

18th May 2026

**HERITAGE STATEMENT IN SUPPORT OF LISTED BUILDING CONSENT APPLICATION FOR PROPOSED
STRUCTURAL REMEDIAL WORKS TO THE BACK STAIRCASE AT REDDAM HOUSE, BEARWOOD ROAD,
SINDLESHAM, WOKINGHAM, RG41 5BG**

REVISED- 18th May 2026

1.0 Introduction

- 1.1 This heritage statement has been prepared by Robert Davies Architects & Historic Building Consultants (RDA) in support of the listed building consent application for structural remedial works to the 'Back Staircase' at Reddam House (Application Ref: 252533).
- 1.2 A Heritage Statement dated 17th October 2025 was submitted with the original application. That statement supported a structural design prepared by Gawn Associates Consulting Civil and Structural Engineers (Drawing Nos. 223/1816/01–03, January 2024), which proposed mild steel gallows brackets to the undersides of the Back Staircase landings.
- 1.3 The Built Heritage Officer, Keith Frost, provided a consultation response dated 17th December 2025. His concerns were: potential damage to the historic decorative cornice mouldings arising from the bracket installation; visual incongruity between the bracket positions and the decorative arched openings; insufficient justification for works to all landings when only the first-floor landing showed cracking; and inaccuracies in the submitted structural drawings.
- 1.4 Following discussions with the Built Heritage Officer and the Case Officer, Allcott Associates LLP were instructed as a new structural engineer. A joint site inspection was carried out with RDA on 17th February 2026. Allcott Associates subsequently produced a structural report (Ref: 24543, Issue 01, April 2026), prepared by James Bodicoat MEng (Hons) CEng MICE MStructE.
- 1.5 This revised statement describes the alternative repair approach developed by Allcott Associates, which has been agreed with the Built Heritage Officer. It supersedes the Heritage Statement of October 2025 and should be read in conjunction with the Allcott Associates structural report Ref 24543.

2.0 Proposal

- 2.1 Listed building consent is sought for structural repair works to the first-floor landing of the Back Staircase at Reddam House. The repair is necessary both for safety reasons and to resolve the structural issue causing cracking in the sandstone landing slab.
- 2.2 The cracked first floor landing is currently secured by temporary Acrow propping, as shown in Figures 1 and 2 below. The propping has been in place for some time and cannot remain as a permanent solution.



Figure 1. View up the Back Staircase stairwell showing the open cantilevered arrangement of the landings (Allcott Associates, February 2026).



Figure 2. Acrow props supporting the first-floor landing from below.



Figure 3. Back propping beneath the ground floor landing to transfer loads to ground level.

- 2.3 The proposed repair has been developed specifically to minimise impact on the historic fabric of the listed building, in direct response to the Built Heritage Officer's concerns with the original Gawn Associates scheme. The revised proposal comprises two complementary elements applied only to the underside (soffit) of the first-floor landing slab.
- 2.4 Structural resin crack injection: The crack will be injected with Fosroc Nitofil LV low viscosity epoxy resin grout, a certified system (BS EN 1504 Part 5) designed for the structural reinstatement of cracks in masonry and stone. The adhesion strength of the cured resin exceeds the calculated tensile stress in the slab, confirming structural adequacy. Near the top surface of the crack, kiln-dried sand will be mixed into the resin to provide a closer visual match to the existing sandstone.
- 2.5 Stainless steel dog cramps: Eight stainless steel dog cramps (12mm diameter, 300mm long, grade 304 or 316) will be installed to the soffit of the slab across the crack at 200mm centres. Each cramp is U-shaped and set symmetrically across the crack with each arm embedded 70mm into the slab via 14mm holes drilled using non-percussive means. The holes and a 20mm wide by 30mm deep chase between them are filled with Fosroc Lokfix E35 resin. The exposed cramp and chase are then covered flush with Fosroc Renderoc HB repair mortar, coloured to match the sandstone as closely as practical.
- 2.6 The existing crack and the proposed repair details are shown in Figures 4, 5 and 6 below, taken from the Allcott Associates structural report Ref 24543.



Figure 4. The crack to the first floor landing viewed from below, with Acrow props relocated to provide access.



Figure 5. The crack across the full width of the first floor landing, viewed from above. The worn granolithic screed finish is visible to the top surface.

