

MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	260229
Address:	4 Lansdowne Terrace, The Grove, Twyford, RG10 9DY.		
Proposal:	Householder application for the proposed erection of a first-floor rear extension.		
Heritage Asset:	Twyford Conservation Area. The Harrison Almshouses – Grade II* listed building are situated approx. 42 m to NW of application site Conservation Areas and listed buildings are classed as designated heritage assets under the NPPF (2024) and in the Council's Local Plan policies.		
Site Visit Made:	Yes.		

Summary Of Recommendations

No objection.

The Built Heritage Officer would however wish to comment on an aspect of the design which appears an incongruous and less than ideal detail

Comments On Proposal

No.4 Lansdowne Terrace is one of an eleven property long brick built, slated roofed terrace dating from the end of the 19th century. The front elevation of the terrace has a strong rhythmic quality to it, with the mirrored frontages despite Nos 7 to 11 having had their brickwork painted white and faux window shutters added. In designating the Twyford Conservation Area in 1977, the Council had purposely drawn the boundary of the conservation area so as to include Lansdowne Terrace in it.

The proposal here is for the addition of a partial first floor over an existing flat roofed single storey extension added at the rear of the property, in order to form an en-suite bathroom. Evidentially since the terrace was built extensions of one form or another have been added to the rear of these terrace properties. What is proposed here is somewhat unusual in terms of the chiselled end form to it to that seems in part to address potential issue of over looking and loss off light. Works are to include repositioning and enlarging of the existing rear bedroom window/

With the proposed extension to the rear of the property there would as such be no change to the appearance of the front of the terrace as seen from the street. As such the character and appearance of the conservation area as seen from the public

realm would be unchanged. As such from a heritage perspective there is no objection raised to small first floor extension.

That said with respect to the design of the small first-floor extension and the reposition bedroom window it is thought somewhat incongruous detailing in the manner in which the side wall of the new extension is abutted hard up against the window frame, such that the right side of the window has no brickwork to frame it as with the left side

Date:	06/03/26	Signed:	Keith Frost Built Heritage Officer
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