

17th October 2025

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

1.0 Introduction

1.1 This heritage statement is produced to support the listed building consent application of structural support to the landings of the 'Back Staircase' in Reddam House.

2.0 Proposal

2.1 Listed building consent is sought for adding structural brackets to support the 'Back Staircase' landings.

2.2 The repair of the staircase is necessary both for safety reasons and to prevent further degradation.

2.3 Currently the cracked staircase landing is secured by temporary Acrow propping support as shown in Figures 1, 2 and 3.



Figure 1. View of underside of feature arch over ground floor landing.



Figure 2. The ground floor landing to 'Back Staircase'.



Figure 3. The cracking to the first floor landing – underside.



Figure 4. The cracking in the first floor landing.

- 2.4 The proposed repairs include the installation of two sets of gallows brackets to the underside of the landing structure which have been designed by a structural engineer with experience of working on listed buildings.
- 2.5 Although the cracking has appeared only on the first-floor landing, it is proposed to replicate the same detail on each landing area (for all the flights) because of the

inherently weak detailing and potential for cracking in the future. This is of safety concern given the current use of the building as a school.

- 2.6 The suggested method of repairing would retain existing fabric as much as possible.
- 2.7 The intervention has been designed in such way that it cannot be misunderstood as original, and at the same time not removing more historic fabric than is necessary to complete the structural repair.
- 2.8 No other changes to the existing property or outbuildings are proposed within this application.
- 2.9 The Detailed Drawings and Outline Listing of Proposed Remedial Measures provided by Gawn Associates, structural engineers, are included as part of this application. The structural engineers' gallows brackets design is shown for reference in Figures 5-7.

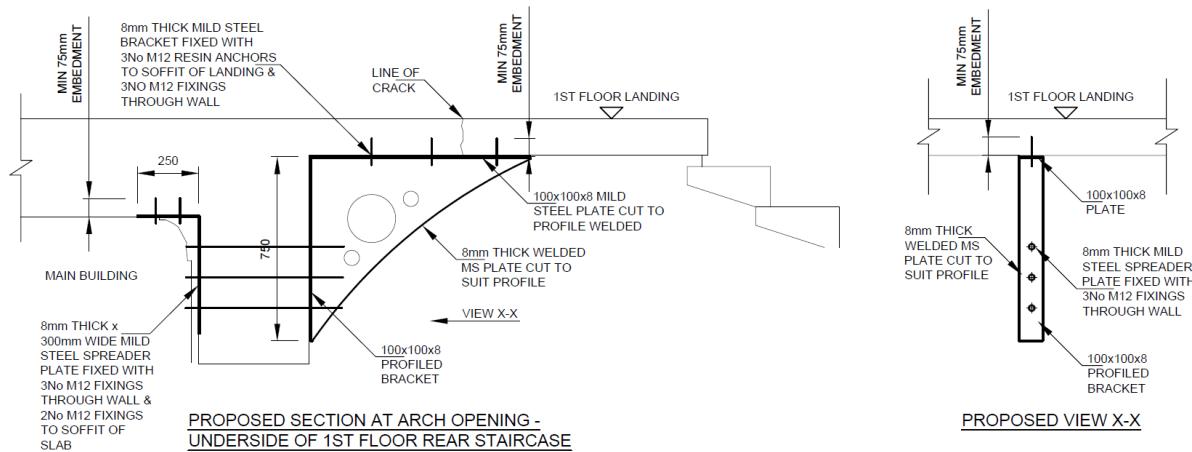


Figure 5. Proposed Section and View at Arch Opening – underside of the first floor 'Back Staircase'.

