

MEMORANDUM

From:	Brigitte Crafer Landscape Architect		
Service	WBC Landscape and Trees	App No:	250597
Address:	18-32 London Road, Twyford, RG10 9ER.		
Proposal:	Full application for proposed raising of the existing roof to form 2No. 2-bedroom apartments, with sub-division of two existing two- bedroom first floor apartments to form 4No. 1-bedroom apartments together with associated works including parking and cycle storage provision following demolition of existing outbuildings.		
Type of Development:	Minor Dwellings (1-9)		
Site Visit Made:	Yes/No		

Summary Of Recommendations

- ☐ No comment
- ☐ No objection
- ☐ No objection subject to conditions (and reasons) **stated below**
- ☒ Request further information before determination as **stated below**
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

The site consists of a parade of shops and is located in Twyford town centre and in the Twyford Conservation Area. The site is also in a Major Development Location.

Access to the site is via The Grove and between the rear gardens of Harrisons Almshouses and 7-11 and 12-16 The Grove which are set around a courtyard garden. These dwellings are also within the Twyford Conservation Area.

The site is next two Grade 2 listed buildings; Harrisons Almshouses to the NE and Welford Cottage to the south-west.

Welford Cottage are set back from London Road by 32m, with its garden to the rear (south) which has trees that are material to the site. As the development is to raise the roofline its highly likely that the existing tree canopies will be affected. A tree Report is required to identify the location of trees and the extent of their canopies and their root protection areas some of which are within the site car park. It is likely that no mitigation will be required for the car park but this needs to be confirmed along with any requirement for tree surgery.

No tree information has been submitted with the application. Policy CC03 requires that trees, hedges and other landscape features are protected during development, and we need to understand the full impact on these trees that are afforded greater protection being located in the Conservation Area.

Please submit a Tree Survey in accordance with BS5837:2012 in order that any impact on the trees can be assessed, and mitigation proposed.

Conditions & Reasons (if required)			
See above			
Date:	14.5.25	Signed:	