

MEADOWSIDE, 83 LONDON ROAD, TWYFORD, BERKSHIRE

HERITAGE STATEMENT



JPHERITAGE

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PROJECT: Meadowside, 83 London Road, Twyford, Berkshire

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MEADOWSIDE, TWYFORD - HERITAGE STATEMENT

INTRODUCTION

1.1 Project background

- 1.1.1 This Heritage Statement has been prepared by JP Heritage Ltd on behalf of Mr and Mrs McCormack to inform a proposed replacement extensions and associated alterations at Meadowside, Twyford. Meadowside is an early 19th century detached villa located within the Twyford Conservation Area and adjacent to a Grade II listed building.
- 1.1.2 This document provides information sufficient to understand the heritage value of Meadowside and its contribution to the character and appearance of the Twyford Conservation Area, the setting of the adjacent listed building and the potential impacts of the proposed scheme on heritage significance. This has been undertaken to meet the requirements of the LPA in accordance with paragraph 207 of the National Planning Policy Framework (NPPF, Revised December 2024).

1.2 Nature of the proposals

- 1.2.1 The proposed scheme is for a replacement rear extension and associated alterations.

1.3 Heritage designations



Figure 1: Meadowside in the street scene (centre right) with a Grade II listed building to the left of the photo

- 1.3.1 Meadowside is located within the Twyford Conservation Area which was first designated in December 1977 and changes made in June 1996. There is currently no conservation area appraisal for Twyford Conservation Area. There is however a leaflet that has been produced and provides some high-level details. The margins of the conservation area are described as follows: *Moving out from the central cross-roads, the first parts of both Wargrave Road and London Road feature many large double fronted detached properties, generally two-storey and red-brick.* A Grade II listed building dating from the late 18th century lies adjacent to the south-west of Meadowside. There are two other listed buildings nearby but these would not be affected by the proposed scheme at Meadowside and are not considered further in this report.

1.4 Heritage Gateway

- 1.4.1 Heritage Gateway does not contain any records for Meadowside.

1.5 Planning history

1.5.1 There is no relevant planning history for Meadowside.

2.0 POLICY CONTEXT

2.1 NPPF (Revised December 2024)

- 2.1.1 The National Planning Policy Framework (NPPF) sets out national planning policy relating to the conservation of the historic environment. It advises that in determining planning applications *'local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made to their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance* (paragraph 207).
- 2.1.2 Annex 2 of the NPPF defines a Heritage Asset as being *'a building, monument, site, place area or landscape identified as having a degree of significance meriting consideration in planning decisions.'* Heritage assets are the valued components of the historic environment. They include designated heritage assets and non-designated heritage assets.
- 2.1.3 In determining planning applications, the NPPF advises that local planning authorities should take account of (paragraph 210):
- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - The desirability of new development making a positive contribution to local character and distinctiveness.
- 2.1.4 Specific guidance on the treatment of designated heritage assets (listed buildings) emphasises the need to understand the significance of a heritage asset in order to determine impacts on the historic environment (paragraph 212). It advises that *'when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*
- 2.1.5 Paragraph 213 continues by stating that *'any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification'.*
- 2.1.6 Paragraph 214 states that where a development will result in substantial harm to, or total loss of, the significance of a designated heritage asset, permission should be refused, unless this harm is necessary to achieve substantial public benefits, or a number of criteria are met.
- 2.1.7 Where less than substantial harm is identified paragraph 215 requires this harm to be weighed against the public benefits of the proposed development and, where appropriate, securing its optimum viable use.

- 2.1.8 Specific guidance on the treatment of non-designated heritage assets emphasises the need to understand the significance of a heritage asset in order to determine impacts on the historic environment (paragraph 216). It advises that ‘The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required to the scale of any harm or loss and the significance of the heritage asset’.