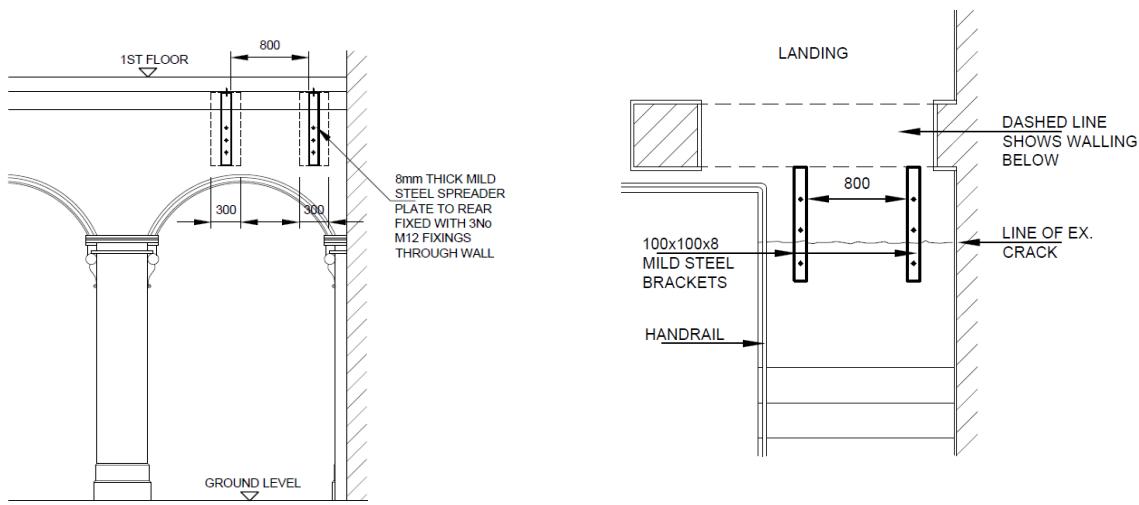


Figure 6. Proposed elevation on arched opening at the ground floor landing to the 'Back Staircase'.

Figure 7. Proposed Plan on the first floor landing.

3.0 Identifying the Heritage Asset

3.1 The Reddam House is a Grade II listed building and dates from 1865-74. The overall site includes other listed buildings as shown on Figures 10 and 11.

3.2 The listing description for the building is as follow:

Heritage Category: Listed Building

Grade: II*

List Entry Number: 1135967

Date first listed: 14-Oct-1986

Date of most recent amendment: 29-Apr-1987

List Entry Name: Former Bearwood College and terraces to south

Statutory Address: Reddam House School, Bearwood Road, Winnersh, RG41 5BG

[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: The principal part of the building is rectangular with inner atrium on first and second floors over and lighting a former picture gallery; L-shape service wing to east of this with large kitchen court on north. Part two storeys with attics, part three storeys with attics and cellars. Stone plinths, moulded stone strings at all floor levels, moulded cornice and open balustraded parapet over bay windows and part of north front at roof level. Many gable ended dormers mostly irregularly spaced. Some large chimneys remain but many originals have gone. Irregular fenestration of mullion and transome windows and sashes, all without glazing bars.

[...]

Interior: vestibule with decorative inlaid ceramic floor, panelled dado and benches, wood dentilled cornice with rosettes to coffered wood ceiling; heavily moulded door architraves.

[...]

The plans of the house appeared in Robert Kerr's book entitled The English Gentleman's House, published in 1864."

3.3 Thomas Pride's Map of 1790 (below) shows Bearwood as 'Bare Wood' (Figure 8), whereas the Enclosure map of 1817 spells it 'Bere Wood' (Figure 9). The Reddam House and its surrounding buildings listing status as well as the assessment of their significance are shown in Figures 10 and 11.

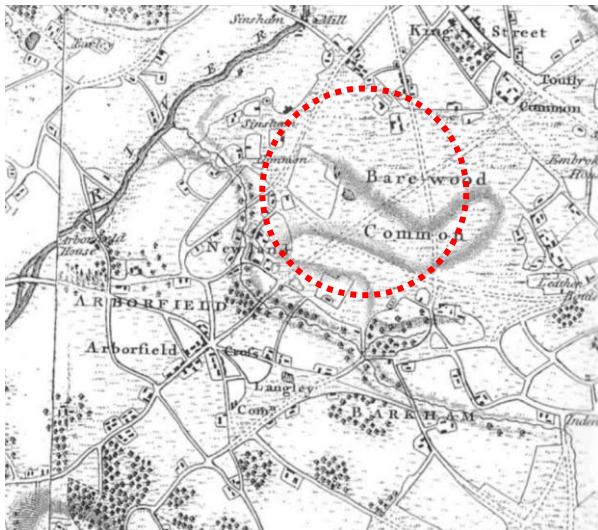


Figure 8. Thomas Pride's map of 1790 with Reddam House future location in red circle.

