

# MEMORANDUM

|                  |                                                                                                                                                                                                                                                                                                                                                                                                                                 |         |        |
|------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|--------|
| From:            | Built Heritage Officer                                                                                                                                                                                                                                                                                                                                                                                                          |         |        |
| Service          | Green Infrastructure                                                                                                                                                                                                                                                                                                                                                                                                            | App No: | 252707 |
| Address:         | 91 London Road, Twyford, Wokingham, RG10 9EL                                                                                                                                                                                                                                                                                                                                                                                    |         |        |
| Proposal:        | Householder application for the proposed erection of a part single storey part two storey front, side and rear extensions, new roof covering along with changes to fenestration plus installation solar panels on the roof and chimney removal following demolition of existing attached garage.                                                                                                                                |         |        |
| Heritage Asset:  | <p>Setting of:</p> <p><i>Designated:</i><br/>Twyford Conservation Area – since 1977<br/>Limetree Cottage – Grade II<br/>The Orchard – Grade II<br/>The White House – Grade II<br/>Ruscombe House – Grade II</p> <p><i>Non-Designated:</i><br/>Meadowside</p> <p>Listed building along with conservation areas are classed as designated heritage assets under the NPPF (Dec 2024) and in the Council’s Local Plan policies.</p> |         |        |
| Site Visit Made: | No. but familiar with area and context                                                                                                                                                                                                                                                                                                                                                                                          |         |        |

## Summary Of Recommendations

No objection

## Comments On Proposal

The application proposes the extension and alteration to no. 91 London Road, a detached 1960s dwelling house located immediately adjacent to the Twyford Conservation Area. The property also abuts Meadowside, a detached Regency villa of c1820 with later 19<sup>th</sup> and 20<sup>th</sup> century additions, identified as a non-designated heritage asset (NDHA), as well as being within the wider setting of a number of listed buildings. Given the context, it is important that any proposed alterations are appropriate and sympathetic to the historic setting.

It is proposed to extend and alter the building, primarily with a two-storey element to the south-west, and thus increasing the built form towards Meadowside and the

CA. However, given the set-back nature and separation between the assets and application site, this would not be considered to have an adverse impact upon their character and appearance. The proposals are similar to, and seek to reflect, the alterations made to the immediate neighbour, no. 93 in 2018. Given these changes and that they bedded in fairly well, the proposed alteration to the appearance would not seek to unduly impact the setting to the CA. It is, however important to note, the relative traditional form and appearance of the dwellings along the London Road form the setting to the CA, and care must be taken as to not transition to a more contemporary – in the form of a monochromatic appearance (specifically white render and dark fenestration) – as this would seek to erode the character and appearance of the setting. However, in this case, the use of brickwork for the single storey front element and red clay roof tiles, avoids this undesirable finish.

With this in mind, no objection is raised to the application from a heritage perspective.

| Conditions   |            |                |                                             |
|--------------|------------|----------------|---------------------------------------------|
| N/A          |            |                |                                             |
| <b>Date:</b> | 28/11/2025 | <b>Signed:</b> | Roderick McDonald<br>Built Heritage Officer |