
MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	242431
Address:	Flats A, B, C and D, 27 Wargrave Road, Twyford, RG10 9PB		
Proposal:	Full application for the proposed replacement of existing sash and casement windows with double glazed timber sash and casement windows to match existing, plus like for like replacement of existing timber external doors.		
Heritage Asset:	Twyford Conservation Area. Conservation Areas are classed as designated heritage assets under the NPPF (2023) and in the Council's Local Plan policies.		
Site Visit Made:	No.		

Summary Of Recommendations

No objection, subject to the condition set out below.

Comments On Proposal

No. 27 Wargrave Road, along with the neighbouring property (No.29) where built at the start of this century under a planning permission given in 1999, under F/1999/69957, with both these new buildings having been built, faced in red brick, with traditional timber framed windows and exterior doors, in a form and proportions to mimic that of a late 19th /early 20th century era of dwellings. It appears a conscience decision was made with respect to the design and exterior detailing approved for the development of 27 and 29 Wargrave Road, which appears to also include the use of traditional timber framed windows, the intention being for these buildings to blend in with their conservation area location.

The proposal here to have replaced the existing traditional styled timber framed windows with new matching ones, which will also be of paint finished timber frame construction and be double glazed. At the same time it is also likewise to replace the existing painted timber exterior doors for new that also would be of timber construction.

This application is made following refusal in May of application made under 241328 that similarly sought to replace all the existing timber framed windows and timber exterior doors to N. 27 Wargrave Road with ones formed instead in uPVC, a modern material not considered traditionally appropriate given the conservation area setting.

As the intention now is to replace the windows and exterior with new matching ones in timber. As such, on that basis the appearance of the building would not change

and therefore no adverse impact to the conservation area, in which the building is situated. That said, the level of detail shown in the submitted drawings are not necessarily considered sufficient to ensure the replacement windows and exterior doors would make the appearance of the existing. To ensure the replacements are of an appropriate matching appearance this can be dealt with under an appropriately would condition.

In summary, from a heritage stance there is no objection raised however it is thought there is a need for the permission to be conditioned to ensure the replacement windows and exterior doors are of a satisfactory appearance.

Conditions

JOINERY DETAILS (Windows/Exterior doors)

Notwithstanding the details submitted, no works shall take place to install the hereby permitted replacement new windows and external doors, until such time as full joinery details have been submitted to and approved in writing by the local planning authority. Details are to include.

- 1:10 or 1:20 scaled drawings of the new window(s)/exterior door(s), along with vertical and horizontal cross-section
- Profile drawings at 1:1 or 1:2 scale of the glazing bar and frame moulding details.
- Profile drawings at 1:1 or 1:2 scale for external door frames and thresholds.
- Material for new windows frames and doors to be stated.
- External finishes to the timberwork of the window(s) and external Door(s) to be stated.

Installation of the new window(s)/external door(s)/roof-light(s) is to then be undertaken in accordance with the details as approved.

Alternatively

Notwithstanding the details submitted, the hereby approved replacement windows and exterior doors shall be made in timber, with a painted finish to match the existing windows and exterior door in their form and finish, unless otherwise agreed in writing by the local planning authority, prior to the works being undertaken.

Reason: In order to safeguard the character and appearance of the conservation area. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment)

Date:	19/11/2024	Signed:	Keith Frost Built Heritage Officer
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