

Reddam House- New Boarding House

Design and Access Statement
19th December 2024



Reddam House - New Boarding House

Document Control and Issue Sheet

Version	Date	Description
Design & Access	19.12.2024	Report - Brief, Site Analysis, Concept Design, Architectural Design, Sustainability, Access, Project Risks and Next Steps. <u>Appendix</u> - Proposed Drawings

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1

Introduction

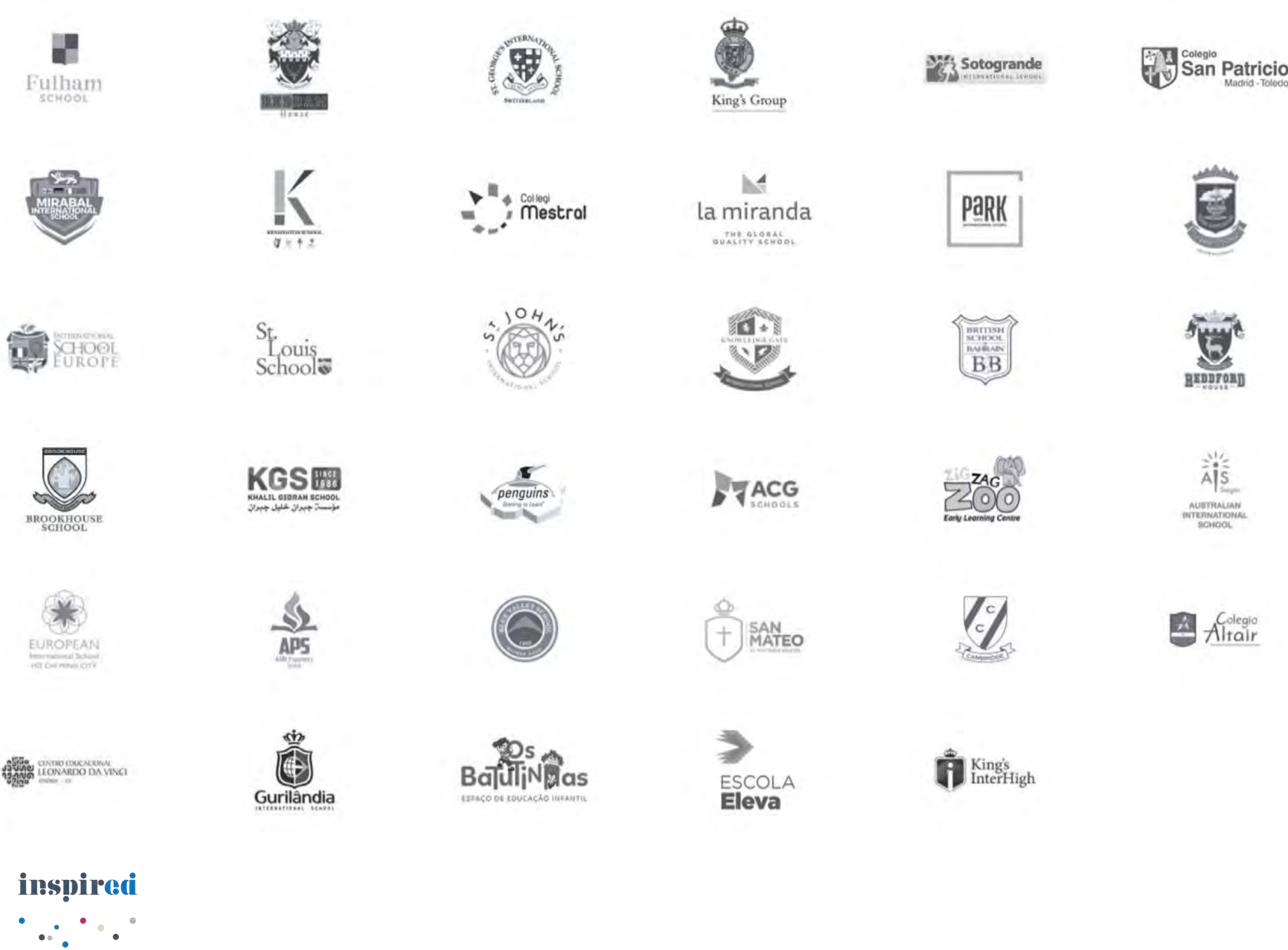
1.1

Inspired

A definitive statement of excellence in private education, and consisting of 100 schools, with nearly 80,000 students in 6 continents, Inspired is a global, world-leading, co-educational, non-denominational group of premium schools, nurturing well-rounded individuals who are able to achieve their maximum potential, and thrive confidently in an evolving world.

An Inspired education extends beyond the confines of traditional academia. A holistic approach to schooling expands the benefits of education to include the development of life and communication skills. While attending Inspired schools, learners gain sound leadership qualities, study methods, and effective time management across multiple disciplines.

Three Pillars
Inspired educators understand it is vital that our students are highly equipped with a broad skillset to meet life’s challenges in a competitive world. Collectively, the three pillars of education, academics, performing & creative arts, and sport, are integrated into the Inspired educational approach allowing students to develop their interests and talents both inside and outside the classroom environment.



1

Introduction

1.2

Reddam House

Reddam House Berkshire is a world-class co-educational day and boarding school in Berkshire, UK.

