

MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	250485
Address:	56 High Street, Twyford, Wokingham, RG10 9AQ		
Proposal:	Householder application for proposed erection of a single storey rear extension with changes to fenestration, following the demolition of existing rear single story flat roof extension.		
Heritage Asset:	<p>Twyford Conservation Area</p> <p>Setting of Mill House – Grade II listed building</p> <p>Listed building along with conservation areas are classed as designated heritage assets under the NPPF (2023) and in the Council's Local Plan policies.</p>		
Site Visit Made:	Yes, front external only		

Summary Of Recommendations

No objection subject to condition

Comments On Proposal

One of three terraced dwellinghouses facing the old Twyford High Street, no. 56 is simple but pleasant red brick building with tile creasing detail dating from 1937. By virtue of its age and appearance, the terrace positively contributes to the character and appearance of the Conservation Area. No. 56 is attached to the Grade II listed Mill House, a likely 17th century timber framed building with a later 18th century brick façade. The terrace is interesting in that the rear elevation differs from the front in that the brick and bond contrast – at the front it is a standard Stretcher Bond in a fairly dark red mix, whereas at the back it is a Flemish Bond with the lower portion of the elevation in one type of brick and the upper level different. The rear outrigger structure differs again with fabric pre-dating 1937. From this, and cartographic evidence – which suggests there was a terrace in this location prior to 1937 – one explanation is that the front elevation was built in the most 'fashionable' manner using smart Stretcher Bond with a cavity wall construction and the back was built in a more rudimentary 'outdated' solid masonry with a Flemish Bond. The outrigger/lean-to appears to be formed in an ad-hoc manner from these older buildings and associated with the neighbouring Mill House – it was likely the previous terrace was built to accommodate mill workers.

The proposed extension whilst utilizing a greater amount of the width of the plot,

would not extend as far into the garden area as compared to the extant. This, being of more a regular form makes better use of the space and the asymmetrical appearance adds interest as well as practicality. Whilst it is regrettable to loss a small element of historic fabric which contributes to the interest of the terrace and wider area, it has been so heavily altered and in such poor order that no concerns are raised to the proposals from a Built Heritage perspective.

With this in mind, no objection is made to the application, if minded to approve, an appropriately worded 'matching materials' condition is advised:

Conditions

Matching material

Date:	11/04/2025	Signed:	Roderick McDonald Built Heritage Officer
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