
MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	260399
Address:	87 Bearwood Road, Barkham, Wokingham, RG41 4SL		
Proposal:	Householder application for proposed erection of single storey rear extension including changes to fenestration.		
Heritage Asset:	Bearwood College – Grade II* Registered Park and Garden		
Site Visit Made:	No, but familiar with site and context		

Summary Of Recommendations

No objection

Comments On Proposal

Thank you for consulting Built Heritage on the above application.

The application site, 87 Bearwood Road, is located within the Grade II* Registered Park and Garden (RPG) of Bearwood House (variously known as Bearwood College, Royal Navy Merchant School, and now Redham House School) – a designed 19th century landscape. The building in question sits on the site of the former Barkham Lodge, a 19th century entrance lodge for the Bearwood estate, which was demolished in the 1970s. The current house was erected in 2005/6.

The extant building was designed in a manner which broadly reflected a 19th century lodge type aesthetic being of one-and-a-half storeys tall, having strong gables with a distinctive chimney. And whilst the site was lost a degree of relationship with Bearwood House, it is still located within the Grade II* RPG and thus provides a contribution to the significance of the landscape and wider heritage assets. Given this, and combined with the deliberate design language and scale of the extant, it is important that any further development respect and the host's context and historic interest.

Entrance lodges are typically modest in scale and form, with the architectural treatment (generally) reflective of the main building on the site. It is uncertain what the 19th century Barkham Lodge looked like (although further research may yield additional information), however the 2005 Oxford Archaeology investigation gives us the footprint of the lost building and it is likely the lodge was similar in form to 'Poulter's Lodge' or 'Sindlesham Lodge', both located to the north of Barkham Lodge.

The application proposes a single storey extension to the north elevation, effectively an extrusion of the extant single storey element. It is proposed for both the architectural treatment and materials to match the existing, which being relatively modern, should be straightforward to achieve. Given, this no concerns are raised to the proposals form a design perspective.

As noted above, the current Barkham Lodge was designed in a manner to reflect a historic lodge, and importantly, the RPG landscape in which it sits. With this in mind, the building should not seek to be enlarged to the point where the ability to 'read' the structure as a contextual lodge is lost. The scale, form and plan of the building are important to retain the sense of 'lodge' character. To this, the current proposals, being fairly modest, restricted to single storey and reflective of the host, are considered acceptable from a heritage perspective, however, this is likely the most built-form the site and building can now accommodate without harming the significance of the heritage assets.

As such, no objection is raised to the application from a heritage perspective with no harm arising to the significance of the Registered Park and Garden, and contextual relationship of other heritage assets.

Conditions

Matching materials

Date:	10/03/2026	Signed:	Roderick McDonald Built Heritage Officer
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