Considered ‘Outstanding and Excellent in every area’ by ISI in 2022, Reddam House welcomes students from all over the world to our exceptional facilities, set in 125 acres of parkland. Classes are taught in a magnificent restored Victorian mansion which has been transformed into an extraordinary learning environment.

The school in Wokingham, Berkshire has an internationally respected curriculum to ensure our students consistently achieve outstanding grades in GCSEs and A-levels, with over 90% securing places at top-tier universities in the UK and abroad.

From their youngest learners (3 months), to their senior school students, their approach to the curriculum balances academic achievement alongside sports and the performing arts, to inspire and instil a love of learning in the students that will stay with them forever.



REDDAM
— HOUSE —
BERKSHIRE

1

Introduction

1.3

Project Team

The adjacent list outlines the collaborative team appointed to develop the scheme. A range of consultants have been brought on board to ensure all aspects of the site are covered, and a thorough design is created, meeting the high standards of Inspired, Reddam House and the Local Planning Authority.



Architect
Haptic



Structural & Civils Engineer
Transport Consultant
Elliott Wood



MEP Engineer & Acoustician
BREEAM & Sustainability Consultant
XC02



Landscape Architect
BD Landscape



Ecologist
Ethos



Arboriculture & Forestry
WSP



Fire & Building Control Consultant
Sweco



Planning Consultant
Gerald Eve



Cost Consultant
Cumming Group

2

Pre-Application

2.1

Wokingham Council Planning Department

An initial concept scheme was presented in a pre-application meeting on 24th October 2024 in a meeting held online with Stefan Fudger, Senior Planning Officer at Wokingham.

The proposal was well received by the council, noting the scale, massing and architectural expresion of the scheme were adequate for its context and purpose:

There is no objection to the construction of a contemporary building in this style, which is located in such a way as to not impose on the wider landscape or cause visual harm to the wider area. While it is significant in size, its relatively low flat roofed form would likely be considered acceptable and in line with the scale of neighbouring buildings.

In this meeting the Heritage and Tree officers were absent. The Planning Officer engaged with them to provide a formal response, that includes the points below:

1. Character of the area.
There are concerns regarding trees on the application site, particularly regarding a veteran atlas cedar, which is too close to the proposed building.
2. Heritage and Conservation.
Council's Conservation Officer has not indicated that they would object to the proposed scheme, it should be noted that any full application received will be assessed in consultation with Historic England and the Berkshire Gardens Trust.

The following summary was included in the formal letter of response:
In summary, the proposals are likely to be considered acceptable in principle. Generally, the impact on the character of the area is likely to be acceptable subject to the scheme taking into account the space needed for nearby trees – especially the veteran one(s). Too many trees are currently required to be removed. Additionally, it is recommended that separate pre-application enquiries are carried out with the Berkshire Garden Trust and Historic England, who will likely be able to provide valuable feedback on any impact on the designated heritage assets. They will be consulted at full application stage, so and advice they provide will be helpful.

The team has worked to provide suitable answers to these matters, which are described in this report and additional appendices forming the Planning Application Submission.



Axonometric view of the proposal at Pre-Application Meeting

2

Pre-Application

2.2

Berkshire Garden Trust

The scheme was presented to Berkshire Garden Trust on 12th December 2024 in a meeting held online with Helen Parvin, Planning Advisor to the Trust.

The scheme was well received, noting particularly the relevance of the points in the summary below:

1. Character of the Architecture.
- The educational character of the proposal was celebrated, noting the building looks designed for educational purposes, which was considered a positive value.
The architecture and use of the red brick were welcomed and in line with the heritage of the main house and grounds.
2. Drake House future.
- Plans for future Drake House were queried. The different lines of feasible future uses were described, noting the buildign will be kept. The school is considering keeping the premises as a complimentary use for the educational programme, servicing facilities (laundry, estate management) and also refurbishing the building to keep its current accommodation use.
3. External lighting.
- At the time of the meeting external lighting was being defined, which is now described in the landscape design.
4. Landscape.
- The different strategies for the Landscape Design were presented, including relationship with the existing context, Tree Protection Orders, new inclusions for Biodiversity Net Gain and Sustainable Drainage.

It is particularly relevant to note that the Architectural and Landscape proposals for Reddam House are designed in constant dialogue, where both disciplines share the design vision and importance on site.

The images on this page are a selection of the information presented at the meeting.



