

Heritage Statement

Proposed parking area: 71 London Road, Twyford

September 2024



The site, restrictions and history

The property lies on the north side of London Road, within the Twyford Village Conservation Area. The wall and garden are within the collection of buildings constructed as part of the school in the early 1900s.

The house was constructed as the headmaster's house and has more recently been rented out for the use of the caretaker.

The red brick wall forms the side boundary to the garden facing the driveway, which the neighbouring property uses to access their garden and parking area.

The size, design and siting of the proposal

The proposed development is for a parking area to be established within the garden boundary of the house to allow off road parking to be associated with this property. In order to access this parking area, a section of the wall would need to be removed for access. The wall in general would be retained in all other areas of the property and most particularly along the front boundary where it forms part of the character of the conservation area and is part of the original development.



It is also possible to see from the photograph that the original front wall has been rebuilt at a later point at the corner. The adjacent side of the drive does not have the complete wall retained.

The parking area would be in a low impact material, allowing permeable drainage. Parked cars would not be visible from the road way as they would be hidden by the existing hedge and boundary wall. The entrance would be onto the existing drive which serves as a maintenance access to the school and is used by the neighbouring house. Additional vehicle movements would be infrequent, being only to one house.

Access considerations for the proposal

The front entrance to the property is improved with the parking area as this gives a more direct independent access to the front entrance of the house, currently only accessible through the school playground.



Policy considerations

The proposals have taken into consideration the requirements of the Borough Design Guide and the Twyford Village Conservation Area statement. The proposed alteration is minimal in relation to Conservation Area concerns.

Conclusion

We believe that the proposal is in keeping with the character and style of the area. The proposals seek to retain viability of the existing house without adding to pressure of on street parking and retain a building of note in local historical context in a manner that supports the existing surroundings.

We hope that officers will therefore feel able to support this application.

Anne Owen Architects Ltd