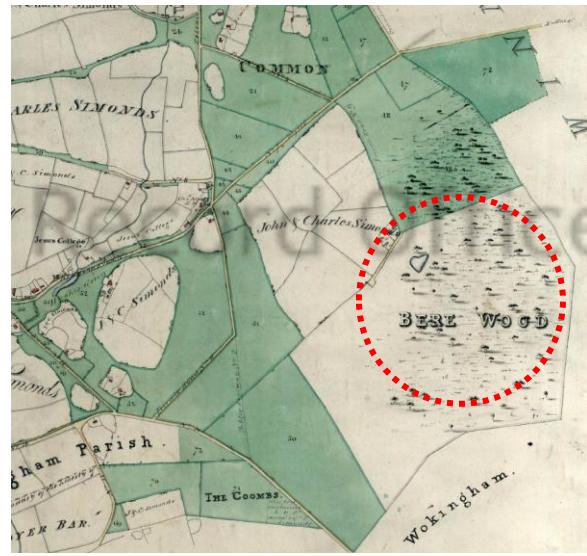


Figure 9. Enclosure map of 1817 showing 'Bere Wood'.



Figure 10. Listing status of the Reddam House and surrounding buildings.



Figure 11. Assessment of Reddam House and surrounding buildings' significance.

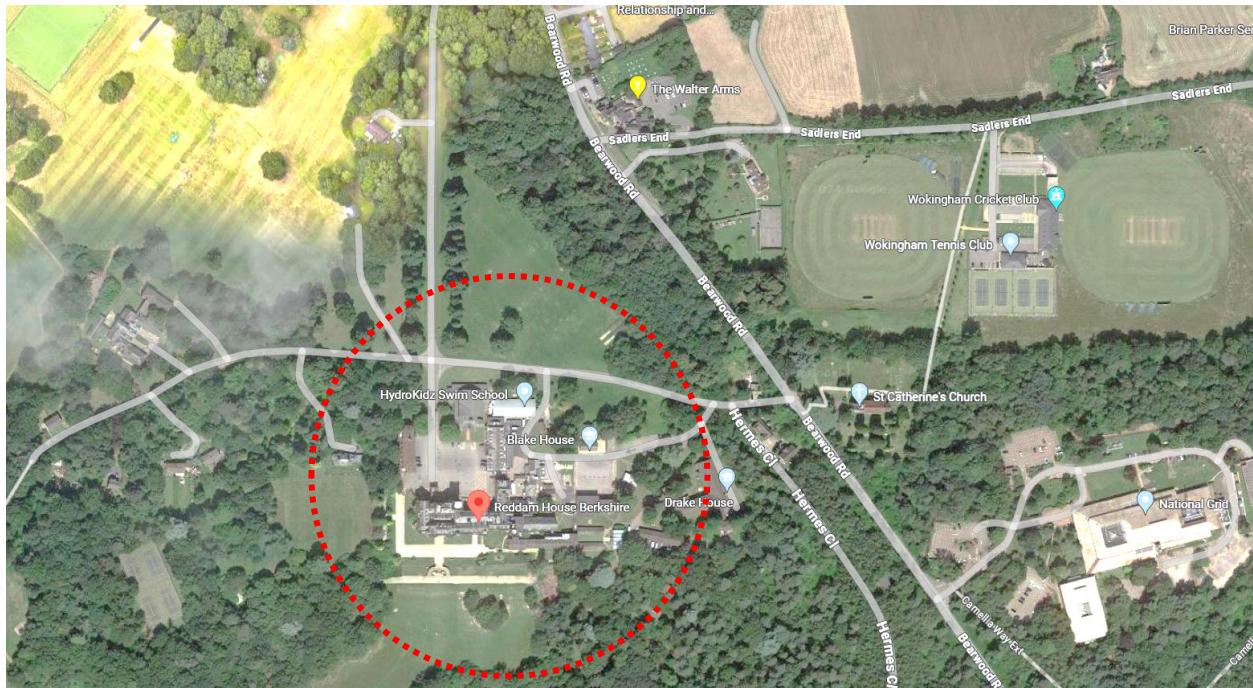


Figure 12. Aerial view of the Reddam House and Bearwood today.