2.2 Wokingham Borough Development Plan (February 2014)

- 2.2.1 The relevant historic environment policy for the proposed development is as follows:

Policy TB24: Designated Heritage Assets (Listed Buildings, Historic Parks and Gardens, Scheduled Ancient Monuments and Conservation Area)

- 2.2.2 Policy TB24 states the following:

1. *Historic Parks and Gardens, Scheduled Monuments and Conservation Area are shown on the Policies Map.*
2. *The Borough Council will conserve and seek the enhancement of designated heritage assets in the Borough and their settings by:*
 - a. *Requiring works to or affecting heritage assets or their settings to demonstrate that the proposals would at least conserve and, where possible enhance the important character and special architectural or historic interest of the building, Conservation Area, monument or park and garden including its setting and views.*
 - b. *Supporting development proposals or other initiatives that will conserve and, where possible, enhance the local character, setting, management and historic significance of designated heritage assets, with particular support for initiatives that would improve any assets that are recognised as being in poor condition or at risk.*
3. *Proposals for building works shall retain or incorporate existing features or details of historic or architectural significance or design quality into the scheme.*

3.0 THE HERITAGE ASSET AND ITS SIGNIFICANCE

3.1 Understanding the history of the heritage asset

- 3.1.1 The Hurst tithe map (1840) shows Meadowside with a square footprint and a small projecting element to the rear of the south-west elevation. An L-plan outbuilding is shown towards the front of the property and a narrow outbuilding along the south-west boundary. Meadowside by John Chase and occupied by Timothy Leadbetter at this time and was described as a *House, Offices and Garden*.



Figure 2: Extract from the Hurst tithe map (1840)

- 3.1.2 The 1st edition of the Ordnance Survey map (1872) provides a more accurate footprint of Meadowside which is shown as rectangular in plan. A projecting element is shown to the rear of the south-west elevation and a shallow projecting element on the north-east side of the building. The front and rear gardens are laid out with paths and tree planting. There are outbuildings at the front and along the south-west boundary.

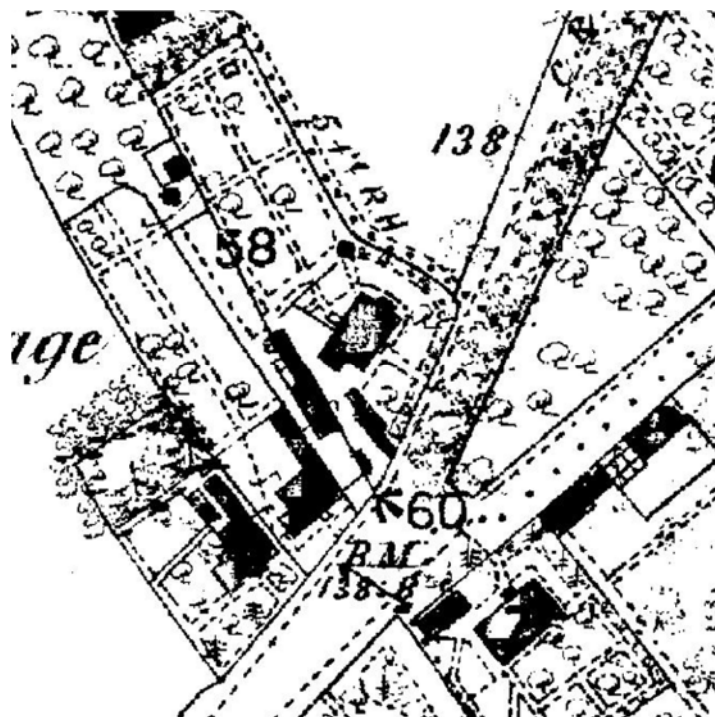


Figure 3: Extract from the 1st edition of the Ordnance Survey map (1872)

- 3.1.3 The 2nd edition of the Ordnance Survey map (1899) more clearly shows a central porch on the front elevation of the house. The projecting bay on the north-east side of the house is not shown but otherwise the footprint appears to have remained unchanged. A conservatory appears to have been constructed within the angle on the south side of the building. Outbuildings continue to be shown to the front, along the south-west boundary and a circular footprint structure to the north.

