

Reddam House- Early Learning School

Attic Refurbishment

Heritage Officer Response and layout adjustments
September 2026



Email from Planning Officer
Received 15.09.2026

From: Tariq Bailey-Biggs <Tariq.Bailey-Biggs@wokingham.gov.uk>
Sent: 15 September 2026 13:30
To: Alex Neal <ANeal@geraldeve.com>; Esmee Bryson-Harris <EBryson-Harris@geraldeve.com>
Cc: Gemma Carrieri <GCarrieri@geraldeve.com>
Subject: RE: WBC Planning - Bearwood College - 261514

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Hi Alex,

The Council's Built Heritage Officer has requested the further clarification:

- Please clarify the extent of proposed demolition at first-floor/attic level, including confirmation of whether the existing lath and plaster ceilings within the Coachman's House and adjacent attic space are to be retained or replaced.
- Please clarify whether any of the existing back-to-back corner fireplaces are proposed to be retained
The Built Heritage Officer would welcome the retention of at least one fireplace arrangement as an illustrative feature of the building's historic internal layout. The current demolition plan appears to indicate that the fireplaces are to be removed, whereas the proposed plan within the Heritage Statement appears to show one pair being retained.

Subject to the above matters being satisfactorily addressed, the Built Heritage Officer has confirmed that there no objection to the proposal from a heritage perspective, subject to the recommended conditions.

Kind Regards,

Tariq Bailey-Biggs, BSc (Hons), MSc.
Planning Officer
Development Management
Wokingham Borough Council
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Wokingham Borough - a great place to live, learn, work & grow and a great place to do business
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Architect's Response

Please refer to the revised drawing titled 'RDELS-HAP-PD11-01ZZ-DR-A-11001-Demolition Plan - Attic-P02' for details that describe where extensive lath and plaster ceiling repair is required. Pending a structural survey the existing timber ceiling structure is to be retained and relined as per the fire engineer's specifications.

Please refer to page 5 of this report for photographs of the existing ceiling condition.

Please refer to the revised drawing titled 'RDELS-HAP-PD11-01ZZ-DR-A-11001-Demolition Plan - Attic-P02' for an amendment to the extent of demolition to existing chimney breasts. As desribed, the intention is to keep one of the original chimney breasts and the associated stone hearth. This is in line with the proposal in drawing 'RDELS-HAP-PD12-01ZZ-DR-A-12001-P02-Proposed Plan - Attic'

Please refer to page 6 of this report for photographs of the existing chimney breast condition.

Proposed Plan - Attic

RDELS-HAP-PD12-01ZZ-DR-A-12001-Proposed Plan - Attic-P02



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www.hapticarchitects.com

- General Notes:
- Do not scale off this drawing.
 - Use figured dimensions only.
 - All dimensions to be verified prior to the commencement of any work or the production of any shop drawing.
 - All omissions and discrepancies to be reported to the Architect immediately.
 - This drawing is to be read in conjunction with all related Architect's and Engineer's drawings and any other relevant information.

Key

--- Site Boundary

Drawing produced by Cura Surveys and issued to Inspired Education and Haptic Architects on 8th June 2026

Room Key

- Learning Space
- Toilets
- Storage
- Circulation
- Back of House

P02	19/09/2023	SAR	SGR	Layout adjusted to client requests
P01	24/06/2026	SAR	SGR	Issued for Planning
	18/06/2026	SAR	SGR	Issued for Coordination
	12/06/2026	SAR	SGR	Issued for Coordination
revision	date	by	appr	description

Key Plan



Client

Inspired Education

Project Name

Reddam Early Learning School

Project Address

Reddam House, Berkshire, RG41 5BG

Design Stage

Stage 3

Drawing Title

Proposed Plan - Attic

Scale	Sheet Size	Date
As indicated	A1	12/06/2026
1 : 200	A3	

Drawn	Checked	Approved
SAR	LBE	SGR

Revision	Suitability Code
P02	PL

Drawing No.