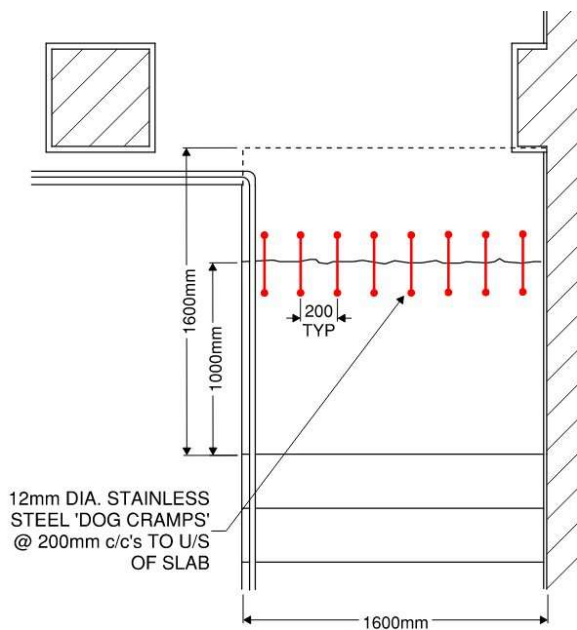


Figure 6. Plan on first floor landing slab showing dog cramp positions at 200mm centres (Allcott Associates, Ref 24543).

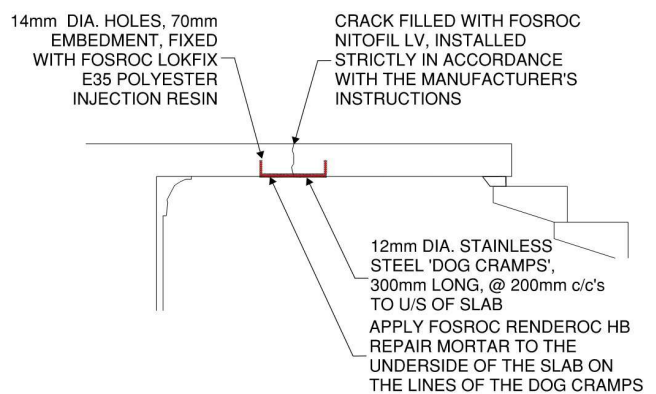


Figure 7. Section through landing slab showing resin crack injection and dog cramp installation detail (Allcott Associates, Ref 24543).

- 2.7 No other changes to the existing property or outbuildings are proposed. In particular, no works of any kind are proposed to any other landing on the Back Staircase. Allcott Associates inspected all landings and confirmed that repair is required only at the first-floor level.
- 2.8 On completion of the repair, and once all materials have achieved full cure (minimum seven days), the temporary Acrow props will be removed. The soffit and face of the slab will then be redecorated on a like-for-like basis.

3.0 Identifying the Heritage Asset

- 3.1 Reddam House is a Grade II* listed building (List Entry Number: 1135967, first listed 14 October 1986). It dates from 1865–74 and was designed by Robert Kerr in the Jacobean style with French motifs for John Walter III, owner of The Times newspaper. The building is constructed in red brick with Mansfield stone dressings, and the wider estate includes a Grade II* Registered Park and Garden.
- 3.2 The listing description records (in part):
- "[The Reddam House is a] large country house in parkland with lakes, formerly Bearwood College, the Royal Merchant Navy School. 1865–74 by Robert Kerr in the Jacobean style with an admixture of French motifs, for John Walter owner of The Times newspaper. Red brick with Mansfield stone dressings, tiled roofs with coped and cross gables of varying heights, with towers and turrets on north and south fronts... Interior: vestibule with decorative inlaid ceramic floor, panelled dado and benches, wood dentilled cornice with rosettes to coffered wood ceiling; heavily moulded door architraves."*
- 3.3 The listing status of the buildings on the site, together with an assessment of their relative significance, are shown in Figures 8 and 9. The Back Staircase, marked in red on the historic floor plans at Figures 10 and 11, is a secondary service staircase connecting all floor levels within the service wing.

