

**27 Wargrave Road,
Twyford,
RG10 9PB**

On behalf of

**Metropolitan Thames Valley Housing Association
(MTVH)**

Prepared by

Harvey Steven

Faithorn Farrell Timms

Tel: [REDACTED]
Email: [REDACTED]
Date: 14/07/2026
Project No: PR-11385

Table of Contents

1	Introduction & Existing Building	3
2	Existing Property	3
3	Planning History	4
3.1	Planning application number: 241328.....	4
3.2	Planning application number: 242431	4
4	Proposed Works.....	5
5	Conclusion	5



1 Introduction & Existing Building

Faithorn Farrell Timms LLP have been commissioned by Metropolitan Thames Valley to produce a design and access statement in support of the Planning Application for the window and door replacement at 27 Wargrave Road, Twyford, RG10 9PB.



Figure 1 – Front Elevation of the Property

2 Existing Property

The existing property, 27 Wargrave Road, houses residential flats across 2 storeys. It has one communal entrance at the front of the property and two rear gardens. The existing windows are a mix of painted white double glazed timber sash and casement windows, with the condition of the windows being poor and thermal performance lacking. The surrounding properties are also residential accommodation, majority of which have had their timber windows replaced with UPVC. The existing main entrance door is a blue glazed composite communal door. The rear doors are white glazed timber external doors.

3 Planning History

The following planning history has been obtained from Wokingham Borough Council's online planning register.

3.1 Planning application number: 241328

Proposal: Full planning application for the replacement of the existing white double-glazed timber sash and casement windows with white double-glazed uPVC sash and casement windows, retaining the existing fenestration pattern and colour. The proposal also included the replacement of the existing blue composite glazed communal entrance door with a new blue composite glazed entrance door, together with the replacement of the existing rear timber glazed doors with glazed uPVC doors.

Decision: Refused

Date: August 2024

3.2 Planning application number: 242431

Proposal: Full planning application for the replacement of the existing sash and casement windows with double-glazed timber sash and casement windows to match the existing appearance, together with the like-for-like replacement of the existing timber external doors.

Decision: Granted

Date: January 2025

Following the determination of planning application ref. 242431, the leaseholders arranged a meeting with the Head of Planning and representatives from the Development Management and Enforcement Team at Wokingham Borough Council. The purpose of the meeting was to discuss the acceptability of uPVC replacement windows, particularly given that a number of properties along the same road have previously obtained planning permission for, or have installed, uPVC windows.

During these discussions, the leaseholders presented evidence of neighbouring properties where uPVC windows had been approved and installed. Following the meeting and subsequent correspondence, the leaseholders were advised that the Council would be prepared to consider a new planning application for the installation of uPVC windows at the property. It was confirmed that any such proposal would need to be submitted through the formal planning process.



4 Proposed Works

The proposal is to replace the existing, poor condition, double glazed, timber sash and casement windows at the front and rear of the property with double glazed, UPVC sash and casement windows. The design of the windows will be like for like as existing with fenestration remaining as existing. It is our view that the window replacement is necessary and will provide a higher degree of thermal efficiency and comfort for the residents while not negatively impacting the character of the building.

The proposal also includes replacement of the existing external doors to the building. The proposed doors like for like for the main entrance communal door and a change of material to UPVC for the rear external doors.

There are no adverse effects to the community, landscape or surrounding properties.

The proposal is in keeping with Policy UD3: General Principles and UD4: Quality Design and SPG1a Design Guidelines and Design Statements, which seeks to ensure materials are original in keeping and seeks to retain the character of the existing building.

5 Conclusion

The proposed replacement windows and doors will improve the thermal performance, security and long-term maintenance of the building while retaining its existing appearance. The replacement uPVC windows will replicate the existing design, fenestration pattern and colour, ensuring there is no harmful impact on the character of the property or street scene.

Given the presence of uPVC windows on neighbouring properties and the discussions held with Wokingham Borough Council, the proposal is considered appropriate in its context. Overall, the development represents a sympathetic enhancement to the building and accords with Policies UD3 and UD4 and the Council's design guidance. Approval is therefore respectfully sought.

The applicant hopes the design proposals and information set out in this document and the supporting documents meet with your approval and look forward to receiving your decision in due course.

Should you require any further information about this application please contact the undersigned.

Signed: **Harvey Steven**
Building Surveyor
For and on behalf of:
Faithorn Farrell Timms LLP

