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Sent by email to planningenquiries@wokingham.gov.uk

From Berksgtplanning@gmail.com

**Planning Application: 243228 Site Address: Reddam House Bearwood Road
Sindlesham Wokingham RG41 5BG**

**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.**

Further comments from Berkshire Gardens Trust

Please refer to our comments dated 24 January 2025.

We are grateful for the opportunity to comment again on this application, which has a material impact on the significance of Bearwood College, a historic designed landscape which is Registered by Historic England at Grade II*. The inclusion of this site on this statutory register requires great weight to be given to its conservation.

Thank you for consulting the Gardens Trust (GT) in its role as Statutory Consultee with regard to proposed development affecting a site included by Historic England (HE) on their Register of Parks and Gardens of Special Historic Interest in England, as per the above application. The Berkshire Gardens Trust (CGT) is a member organisation of the GT and works in partnership with it in

respect of the protection and conservation of registered sites, and is authorised by the GT to respond on its behalf in respect of such consultations.

We have strong objections to the location of the proposed new building. From our standpoint, the major objection is the proximity of the building to the veteran cedar and therefore it should be located further away. This is echoed by HE and others. We are not convinced by the developer's arguments for not moving the orientation or location of the proposed boarding block.

The area where they propose a soft landscaped space for students to sit and recreate will not restore the Park to its former layout. This service area for the school has been built on and ground around neglected over the last few decades. We don't have evidence for what the area for restoration looked like prior to development. To put a garden area, which will act as a pedestrian corridor with planting, trees and seating, should benefit the students' wellbeing and will be an improvement on the bare ground of today. This would be a price worth paying if the rest of the Park was restored.

This P&G is on the Heritage at Risk register and any development should be dependent on restoring and conserving the rock garden, along with major tree and landscape management of the rest of the park to, including opening up views back to the lake.

Yours faithfully



Pp Helen Parvin
Planning Advisor to the Berkshire Gardens Trust
cc: The Gardens Trust