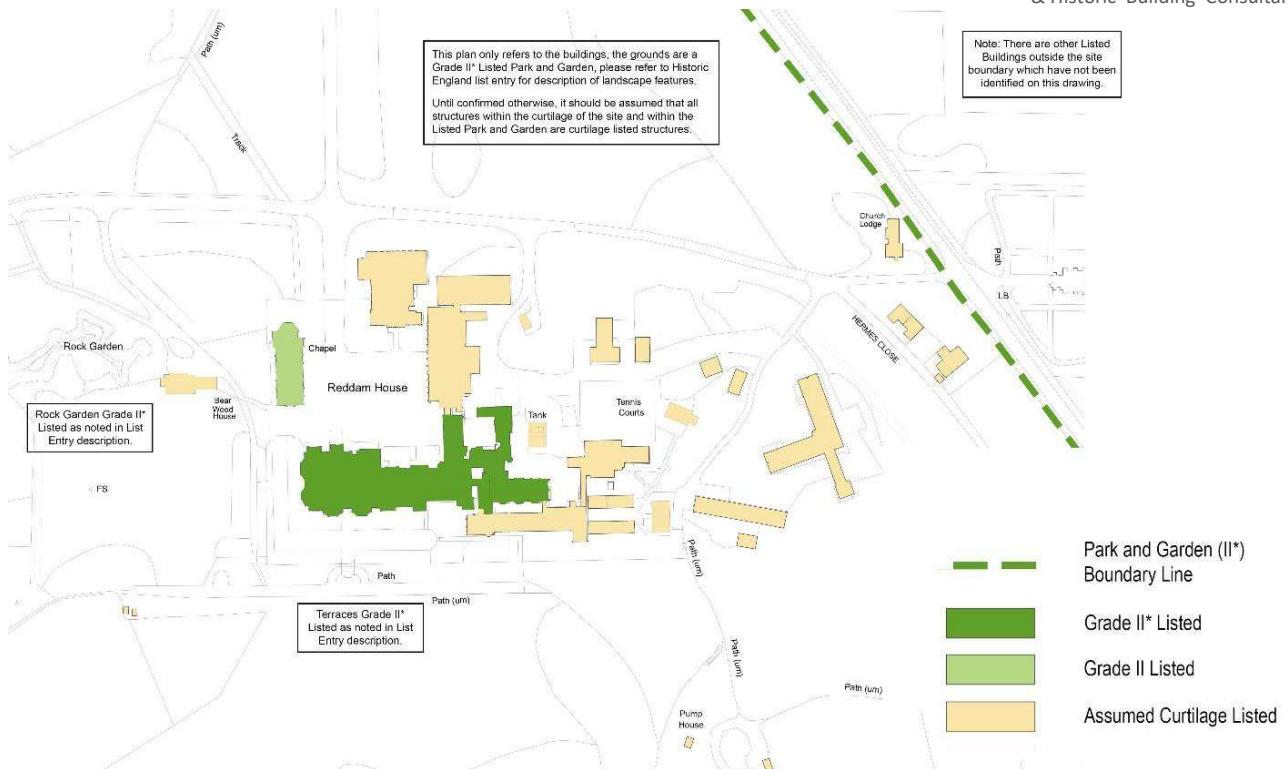


Figure 8. Listing status of Reddam House and surrounding buildings.



Figure 9. Assessment of significance of Reddam House and surrounding buildings.

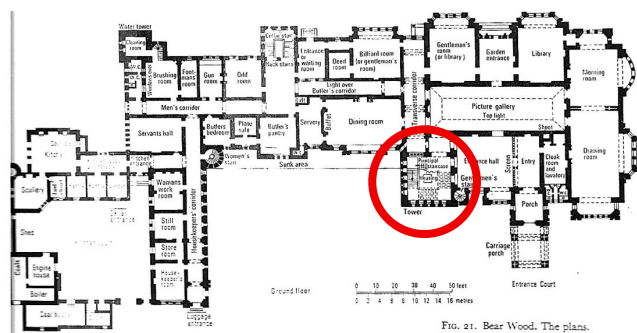


Figure 10. Ground Floor historic plan with the Back Staircase marked in red.

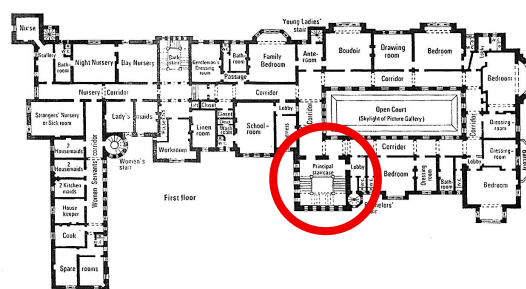


Figure 11. First Floor historic plan with the Back Staircase marked in red.