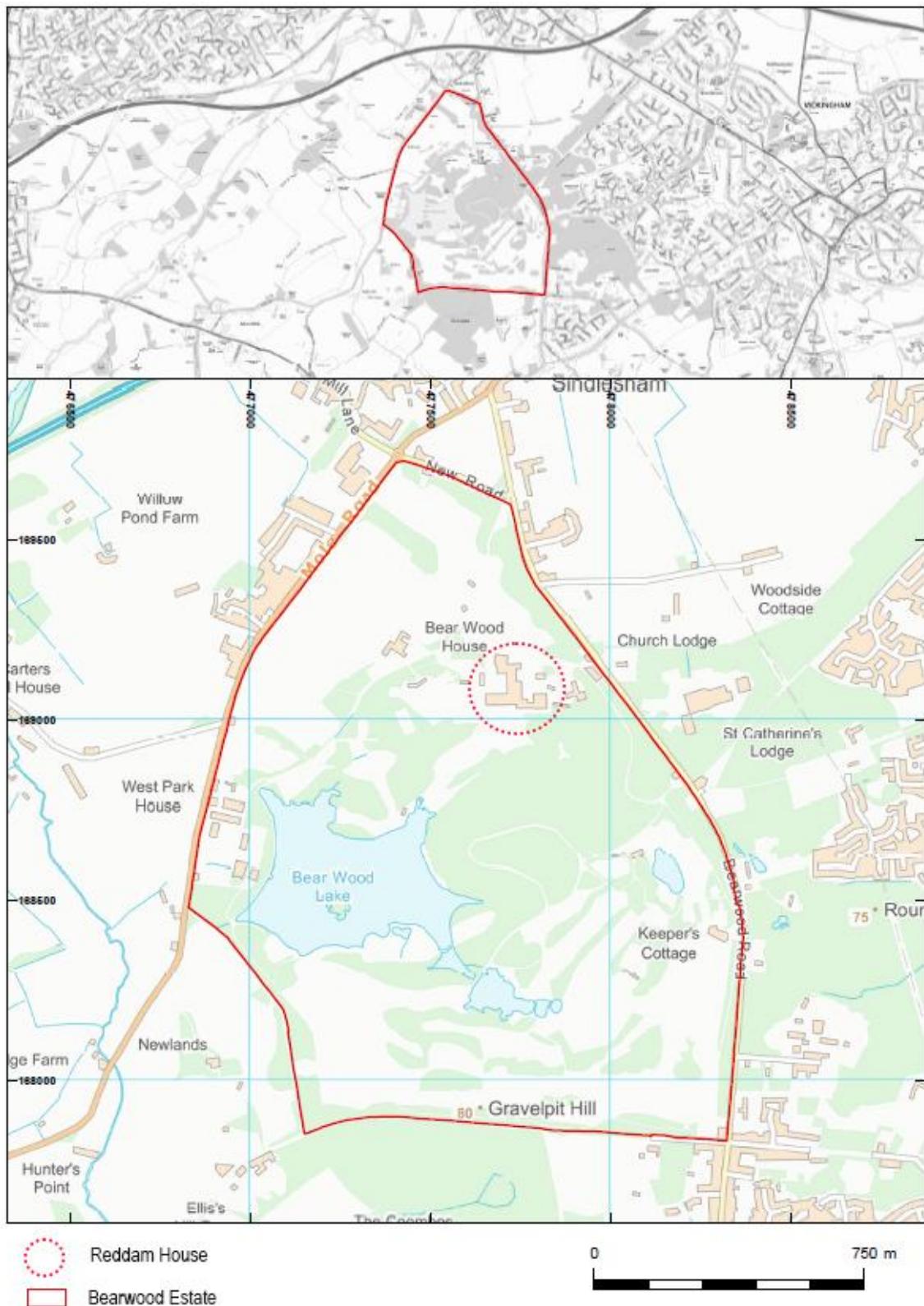


Figure 13. The wider Bearwood Estate, including Bear Wood Lake.

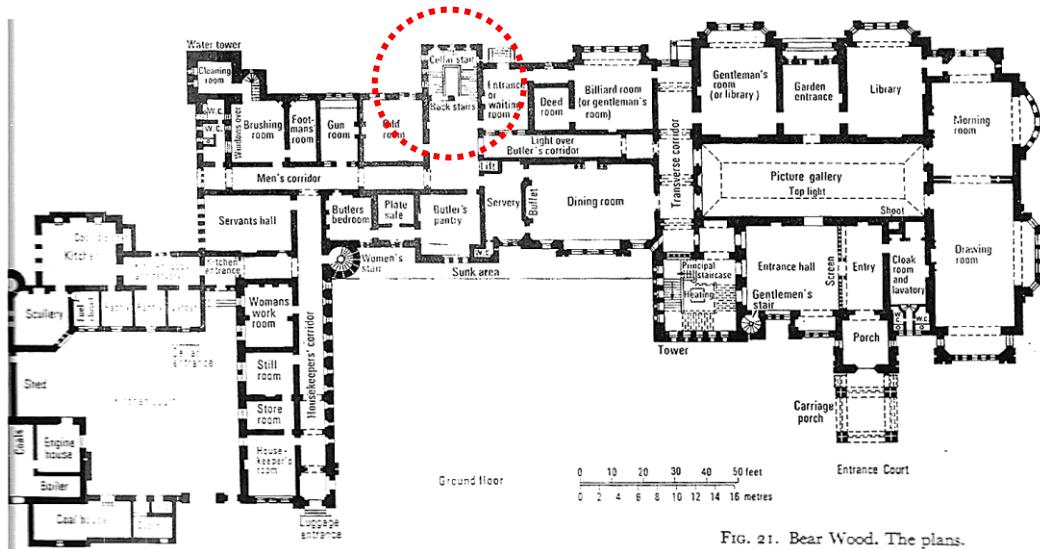


FIG. 21. Bear Wood. The plans.