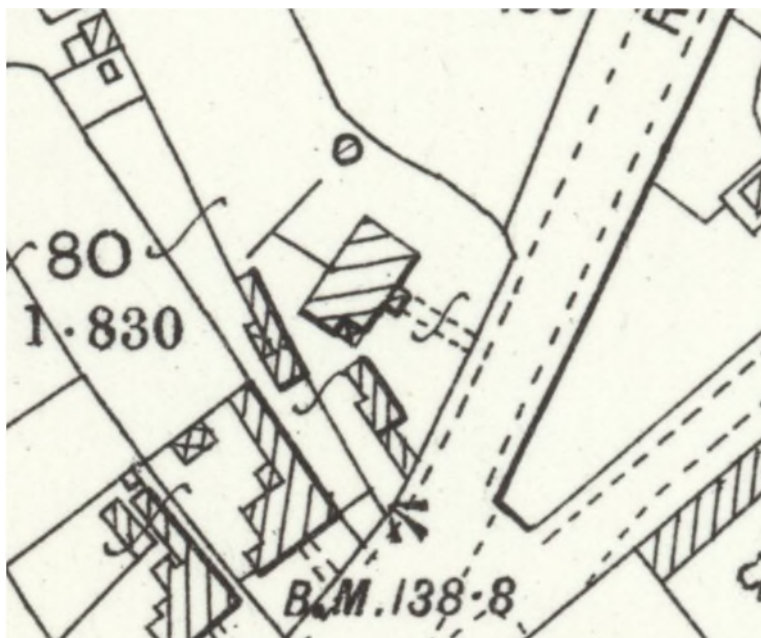


Figure 4: Extract from the 2nd edition of the Ordnance Survey map (1899)

- 3.1.4 The 3rd edition of the Ordnance Survey map (1910) shows a relatively unchanged footprint for Meadowside. The main change being the addition of a narrow extension projecting from the

southern corner of the house. The District Valuation Survey (1910) records that Meadowside was owned and occupied by H Henry at this time. The house was called 'Meadowside' and is described as a *House, garden and land*.

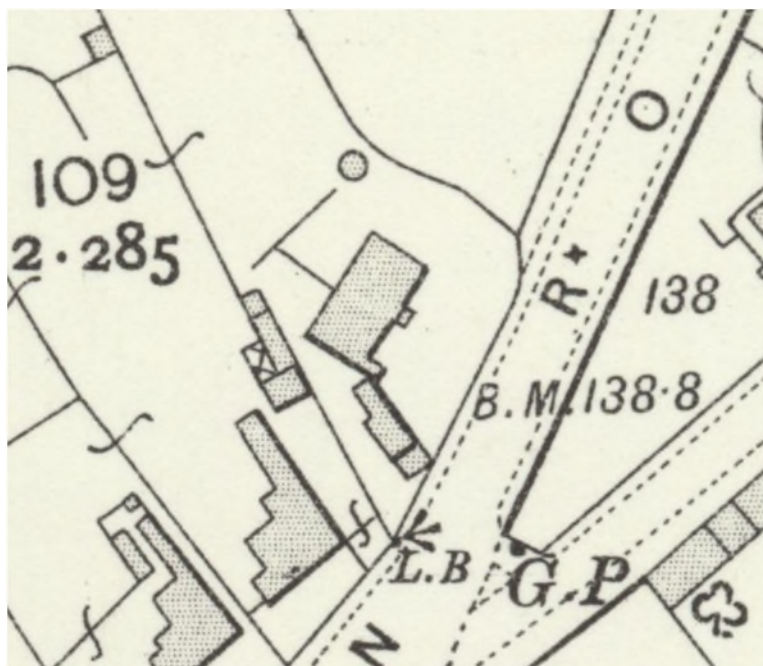


Figure 5: Extract from the 2nd edition of the Ordnance Survey map (1898)

- 3.1.5 The 1933 edition of the Ordnance Survey map shows that an extension had been added to the rear of the house.

