

Heritage Statement

35, Brook Street, Twyford, Reading, RG10 9NX

Proposed changes:

- 1 To raise the roof of the lean-to kitchen by 0.40m to enable replacement of the current window with patio doors to provide access to the garden and to replace the current side door with a window.

History

Brook Street in Twyford is in the Southeast region of England. The postcode is within the Twyford ward/electoral division, which is in the constituency of Wokingham.

The village's toponym is Anglo-Saxon in origin, and means *double ford*. It is a common name in England. Twyford had two fords over two branches of the River Loddon, on the Old Bath Road to the west of the centre. According to the chronicler Geoffrey Gaimar, after King Æthelred of Wessex and his brother, the future King Alfred the Great, were defeated by the Vikings at the Battle of Reading in 871, they escaped by a ford over the River Loddon at Twyford which was not known to their pursuers. William Penn, founder of Pennsylvania, who was a well-known philanthropist who donated his life savings to Loddon Village Hall, spent the final years of his life in Ruscombe Fields, a property close to Twyford, and is remembered by a residential street named 'Pennfields'.

Twyford was primarily an agricultural settlement until the coming of the railway. Before Brunel's Great Western Railway arrived in 1839 the village supplied services to travellers between London and the West. Today, Twyford is largely a dormitory village with excellent connections by road and rail. The mainline rail services from Twyford station are very popular with many residents who travel to Reading and particularly to London.

Twyford's position on the Bath Road had always brought activity which was centred on the King's Arms, an important coaching inn. The opening of a by-pass in 1929 finally ended the east–west flow of main road traffic through the centre, but Twyford is still on a busy north–south route from Wokingham in the south to Henley-on-Thames in the north. The greatest expansion, however, has taken place since the Second World War, particularly in the last 50 years, with the construction of several estates north and south of the village.

The area we are interested in, (Brook Street), is characterised by relatively unaltered terraces of mostly two storey cottages along Station Road and Brook Street, the latter built specifically to house the GWR workforce. The Twyford Station Conservation Area also encompasses the Station, Old Station House, the terraced cottages on the west side of Waltham Road and The Golden Cross public house.

The station buildings date from 1894, when the broad gauge was abolished and the line widened to four tracks. The Station House, added in 1901, was occupied by successive station master's until

1969, when the goods yard closed and the goods shed was demolished. In 1839/40, Twyford was the terminus of the GWR, while the great cutting at Sonning was completed.

The station buildings consist mainly of terraces which are predominantly of red brick, some with coloured banding, sash windows and tall chimney pots. The main features of interest are:

Waltham Road, Station Road and of particular interest to us, Brook Street,

Brook Street - smaller, more cottage-like terraced houses, many with original features such as front railings, zig-zag window arches and coloured brick patterning.

Background, Conservation Area.

Brook Street lies within the Twyford Station Conservation area.

This conservation area was designated in June 1996 by Wokingham Borough Council.

The Conservation Area covers the Victorian era of development in the village associated with the arrival of the Great Western Railway in Twyford.

The Property: -

35, Brook Street, Twyford, Reading RG10 9NX.

This property is a mid-terraced 2 bedroom property.

In detail: - The property consists of 2 bedrooms, 1 bathroom, Lounge.

Original build date unknown.

Although 35, Brook Street, is not itself a listed building, it is recognised that it sits within the Twyford Station Conservation Area.

The total floor area of the property is 79 sq meters.

Overriding goal of the proposed works:-

Preserve the character of the property while enhancing its fitness for purpose in the 21st century by raising the roof of the lean-to kitchen by 0.40m to enable replacement of the current window with patio doors to provide access to the garden and to replace the current side door with a window.

Preserve the character of 35, Brook Street, both the property, Brook Street generally, and the district of Twyford.

Preserve the character of the property while enhancing its fitness for purpose in the 21st century by enhancing the living environment for the occupants.

It is proposed that the whole of the lean-to roof area will be raised by 0.4m which is required to enable the fitting of the patio doors. Further to this, the intention is to retain and reuse the current slate roof.

The proposal being put forward will not actually affect the appearance of the building externally other than the changing of the current window at the rear of the property with patio doors, and the replacement of the rear side door with a window. Neither of the proposed changes will be visible from the main road of Brook Street.

All of the proposed changes are virtually like for like with the existing windows and as such, there are no proposed changes to the structure of the existing house or change to the style of the property.

Use traditional or matching materials wherever possible.

Achieve this by:

Enhancing the usefulness of this building by not adding a frivolous addition but, as stated above, improving the living environment for the property, and conserving and reducing energy costs.

Heritage statement submitted on behalf of the applicant, Leah Metcalfe by Keenan Project Design Ltd.

Date:-