Figure 14. Ground Floor – Historic plan. ‘Back Staircase’ marked in red.

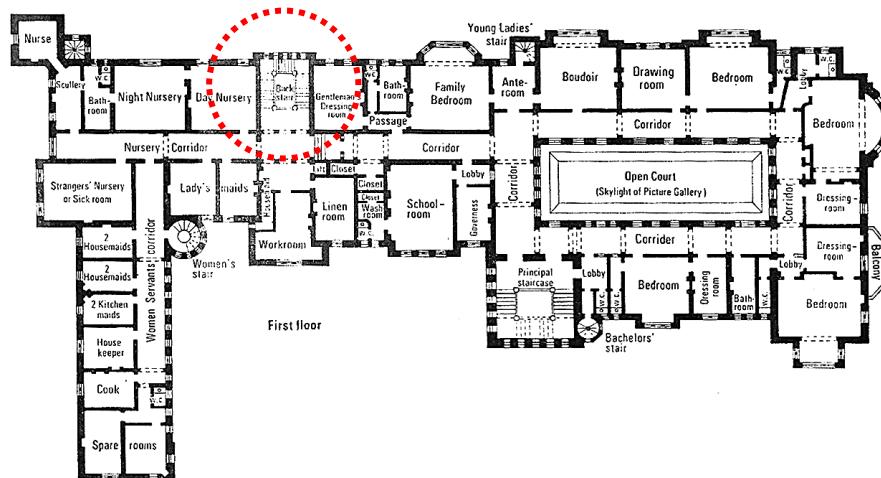


Figure 15. First Floor – Historic plan. ‘Back Staircase’ marked in red.

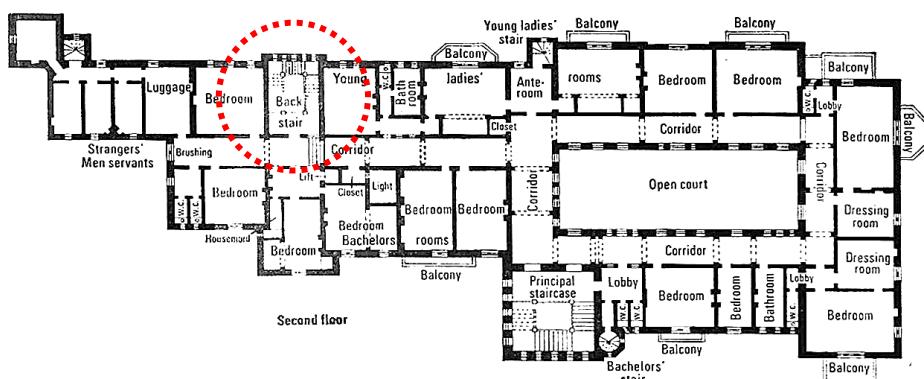


Figure 16. Second Floor – Historic plan. ‘Back Staircase’ marked in red.

4.0 Assessment of the Impact & Mitigation

- 4.1 The impact of the new gallows brackets to the underside of each landing within the 'Back Staircase' has been assessed with consideration given to the building's character and historic significance. These suggested methods of repair would resolve the structural issue while also retaining as much of the existing fabric as possible.
- 4.2 The proposed intervention has been carefully designed in such way that it is not over utilitarian or overly traditional. In this way the brackets do not detract from the character of the interiors nor can they be misinterpreted as an original feature. Therefore, the ability to interpret and understand the development and evolution of the building is retained.

5.0 Installation methodology

- 5.1 The brackets will be installed using non-ferrous structural fixing resin, anchored into the existing structure as outlined in the structural report.
- 5.2 Access to the work areas will be provided via safe scaffolding. Scaffolding will allow the necessary structural repairs of each landing whilst enabling existing historic features to be protected and prevent damage during the works.
- 5.3 On completion, the scaffolding and protection will be removed and decorations made good on a like-for-like basis.

6.0 Conclusion

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