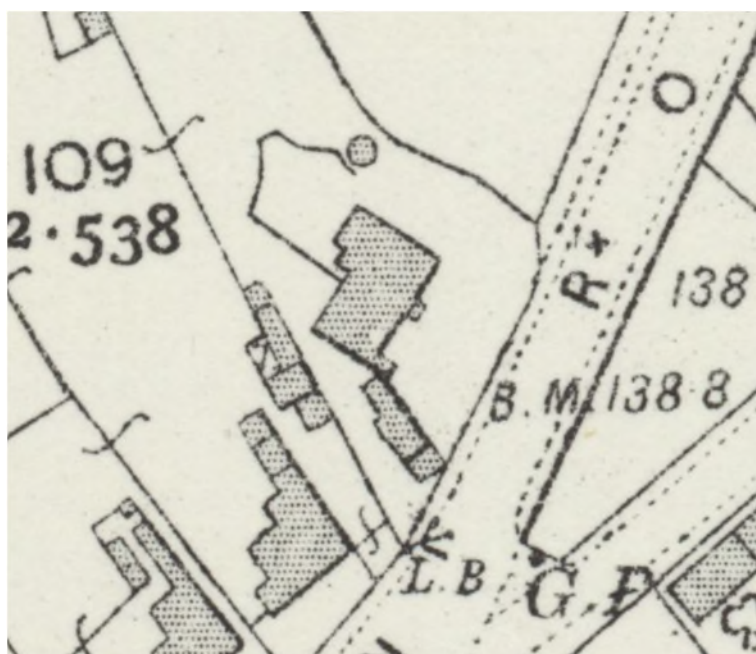


Figure 6: Extract from the 1933 edition of the Ordnance Survey map

- 3.1.6 An aerial photograph of Twyford in 1952 includes Meadowside and shows the form of the rear extension which has been demolished. This extension was 2-storeys and appears to have had

a flat roof. This aerial photo also shows that outbuilding towards the front of the house has a high eaves level and was possibly a coach house with stables.



Figure 7: Extract from an aerial photograph of Twyford showing Meadowside in 1952

3.2 Understanding the form of the heritage asset (refer to figure 22 – suggested ground floor phase plan)

Phase 1

- 3.2.1 Meadowside is a 2-storey detached villa of brick construction in Flemish bond over an ashlar stone plinth and with a hipped roof finished with natural slates. The front elevation is symmetrical with a central door flanked by 6-over-6 sash windows with flat arched brick heads. The north-east elevation includes a 2-storey canted bay window which is considered to form part of the original design of the house. The south-west side of the original house is masked by later extensions.



Figure 8: Front elevation of Meadowside



Figure 9: 2-storey canted bay on the north-east elevation

- 3.2.2 The rear elevation is partly obscured by a modern conservatory and by vegetation to the right. The left-hand side of the elevation formerly had a 2-storey extension of c. 1920s date attached and the infilled window openings on the ground and first floors probably relate to this phase of the building's historic evolution. The ground floor window to the left with a brick on edge head was inserted after the demolition of the c. 1920s extension. There are a central stair window and two closely spaced sash windows on the first floor to the right. The ground floor to the right includes a 6-over-6 sash and a smaller window to the right. The latter may be a later alteration.



Figure 10: Rear elevation of Meadowside



Figure 11: Modern window opening to the kitchen on the left-hand side of the rear elevation



Figure 12: Blocked window openings on the left hand side of the rear elevation



Figure 13: Pattern of window openings on the right-hand side of the rear elevation (left of photo)

- 3.2.3 The ground floor plan of the Phase 1 house is 4-square layout typical of double pile houses of the 18th and 19th centuries. This layout includes a central staircase with an early 19th century staircase. The hall provides access to principal rooms at the front of the house and service rooms/dining or breakfast rooms to the rear.

Phase 2

- 3.2.4 The 2-storey extension on the south-west side of the main part of the house was much concealed by vegetation at the time of the site visit. However, it appears that this is a later addition rather than part of the primary phase of construction. This is partly based on the slightly different architectural language, i.e. gabled rather than hipped roof and 8-over-8 sash windows. The style of the stone plinth is also different to the plinth of the Phase 1 house. Phase 2 was built an extension to the service functions of the house in the first half of the 19th century. The lower ground floor level suggests storage of consumables but was likely also used as a scullery etc.