4.0 Assessment of the Impact and Mitigation

- 4.1 The revised repair proposal has been developed specifically in response to the Built Heritage Officer's consultation response of December 2025. The following assessment addresses each of his concerns in turn.
- 4.2 **Harm to historic decorative cornice mouldings:** The original Gawn Associates scheme required the removal of sections of decorative cornice moulding and wall plaster to fix the brackets and spreader plates to the masonry wall. The revised scheme involves no penetration through the wall, no attachment to the wall face, and no removal of plasterwork or cornice. The only works are to the soffit of the landing slab, which carries no decorative moulding. There is accordingly no harm to the historic decorative fabric.
- 4.3 **Visual impact:** The original bracket scheme would have introduced visible steel elements beneath each landing, positioned in a visually discordant relationship with the decorative arch mouldings. The revised scheme introduces no new visible elements. The dog cramps are set flush into the soffit and covered with mortar; the only evidence of the repair will be a thin mortar line on the underside of the slab at the crack, which is itself already a visible feature. This constitutes negligible visual impact on the character and appearance of the staircase.
- 4.4 **Scope of works:** The Built Heritage Officer questioned whether works to all landings were justified when only the first-floor landing showed cracking. The revised scheme addresses this directly: Allcott Associates inspected all landings and have confirmed on structural grounds that repair is required only at the first-floor landing owing to its length. No works are proposed to any other landing.
- 4.5 **Accuracy of structural information:** The Built Heritage Officer noted inaccuracies in the Gawn Associates drawings regarding cornice profile and clearance above the arch moulding. Since the revised scheme involves no interaction with these elements, this concern is entirely resolved. The Allcott Associates report provides detailed site observations, dimensions and photographic records.
- 4.6 **Risk of damage to the wrought iron balustrade:** The Built Heritage Officer noted concern about drilling operations near the original balustrade. The revised scheme uses non-percussive drilling into the soffit of the slab only, eliminating any risk of vibration damage to the balustrade or the stone at the slab edge.
- 4.7 The proposed repair retains the existing fabric as far as possible. The intervention has been designed to be clearly legible as modern repair work, and not to remove more historic fabric than is strictly necessary to complete the structural consolidation. The repair does not detract from the character of the staircase, and the ability to understand the development and evolution of the building is fully retained.

- 4.8 The proposed staircase repair is essential for the safe use of the building as a school and will have a negligible impact on the significance or character of this important historic building.

5.0 Installation Methodology

- 5.1 The stainless-steel cramps will be installed using non-ferrous structural fixing resin anchored into the soffit of the existing slab, as outlined in the Allcott Associates structural report. All works will be carried out by competent contractors with demonstrable experience of similar repair works in listed buildings.
- 5.2 Access to the work areas will be arranged by repositioning the existing Acrow props to either side of the crack, maintaining support to the landing slab throughout. The staircase will be taken out of use during the repair works.
- 5.3 The crack will be thoroughly cleaned and sealed with Fosroc Nitokit Surface Sealant before Fosroc Nitofil LV epoxy resin is injected progressively along the crack. Once cured, the stainless-steel dog cramps will be installed into the slab soffit and finished flush with Fosroc Renderoc HB repair mortar.
- 5.4 On completion, all materials will be allowed to cure for a minimum of seven days before the temporary propping is removed. The soffit and face of the slab will then be redecorated on a like-for-like basis.

6.0 Conclusion

The revised structural repair scheme for the Back Staircase first floor landing at Reddam House has been developed directly in response to the Built Heritage Officer's concerns about the original Gawn Associates gallows bracket design. The alternative approach - structural resin crack injection and stainless-steel dog cramps set flush into the underside of the first-floor landing slab - avoids any interference with the historic decorative cornice mouldings, introduces no visible new elements into the staircase interior, and is confined to the single landing where structural repair is confirmed necessary.

The proposal is the minimum necessary intervention to resolve a genuine structural safety issue. It will have a negligible impact on the significance or character of Reddam House and is consistent with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990, the NPPF 2024, and established conservation principles.