Main entrance view



Cedar Tree Garden View



Landscape Areas Plan



Emerging Landscape Proposals

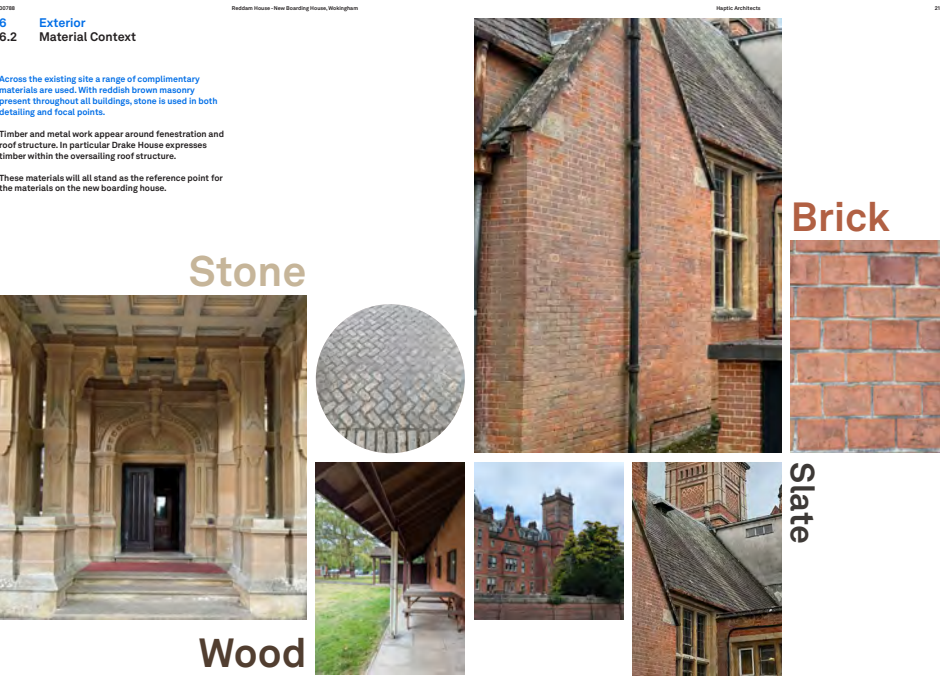