RDELS-HAP-PD12-01ZZ-DR-A-12001

Area
unsurveyed

Area
unsurveyed

Area
unsurveyed

Area
unsurveyed

Area out
of scope

Early Learning School - Area in Scope

- Storage wall joinery including:
- Low level drawers/trays
 - High level cupboards
 - Media screen

Low level art sink

Existing chimney breast retained

Adjacent toilet block with 2 low level children's cubicles and a child height wash trough and changing table

New fire doors for all rooms accessed off the circulation. Rating to be provided by fire engineer

New fire rated partition as per fire engineers specification

Media wall storage

Learning Space
39 m²

WC's
5 m²

Circ.
+68.10

Store

Learning Space (Atelier)
16 m²

Internal circular porthole window

WC low-level saloon style doors

Coat and bag hooks

Internal circular porthole window

Refurbished stair and new handrails. Adult height and child-height handrail to be included

Entrance Forecourt

Outdoor Classroom

Demolition Plan - Attic

RDELS-HAP-PD11-01ZZ-DR-A-11001-Demolition Plan - Attic-P02



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Key

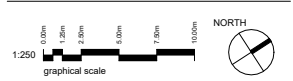
Site Boundary

Drawing produced by Cura Surveys and issued to Inspired Education and Haptic Architects on 8th June 2026

- Proposed demolition in line with brief requirements
- Walls to be upgraded in line with technical requirements
- Partial low level removal of existing brickwork around obsolete fireplace to allow for future sanitaryware provision and pipework.
- Area where extensive lath and plaster ceiling repair is required. Pending a structural survey the existing timber ceiling structure is to be retained and relined as per fire engineers specifications.

P02	16/09/2027	SAR	SGR	Clarifications for Heritage Officer
P01	24/06/2026	SAR	SGR	Issued for Planning
	18/06/2026	SAR	SGR	Issued for Coordination
	12/06/2026	SAR	SGR	Issued for Coordination
revision	date	by	appr	description

Key Plan



Client

Inspired Education

Project Name

Reddam Early Learning School

Project Address

Reddam House, Berkshire, RG41 5BG

Design Stage

Stage 3

Drawing Title

Demolition Plan - Attic

Scale	Sheet Size	Date
1 : 100	A1	12/06/2026
1 : 200	A3	

Drawn	Checked	Approved
SAR	LBE	SGR

Revision	Suitability Code
P02	PL

Drawing No.

RDELS-HAP-PD11-01ZZ-DR-A-11001

Area
unsurveyed

Area
unsurveyed

Area
unsurveyed

Area
unsurveyed

Masonry walls to be removed. Structural survey to be conducted to determine additional structure required

Existing chimney breast retained

Existing sanitaryware removed

Existing hearth flagstones retained

42001

1

Blocked door removed and raised. See drawing 42001

Area out
of scope

Existing internal partition wall to be upgraded to meet fire engineers requirements

Early Learning School - Area in Scope

Attic - Existing Photographs

Ceiling finish condition



01

Prominent diagonal cracking along the sloping joints above the doorway frame. The textured wallpaper finish is visibly peeling, buckling, and tearing away from the substrate, exposing chipped, damaged plaster edges and raw under-material along the seams.



02

A large rectangular opening where the finish, textured wallpaper, and backing have completely collapsed or been stripped away. This damage leaves the structural timber joists fully exposed



03

Multiple deep cracks where the plaster has broken away to reveal the substrate above. The surrounding surfaces show widespread cracking and flaking paint.



04

Widespread flaking paint across ceiling surface, with small areas of exposed substrate. This damage extends into the surrounding partition walls that will be demolished, which suffer from severe plaster loss, exposed lath, indicating prolonged neglect or moisture exposure.

Attic - Existing Photographs

Chimney breasts



01

Retained chimney breast

Sanitaryware and associated pipework to be removed and replaced

Flagstone hearth to be retained. Note, survey required to determine potential presence of unsafe material content.



02

Retained chimney breast

Flagstone hearth to be retained. Note, survey required to determine potential presence of unsafe material content.



02

Removed chimney breast

Structural engineer has confirmed the northern-most chimney breast can be removed along with adjacent partition wall.

Attic Refurbishment

Layout adjustments
September 2026

Detailed Plan and Updated Views

inspired



HAPTIC

Design Update - Layout Adjustments 18.09.2026

2 01_PLN_GA_Proposed Detailed Plan - Learning Space
1:20

Reddam House - Early Learning School
Design Update - Classroom View 1

1. PORTHOLE WINDOW

Timber frame, S/O Diameter 750mm
Finish: TBC

2. CRAFT SINK BESPOKE JOINERY

Circular ceramic countertop sink
with corian countertop and storage
beneath. Finish and spec TBC.

3. FLOOR FINISH

Forbo Allura Decibel 3.5mm
throughout.

