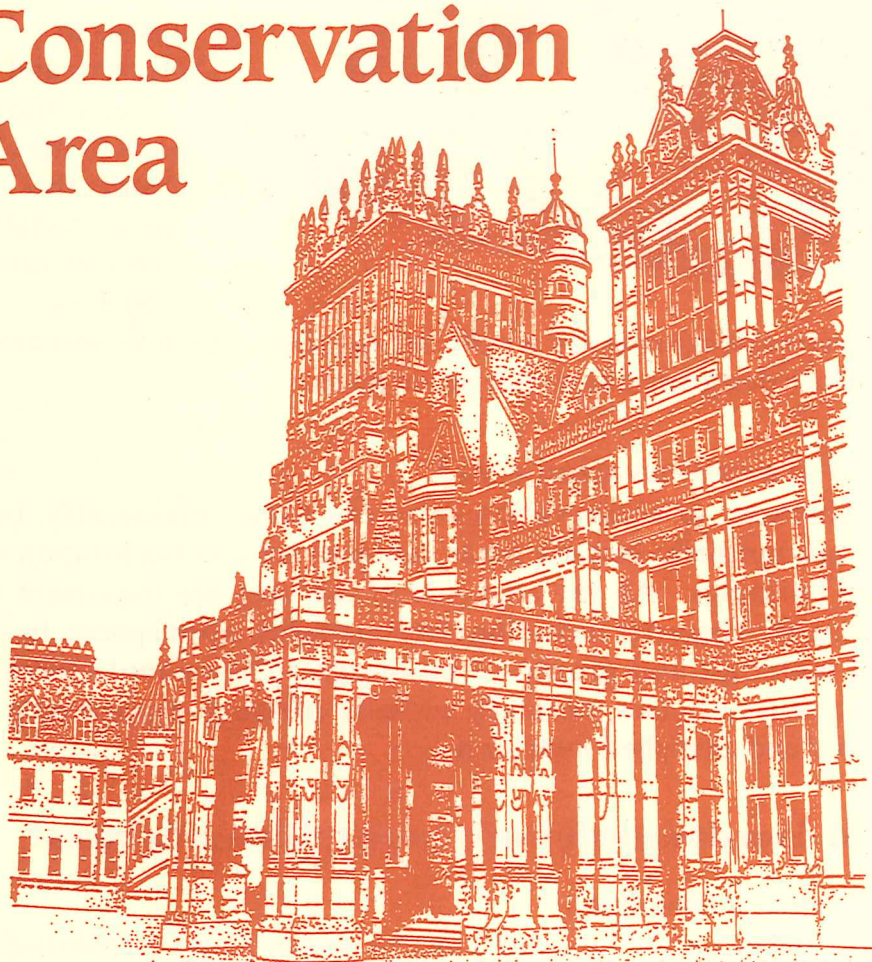
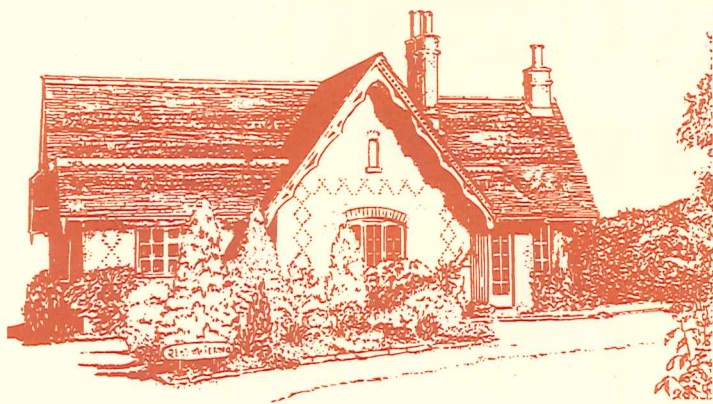


Sindlesham Conservation Area



Sindlesham Conservation Area was designated on 2 December 1993. This leaflet shows the extent of the area and explains the responsibilities of Wokingham District Council and property owners within the Conservation Area.

Conservation in Wokingham District



Wokingham District Council wishes to preserve and enhance those parts of the District that are of special architectural or historic

interest; certain areas are worthy of special protection and are therefore designated as conservation areas.

What is a conservation area?