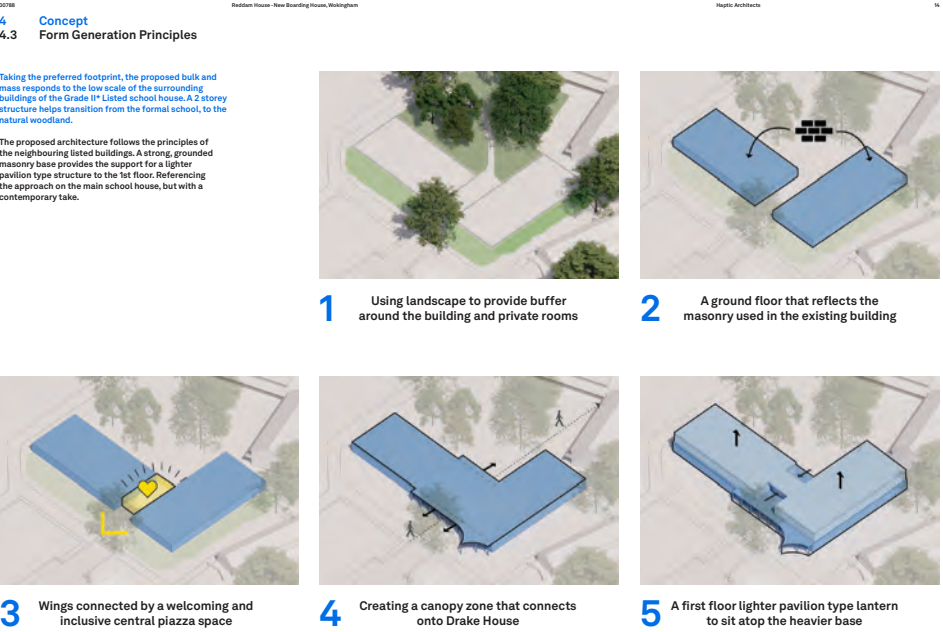
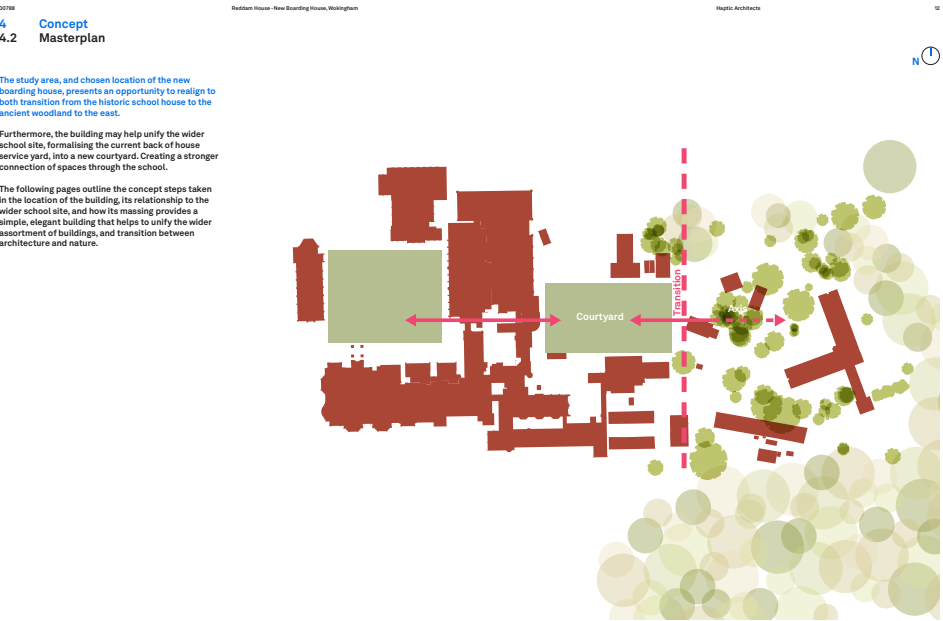
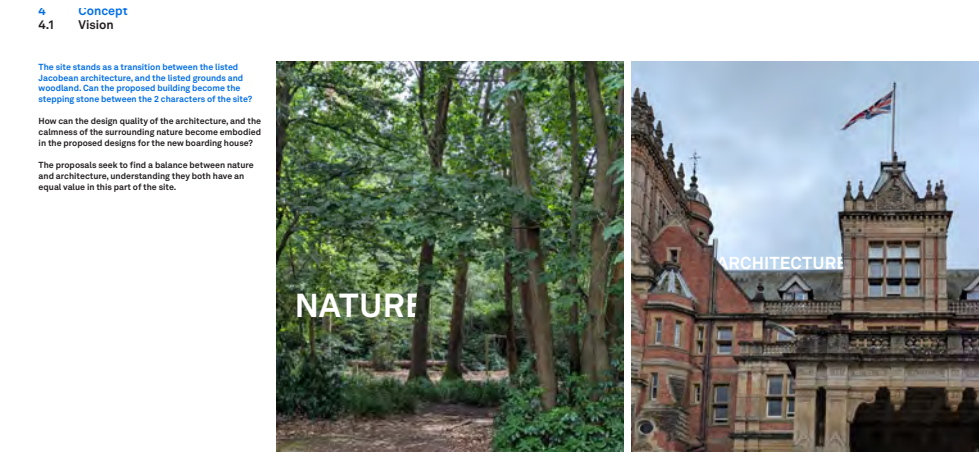
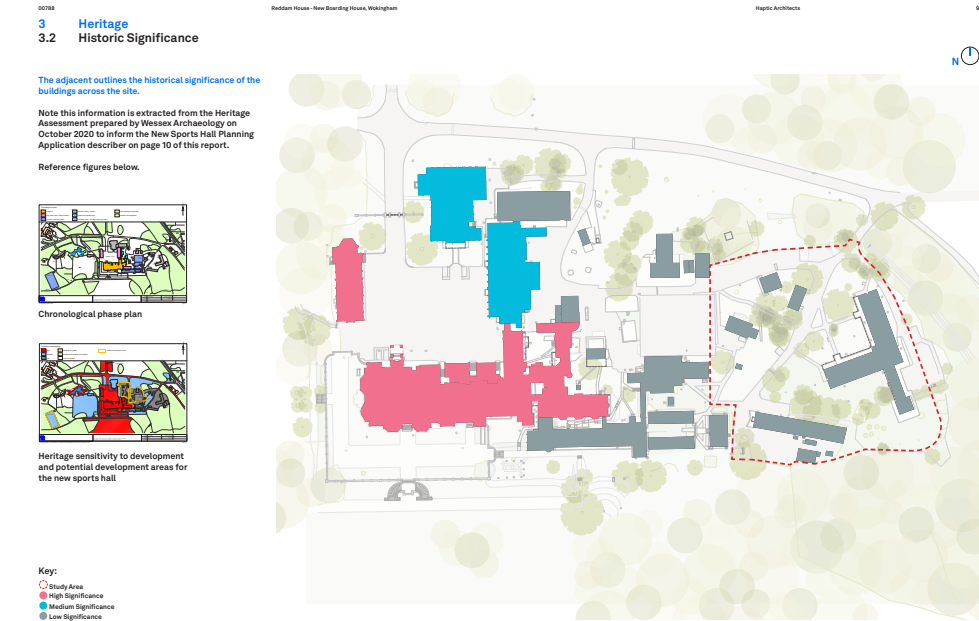
2
2.3