Finish Spec - 5313AD3 golden
smooth oak (1200x200mm)

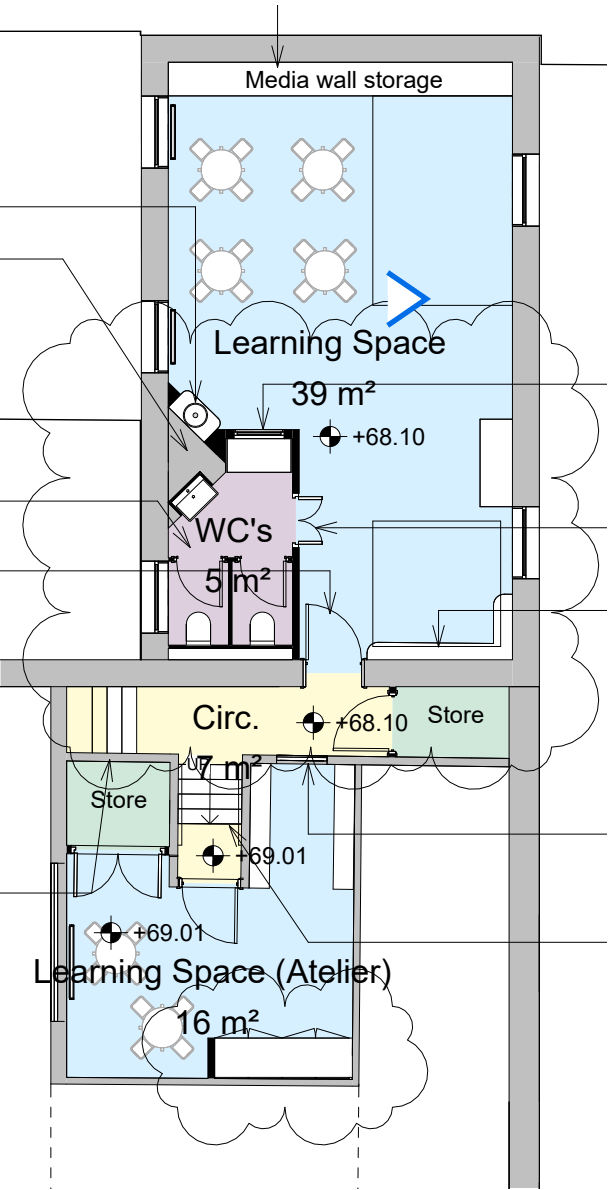
4.STORAGE WALL BESPOKE
JOINERY

Learning space storage wall with
open cubby shelving at low level
and melamine facias.

Finishes: Egger U420 ST9 Purple
and W1001 ST9 Solid Premium
White.

5. TIMBER FURNITURE

By others, spec TBC



Attic Plan - Adjustments to layout bubbled

Revised View 18.09.2026

Reddam House - Early Learning School
Design Update - Classroom View 2

1. COAT HOOK BESPOKE JOINERY

Bench with open storage cubbies beneath and coat hook backing panel. Height of bench 340mm.

Finish: Egger Natural Mountain Larch
Coat hooks: Spec TBC

2. SLEEPING MATS & STORAGE

By other. 600x1200mm

3. WC DOOR WITH VISION PANEL

Two toned solid door frame with circular vision panel.
Finish: Egger White, Egger TBC