The character of conservation areas can vary considerably, but they are normally historic areas centered on a concentration of listed buildings. All the elements of the area are important in creating the character including street patterns, open spaces, trees, local materials and groups of buildings. They should have a strong sense of place, normally visually pleasing, representing a familiar and cherished local scene.

What does designation of a conservation area mean?

❖ Control of demolition

Buildings within the conservation area cannot be demolished without the consent of the planning authority.

❖ Control of works to trees

Apart from those trees already protected by Tree Preservation Orders, no works can be carried out on trees within the conservation area without giving notice to the planning authority six weeks prior to the work being carried out.

❖ Advertisements

A high standard of control on the display of adverts is in force. New advertising must be in keeping with the character of the area.

❖ Local Plan Policies and Development Control

Control is also applied through the local plan policies. These state that all the features making up the character of the conservation area will be preserved and enhanced. There is a need to carefully consider the impact of new development proposals on the special character of the area. The design of new development within the area, must be sympathetic, and in keeping with the existing character, giving special regard to the setting of listed buildings.

❖ Listed Buildings

Conservation areas usually contain a number of listed buildings. These are buildings that because of their architectural or historical importance are placed on a nationally recognised list. Listed Building Consent is required to alter, including inside, extend or demolish a listed building.



Bearwood

Bearwood probably had its origins in the pre-Norman times. In the Middle Ages it was part of the ancient royal Windsor Forest, and is referred to in Henry III's record of the great woodlands of



England following the Great Gale of 1222. Bearwood belonged to the Bishop of Salisbury until it became crown property in 1574.

The Estate remained crown land until 1816 when Mr John Walter II, the proprietor of Times Newspaper, the son of the founder, purchased 400 acres and built a cottage villa in 1822. He also erected the parish church of Bearwood St Catherine's in 1846. In 1860 his son John Walter III commissioned Robert Kerr to replace the house with a large mansion. It has an eclectic style, part Jacobean, part Gothic, part 'French chateau' with a tower, pinnacles, gables and turrets in red brick with stone dressings. The mansion includes a large picture gallery which housed a notable collection of paintings.

At the same time as reconstructing the mansion John Walter II built most of the houses at Sindlesham in the same Jacobean style, he also established workshops for producing bricks, stone and gas and a timber mill for construction of the houses on the estate. The estate was also enlarged into Wokingham, Barkham, Finchampstead and Sandhurst covering 30,000 acres.