Pre-Application
Historic England

A pack of information to describe the scheme was issued to Historic England on 12th December 2024 and conversations started with Rachel Fletcher, inspector of Historic Buildings and Areas. This in advance of a meeting to review the proposals in early January.

The pack includes chapters to analyse the existing site, heritage and context followed by relevant pages to describe the proposals. These are included in this application. Section 4 for Site and 5 for Concept.

The images on this page are a selection of the information issued to Historic England.



3

Brief

3.1

Development summary

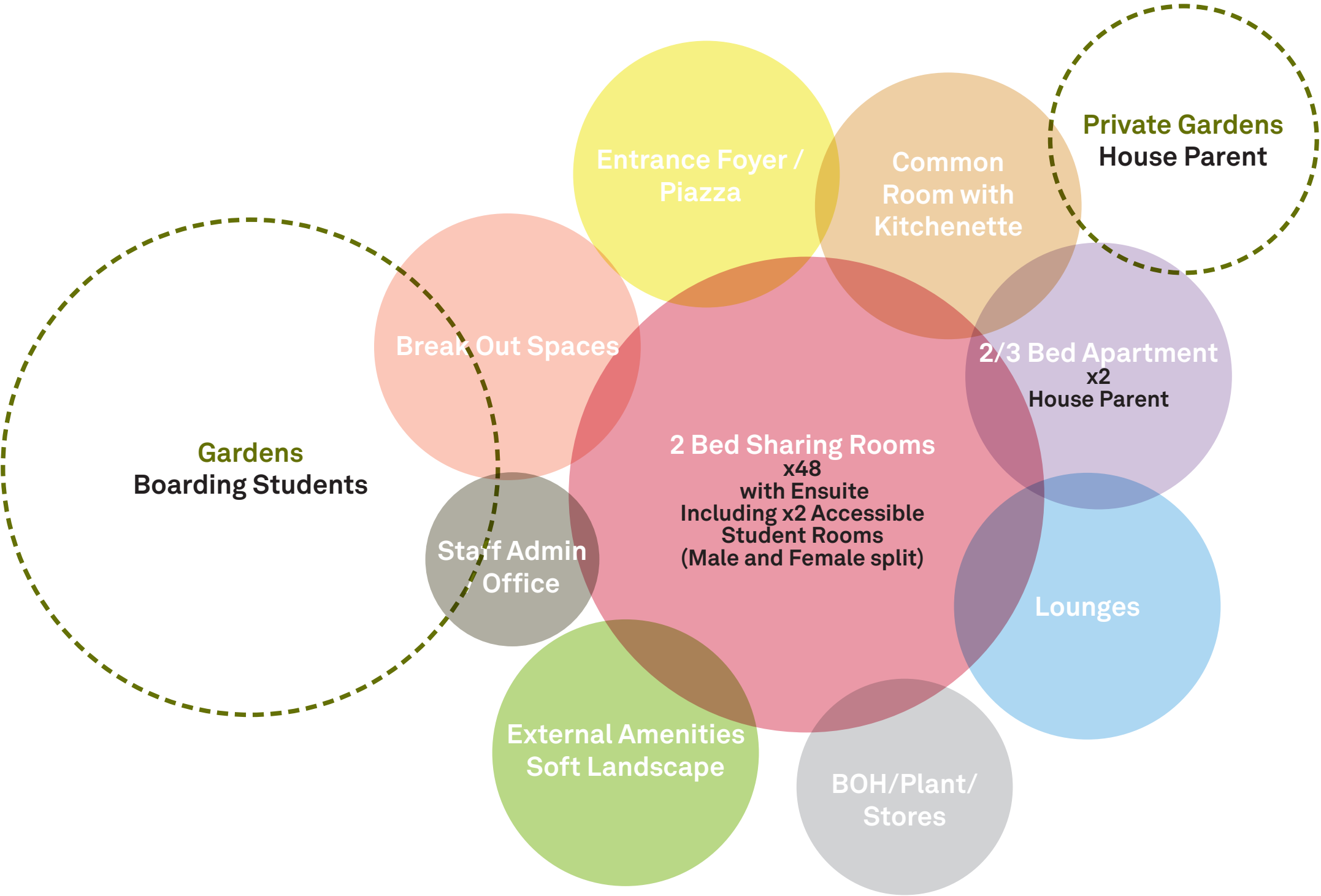
This Design Brief is for the construction of a new boarding block at Reddam House Estate to increase and upgrade the boarding student accomodation offering.

This includes demolition of existing outhouses and erection of a two-storey boarding house, associated plant equipment, new landscaping and highways works and other associated works.

This is for a co-educational block housing circa 100 students with ancillary staff accommodation to allow for the boarding house to be modernised in line with the premium standard of the school.

The new offering will complement the existing accommodation available on site, in the main mansion block and in Drake House. The future use of Drake House is currently being assessed, considering accommodation demand and other ancillary uses required on site. This is described in greater detail in section 4.3 of this report.

The Concept Design based within this report is based on the latest version of Inspired’s brief for the project, and their Design Guide V4 (as shown below).



3

Brief

3.2

Vision

What are the fundamental principles that will form the foundations for the proposals? How can they underpin the concept design?

We will continue to appraise the emerging designs against these principles, ensuring the project maintains its vision at each stage.



3

Brief

3.3 Sustainability

Protecting and safeguarding future generations sits at the heart of Inspired and Reddam House school. Responding to the climate and biodiversity emergency is intrinsically linked to this value.

The projects approach to sustainability will be balanced alongside site constraints, budgetary limitations and the needs of the programme.

The adjacent sustainability brief outlines the opportunities for the project. During the next stage these opportunities will be assessed against statutory requirements and the aspirations of the client, becoming the projects Sustainability Brief.

EXCELLENT

BREEAM - target Excellent, current assessment presenting 70.85% scoring.

22%

Energy Statement - reduction on-site carbon over part L (2021) as per current assessment.

FABRIC FIRST

High Performance Envelope - Passive Design measures to for a resilient scheme.

LCA

Life Cycle Assessment - - reuse and recycle, design for dissassembly where possible and use of sustainable new materials.

TM 59

Overheating Assessment - TM59 Night-time 26°C . All baseline rooms meeting requirements. Achieve Approved Document O targets.

NATURE

Landscape- Landscape in the heart of the proposals, soft and hard, to promote healthy lifestyle and wellbeing.

BLUE ROOF

Sustainable Drainage System- in combination with permeable paving and rain gardens.

PVS

Renewable Energy - Clean energy, Photovoltaic Panels and Air Source Heat Pumps.

>10%

Biodiversity Net Gain - Achieve policy requirement for net positive increase to biodiversity.

