

MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	261111
Address:	United Reformed Church Hall, Church Street, Twyford, Wokingham, RG10 9DR		
Proposal:	Full application for provision of 2 No. Air Source Heat pumps in Environ Attenuation enclosure on ground level bases.		
Heritage Assets:	Twyford Conservation Area		
	United Reform Church – Non-designated heritage asset		
	Listed buildings along with conservation areas are classed as designated heritage assets under the NPPF (2024) and in the Council’s Local Plan policies.		
Site Visit Made:	No, but familiar with area		

Summary Of Recommendations

No objection

Comments On Proposal

The application proposes the installation of 2no. air source heat pumps (ASHPs) alongside the north-western flank of the church hall, associated with the United Reford Church, located within the Twyford Conservation Area – a designated heritage asset.

The United Reform Church was constructed in 1897 with an ancillary hall built to the north-west in 1934 – the proposed ASHPs would be attached and aside, this later structure. By virtue of their age, architectural and historic interest, as well as the positive contribution to the character and appearance of the Twyford Conservation Area, the United Reform Church (as to include the main church building, later school room (to the rear) and hall) is identified as a non-designated heritage asset.

The Twyford Conservation Area Appraisal describes the Conservation Area as follows:

The Twyford Conservation Area is focused on the High Street and London Road—in other words along the original Old Bath Road. The building styles in the Conservation Area are generally modest with a mixture of rendered and red brick frontages. Building heights vary between two and three storeys with gabled dormer

windows in the roofs. The housing varies from small scale terraced cottages to large, detached, double fronted villas. This diverse area contains properties dating as far back as the 16th century. The High Street in particular retains many historic buildings some of which reflect the village's agricultural past and its role in serving long distance travellers along the road to Bath, as well as previous occupations such as milling. Moving out from the central cross-roads, the first parts of both Wargrave Road and London Road feature many large double fronted detached properties, generally two-storey and red-brick. The single storey Almshouses, built in the 1640's and one of the oldest buildings in the village, lie on the south side of London Road.

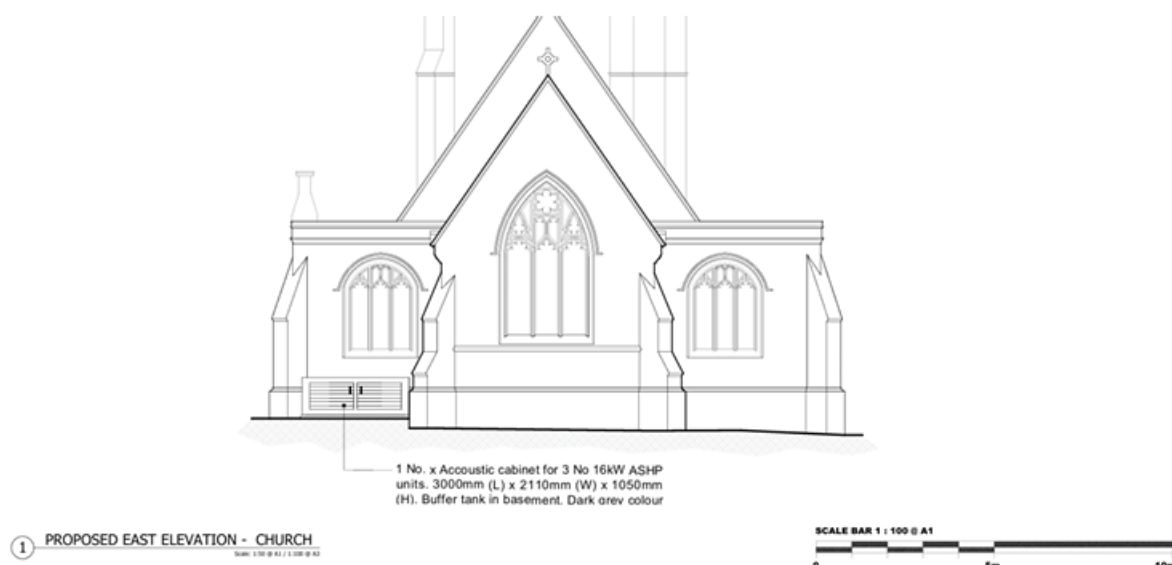
As noted, the URC, including the hall subject to this application, are identified as positive contributors to the character and appearance, and thus significance, of the Conservation Area, and therefore any proposed alteration should be sympathetic in appearance to the host and the wider area. By their nature ASHPs are modern in appearance and incongruous within the traditional context of the church and environs. There is no objection in principle to the installation of the ASHPs, indeed the use of renewal technologies is welcomed as to sustain the function of the hall and the community it serves; however their appearance should be mitigated.

The application states the ASHPs will be have 'attenuated enclosures', but no information is given beyond this term – could it be clarified exactly what is meant by attenuated enclosures and the appearance of them? It would be assumed these are the louvred covers (such as examples below) – these are now common to be installed, and would be requested as standard practice for ASHPs in the historic environment. Provided this is what is being proposed (please clarify and provide a visual example) then no objection is raised to the application.

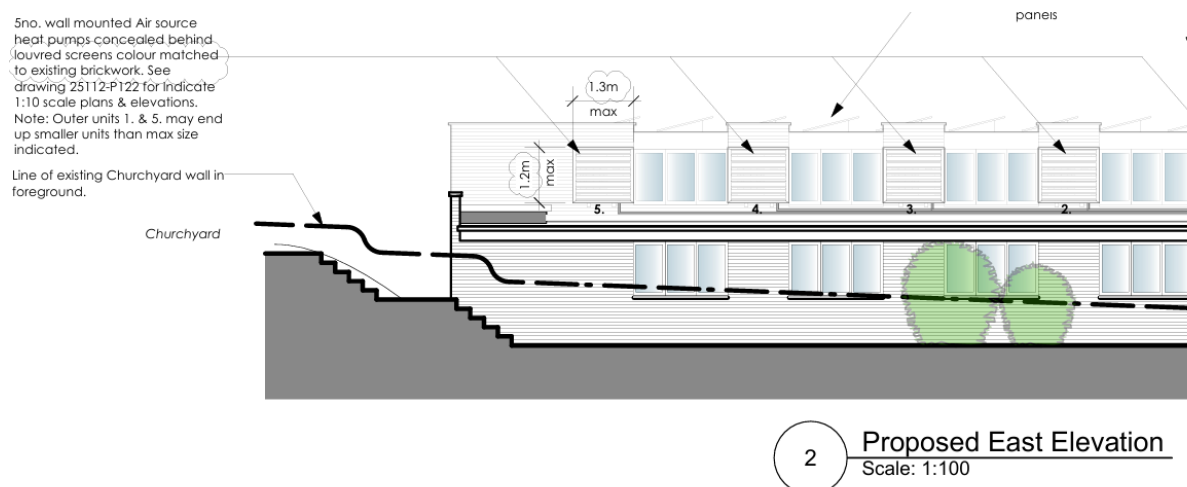
Example of louvred cover:



Example on a listed church:



Example on a church hall:



It can be advised – provided the appearance of the ASHPs is mitigated via louvred covers – no harm would arise to the significance of the designated heritage asset of the Twyford Conservation Area (S16, NPPF), and the proposals would seek to preserve the character and appearance of the Conservation Area (S72, P(LB&CA)A90), as such no conflict with TB24 of the MDD, and Policy CP3(c) (related to heritage) of the Core Strategy would arise.

Conditions			
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Date:	06/07/2026	Signed:	Roderick McDonald

Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via secure methods.

Public: Information that can be seen and used by everyone inside and outside the Council.

			Built Officer	Heritage
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