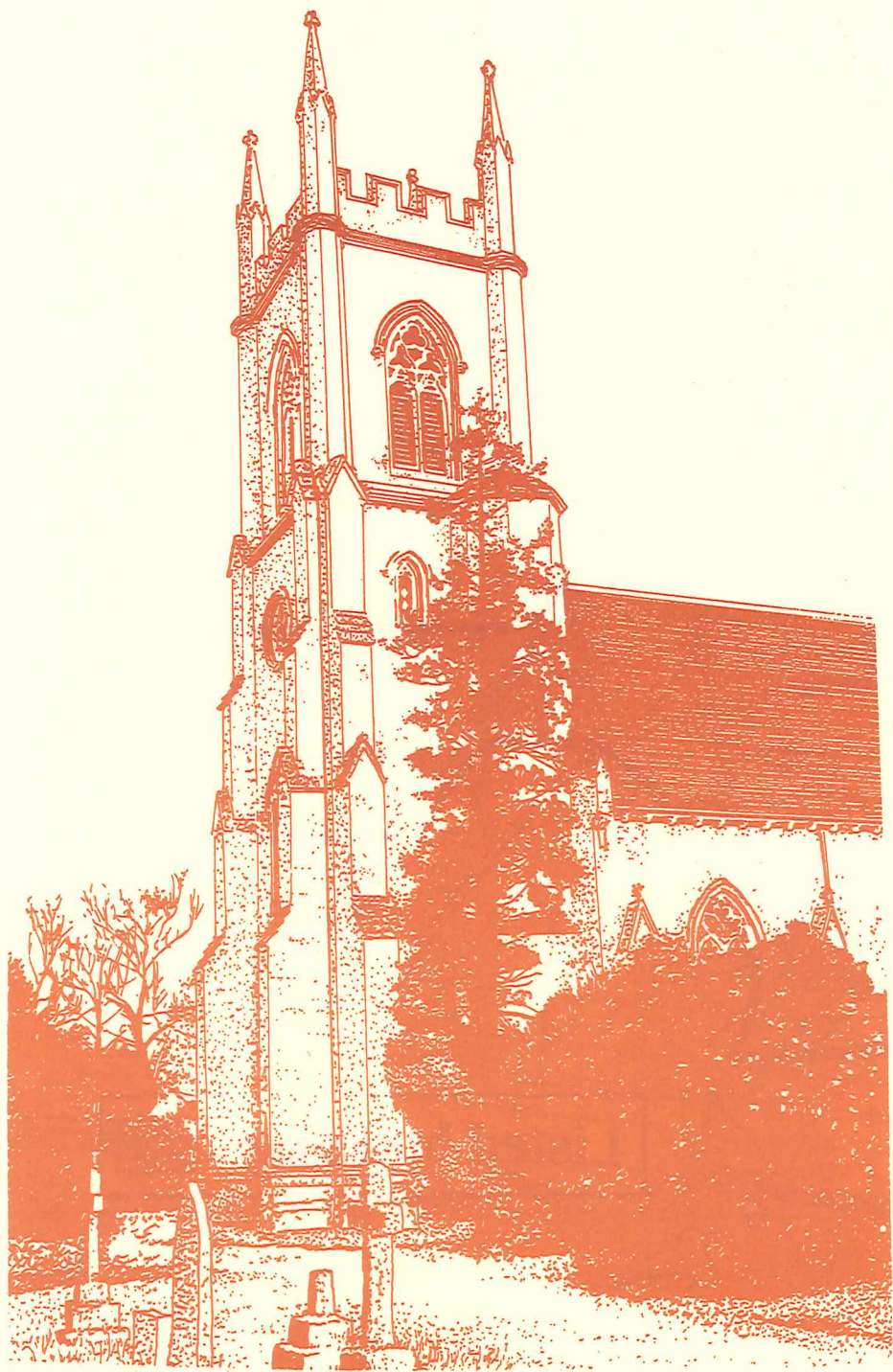
The garden of Bearwood, now a registered historic garden, was also established by John Walter III, constructed in the style of Loudon creating an unusual Victorian parkland setting, but also included the more formal Victorian Rock garden, and an avenue of Wellingtonias that were transplanted in the 1870's. A number of walks were established throughout the estate, taking advantage of long distance views.

Why was Sindlesham designated a conservation area?

The conservation area in Sindlesham displays a special historic quality that could easily be harmed by inappropriate development. The designation means that development can be carefully controlled.

The special character of the estate village associated with Bearwood Mansion and it's grounds is a good example of the historic relationship between the grand house and the supporting buildings. The distinct style of the heavily decorated Walter estate cottages associated them with the grand mansion, they all display brick diaper patterning, steep roof pitches and decorative bargeboards, and are well set back from the road.