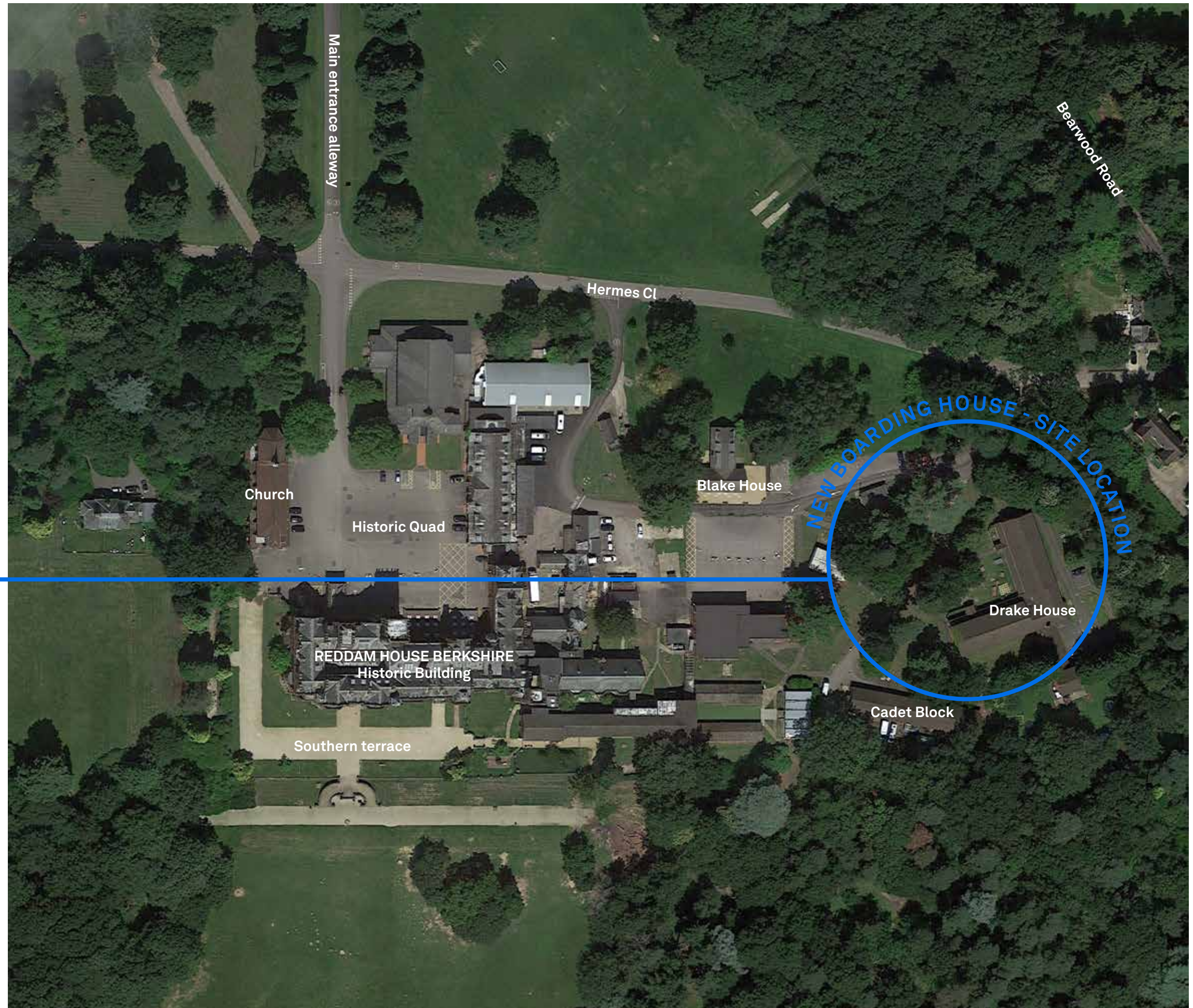
4 Site

4.1 Context

Located to the south of Reading, the Reddam House site sits within a vast natural landscape. Part designed, part wild grounds and woodlands surround the buildings.

The proposed site for the new boarding house sits adjacent to the current Boarding House within Drake House, situated to the east of the site.

