comments.

Please refer to the following additional information:

- Drawing reference 0363-BDL-XX-XX-DR-L-0001-P02 Landscape Plan. This drawing shows the new planting strip after the removal of the seating facing the tree.

Seating substituted with planter, to create a protection to the tree buffer zone.



Drawing 0363-BDL-XX-XX-DR-L-0001-P02, updated detailed plan extract, additional information.

HAPTIC

inspired