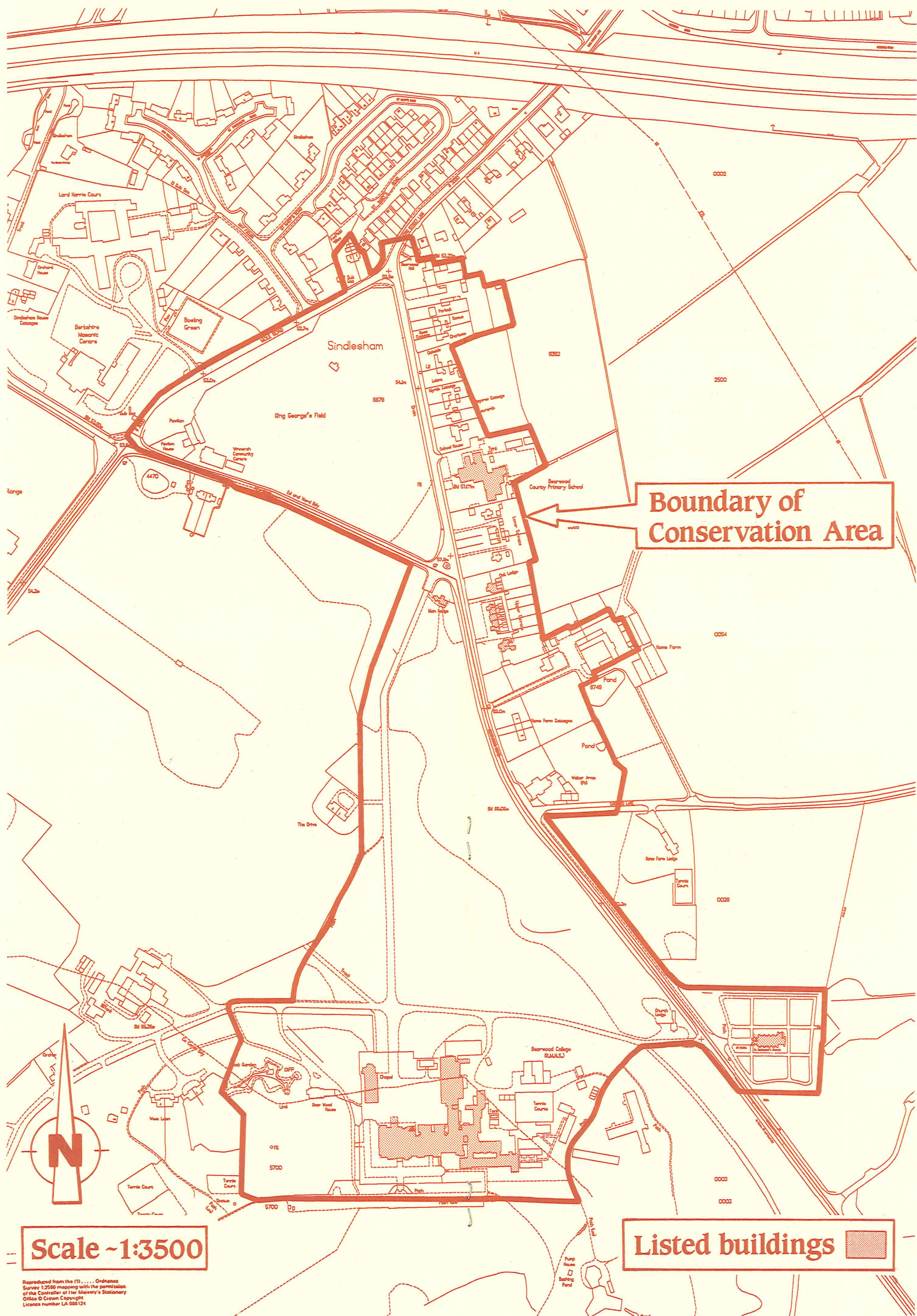
Improvements to the Conservation Area

What can owners/occupiers of buildings within the conservation area do, to help preserve and enhance it?

- ❖ Seek advice on any changes proposed to buildings/ front boundaries from the Planning Department.
- ❖ Keep gardens tidy and shrubs trimmed.
- ❖ Retain existing front walls and repair sensitively. Removal of walls may require conservation area consent, check first with the Planning Department.
- ❖ Maintain buildings in good repair. Regular painting of exterior woodwork and rendering will help.
- ❖ Keep out-buildings in good repair.
- ❖ Seek advice from the Planning Department on the erection of new out-buildings; these include sheds, garages, greenhouses, conservatories; these may require planning consent or listed building consent.

In addition to works that individuals can carry out, the Planning Authority from time to time will carry out proposals for enhancement of the conservation area.





**Boundary of
Conservation Area**

Scale ~1:3500

Listed buildings

Reproduced from the (1) Ordnance Survey 1:2500 mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright Licence number LA 085134

Works to Listed Buildings

It is an offence to carry out unauthorised works to a listed building. This would include alterations or extensions, full or partial demolition of the building.

To authorise works to listed buildings, Listed Building Consent is required, this is obtained from Wokingham District Council's Planning Department.

Local Plan Policies

Just as conservation areas are protected by policies in the local plan, so are listed buildings. These seek to control the appropriate use of listed buildings, if a change of use is being considered.

Specialist Advice

Expert conservation advice from Wokingham District Council is available free of charge to owners of listed buildings and residents of conservation areas. This includes advice on appropriate maintenance, repairs, alterations, and the need for Listed Building or Conservation Area Consent.

Further information is available from:

The Urban Design & Conservation Officer for WBC.
Email: development.control@wokingham.gov.uk or
Tel: (0118) 974 6282