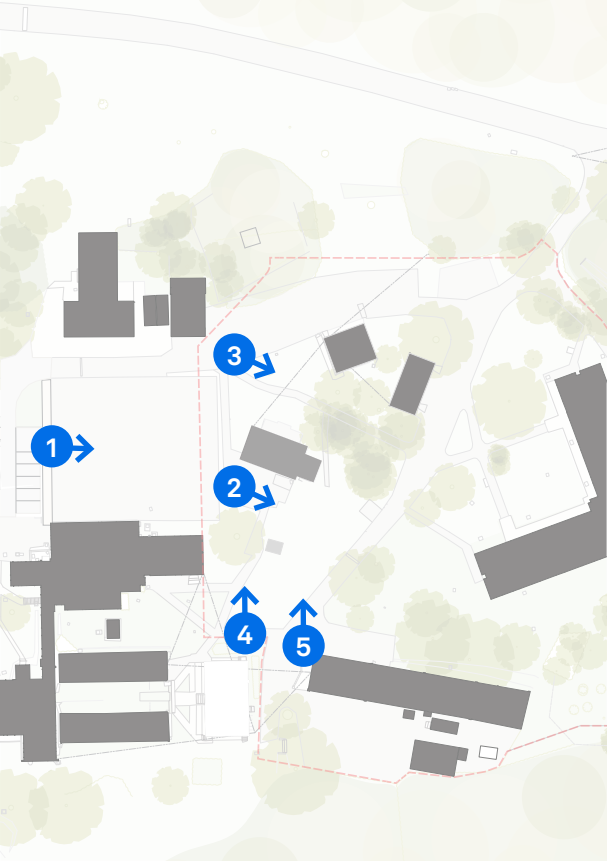
Site Area



4

4.2

Site
Photos - Existing Site



4

Site

4.3

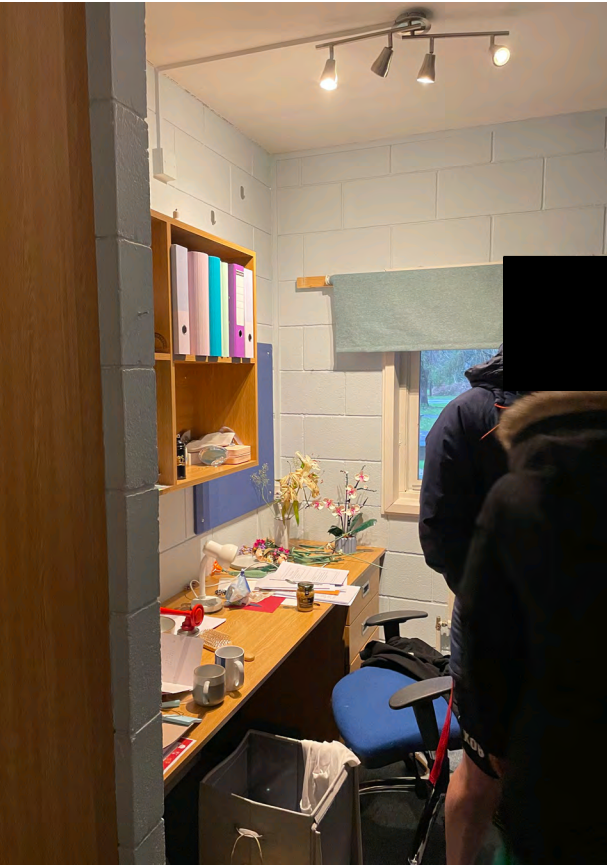
Photos - Existing Drake House

The existing Drake House presents a tired building that is short in accommodation and below the comfort aspirations for the school requirements.

We assessed a refurbishment of the existing premises, which revealed a series of areas to improve: level of natural light, communal spaces for the number of students, lack of sufficient staff dedicated areas and dormitory interiors. The structures and service in the existing block present great challenges to upgrade to meet the School's current needs and therefore the conclusion was that a new boarding house would be preferable.

Other uses for the building have been considered to support the rest of the functions on site, such as laundry and maintenance functions. This will require further assessment to plan the refurbishment of the building that will be kept.

Drake House will remain operational as boarding accommodation until the premises in Reddam House New Boarding are available.



