
MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	252533
Address:	Reddam House, Bearwood Road, Sindlesham, RG41 5BG.		
Proposal:	Application for Listed Building consent for the proposed structural remedial works to stairwell.		
Heritage Asset:	Reddam House – grade II* listed building Listed Buildings are classed as designated heritage assets under the NPPF and in the Council’s Local Plan policies		
Site Visit Made:	Previously.		

Summary Of Recommendations

Recommend Consent be given subject to the conditions as advised.

Comments On Proposal

These additional comments are made here in response to submission of Structural Calculations (First Issue) document dated 24/04/2026 and a revised heritage statement, dated 18/05/2026 which together set out a revised proposal for dealing with the issue of the cracking running through the landing at the top of the first-floor flight of stairs of the secondary flight of stairs at Reddam House.

The proposals as amended now is measures to stitch back together the crack running through the cantilevered landing slab using specialised resins, and the application of a series of metal ‘Dog Cramps’ applied along the run of the cracking to the underside of the landing slab which following being fixed into place are to be hidden from view through an application of render along the line of the fixings.

This revised approach fully addresses the concerns there had been with respect to the originally intended proposal for the introduction of a pair of metal brackets to be installed to the underside of the cantilevered first floor landing of the rear secondary flight of stairs to address the issue of the cracking running through the landing slab. That approach had been considered to be visually detrimental to the appearance and form of the staircase and would have resulted in physical harm to the ornate architrave mouldings.

As such from a heritage stance the amended proposals to repair and strengthen the cracking that has occurred at the first-floor landing of the rear flight of stairs at Reddam House is one that is supported and when completed the strengthening/stitching works will not be visible and will not result in any harm to the historic ornate architrave moulding.

Conditions

Crack Repair & Strengthening Works To First-Floor Staircase Landing

The hereby given consent for crack repair and strengthening works to the first-floor landing of the rear staircase is to be undertaken in accordance with the procedure as set out in the Structural Calculations (First Issue) document dated 24/04/2026 and the revised Heritage Statement, dated 18/05/2026 unless otherwise agreed in writing by the local planning authority prior to implementing changes.

Matching finishes

All new works and works of making good to the retained fabric, shall be finished to match the adjacent work with regard to the methods used and to material, colour, texture, and profile, unless otherwise agreed in writing by the local planning authority prior to implementing the changes.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24

Date:	09/06/26	Signed:	Keith Frost Built Heritage Officer
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