4. PORTHOLE WINDOW

Timber frame, S/O Diameter 750mm
Finish: TBC

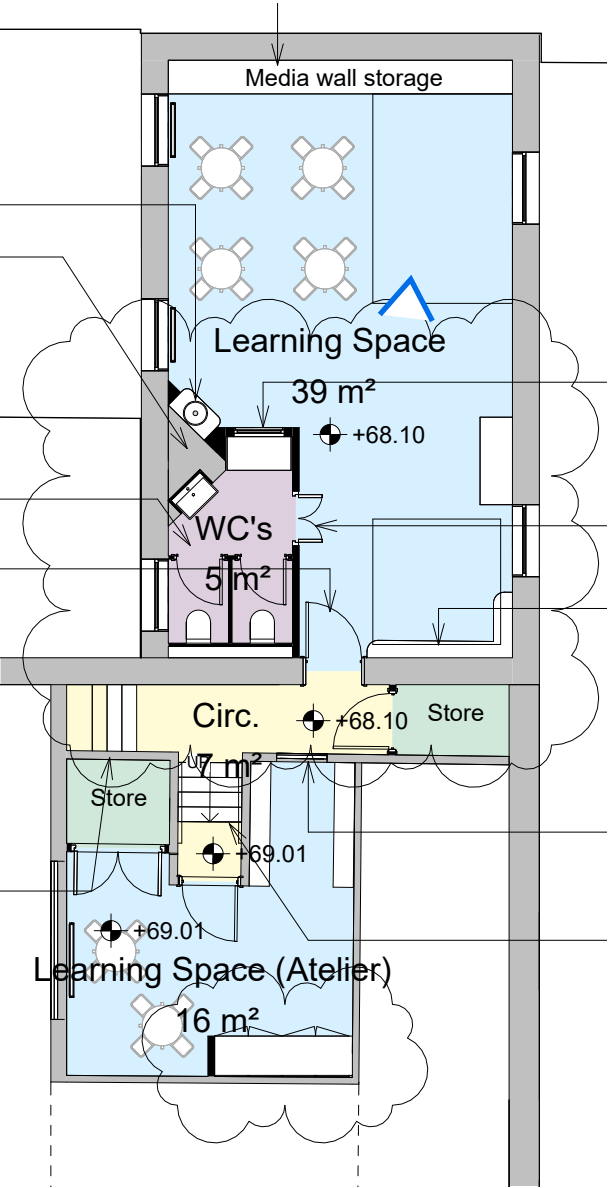
5. CRAFT SINK BESPOKE JOINERY

Circular ceramic countertop sink with corian countertop and storage beneath. Finish and spec TBC.

6. FLOOR FINISH

Forbo Allura Decibel 3.5mm throughout.

Finish Spec - 5313AD3 golden smooth oak (1200x200mm)



Attic Plan - Adjustments to layout bubbled



Revised View 18.09.2026

Reddam House - Early Learning School
Design Update - Classroom View 3

1. STORAGE WALL BESPOKE JOINERY

Learning space storage wall with open cubby shelving at low level and melamine facias.

Finishes: Egger U420 ST9 Purple and W1001 ST9 Solid Premium White.

2. PLATFORM BESPOKE JOINERY

Timber platform construction with intergrated backlit box.

Sides finish: Egger Natural Mountain Larch. Carpet finish: Spec TBC

Dimensions 2090x3110x150mm (WxLxH)

3. WALL MOUNTED MIRROR
Spec TBC

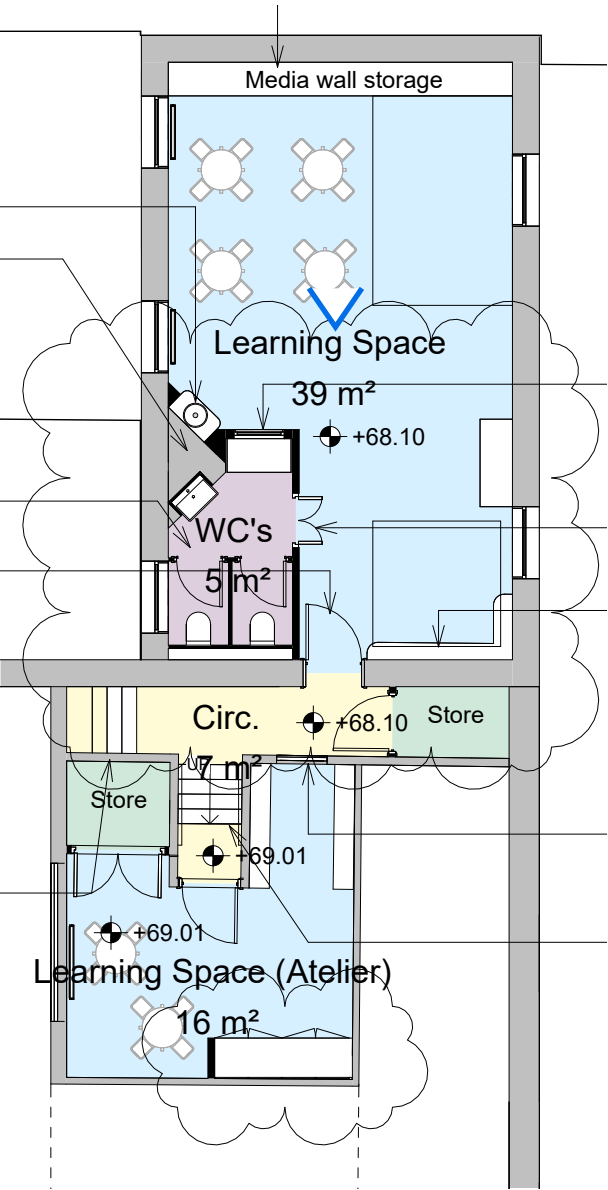
4. FLOOR FINISH

Forbo Allura Decibel 3.5mm throughout.

Finish Spec - 5313AD3 golden smooth oak (1200x200mm)

5. TIMBER FURNITURE

By others, spec TBC



Attic Plan - Adjustments to layout bubbled

Revised View 18.09.2026

HAPTIC

inspired

A cluster of approximately 12 small dots in various colors (blue, red, yellow, grey, black) arranged in a loose, abstract pattern below the word "inspired".