4

Site

4.4

Photos - Main house and wider estate



4

Site

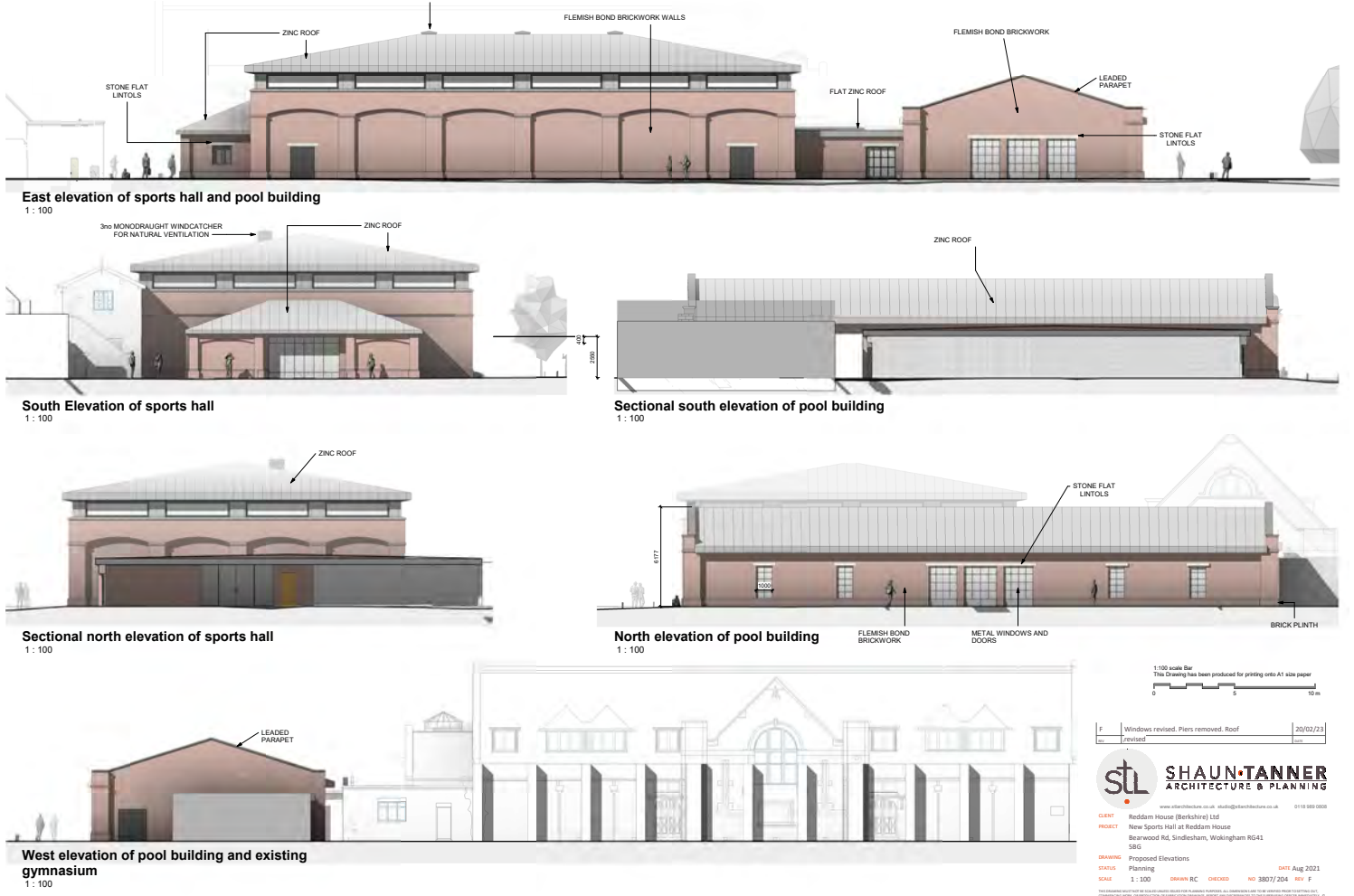
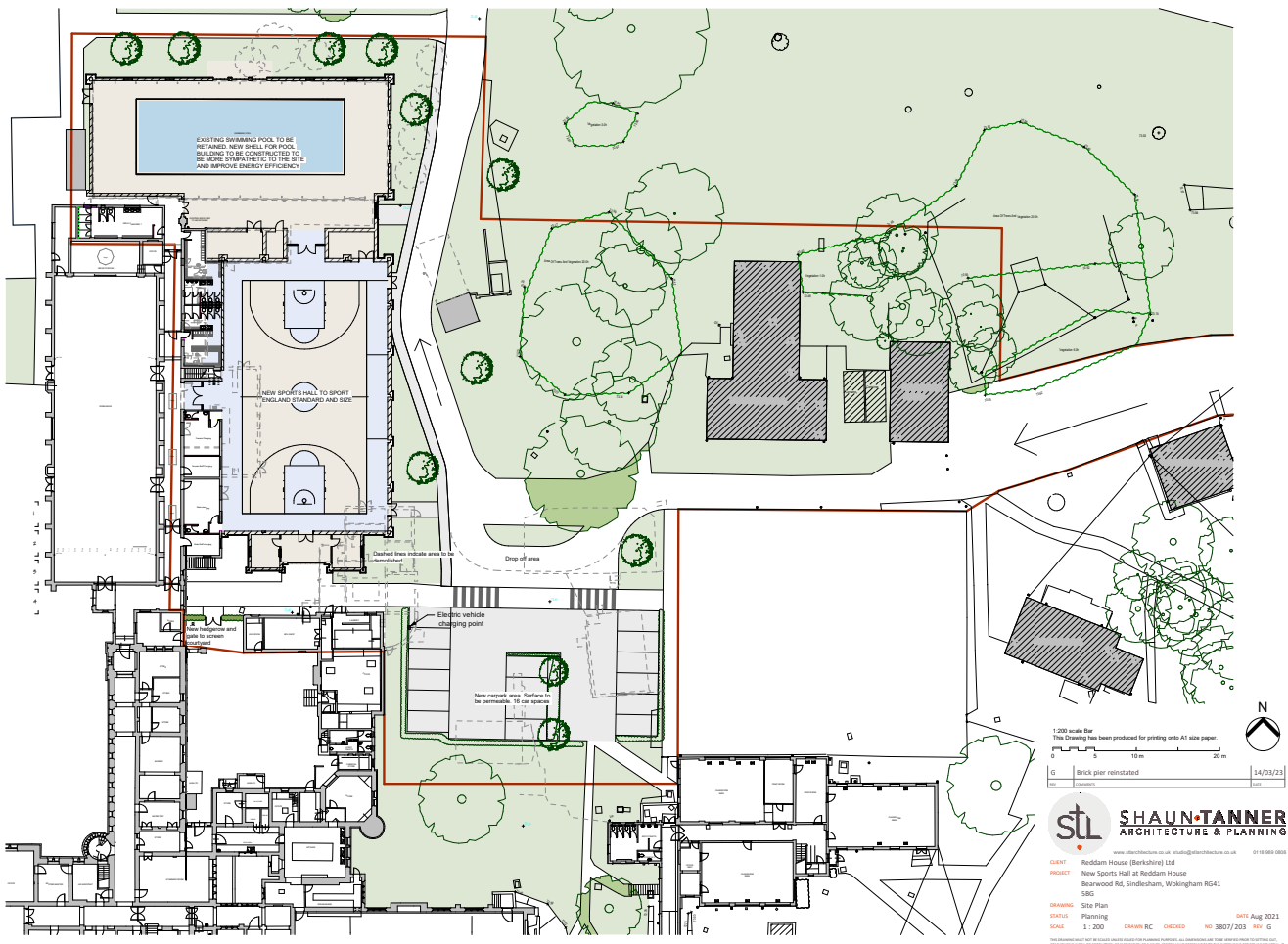
4.5

New Sports Hall + Swimming Pool - Consented Scheme

On 15 November 2023, full planning permission (ref. 221843) was granted for a full application for the proposed erection of a sports hall and new pool building following demolition of existing ancillary buildings. Creation of new landscaped permeable parking area on the site of an existing car park.

The images on this page are extracts from the design and access statement prepared by STL Architecture LTD, in the context of the Wokingham Local Plan, adopted January 2010 to cover the history and context of the proposal and outline the necessary information required to assess the merits of the application.

This intervention sits to the west of our site.



4

Site

4.6

Site Plan - Existing

Within the wider school site, a study area to the east has been chosen as the preferred location for the new boarding house.

The study area has been chosen based on its proximity to the current boarding house, and that it is located to the periphery of the school site, ensuring privacy for the residents, and away from the historically significant aspects of the school.



Key:
 Study Area