Figure 14: Rear elevation of the Phase 2 side extension



Figure 15: South-west elevation of the Phase 2 side extension

Phase 3

- 3.2.5 Phase 3 is identified as a shallow projecting element between the Phase 2 extension and the south-west flank of the main part of the house. This element includes a short section of mono-pitched roof finished with slates and brickwork in Flemish bond. The bricks are of slightly different character to those on the front elevation. The first-floor window opening is a relatively recent alteration. The main reason for identifying this element as a later alteration is that it interrupts the symmetry of the front elevation of Phase 1 and therefore unlikely to have formed part of the original design.



Figure 16: Phase 3 extension with modern extension at ground floor level



Figure 17: Shallow projection of Phase 3 viewed from the front drive

Phase 4

- 3.2.6 Phase 4 is identified as elements potentially associated with a c. 1920s rear extension (demolished). This includes a section of brick wall with plinth acting as a retaining wall on the north-east of the modern conservatory and possibly the small structure housing a downstairs loo.



Figure 18: Section of brick wall to the north-east of the modern conservatory that possibly relates to the demolished c. 1920s extension



Figure 19: Downstairs lounge possibly relating to a c. 1920s extension

Phase 5

- 3.2.7 Phase 4 is a single storey semi-circular bay window extension on the left-hand side of the front elevation. Phase 2 includes Flemish bond brickwork, a parapet and a cross-window pattern of continuous glazing with multipaned lights with top lights.



Figure 20: Bay window of c. mid-20th century date on the front elevation

Phase 6

- 3.2.8 Phase 5 is a modern conservatory to the rear of the main house. This conservatory includes a stretcher bond brick plinth with a wooden frame and decorative cresting along the ridge.



Figure 21: Modern conservatory



Figure 22: Suggested ground floor phase plan

Street scene

- 3.2.9 Meadowside is bounded by a high brick wall and trees along the front elevation which mask views of the house. There are glimpsed views from the vehicle access to the left, from the central pedestrian gate and from the vehicle access to the right. The glimpsed view to the left includes a modern garage in the foreground and primarily later extensions on the south-west side and on the left-hand side of the front elevation. The central pedestrian access affords an appreciation of the front elevation of Meadowside which appears relatively unchanged in this view. Dense vegetation around the vehicle access to the right screen views of the north-east elevation of the house. There are no views of the rear of the house in these glimpsed views.



Figure 23: Glimpsed view of Meadowside from the vehicle access



Figure 24: Glimpsed view of Meadowside from the central pedestrian gate



Figure 25: Heavily screened glimpsed view from the vehicle access to the right of the front boundary

3.3 Assessment of the significance of the heritage asset

- 3.3.1 Meadowside is a detached villa dating from the early 19th century and forms part of a group of historic buildings, including listed buildings, on the margins of Twyford. Meadowside is not included on Wokingham Borough Council's list of *Buildings of Traditional Local Character*.
- 3.3.2 The house has been altered over time but the symmetrical front remains, with exception of a mid-20th century semi-circular bay window, relatively unaltered. The front elevation contributes positively to the character and appearance of the conservation area in glimpsed views. Similarly, the north-east elevation with a 2-storey canted bay remains relatively unaltered but is heavily screened in views from the public domain by trees. The south-west elevation appears to have been extended and altered a number of times during the 19th century and have obscured the original design of this aspect of the phase 1 house. This side of Meadowside is legible in glimpsed views from the road and can be appreciated to a degree in relation to the front elevation. An extension was added to the rear elevation in the c. 1920s but was demolished in the later 20th century. Some infilling of window openings relating to the 1920s extension can be observed on the rear elevation of the Phase 1 house. There is a modern conservatory to the rear of the house. This aspect of Meadowside cannot be appreciated in views from the public domain and does not therefore make a contribution to the street scene.
- 3.3.3 With regards to the adjacent listed building (Orchards), there is a high brick wall and old outbuildings along the south-west boundary of Meadowside which screens inter-visibility between the two buildings and particularly the rear of Meadowside. There is also a modern garage that screens views to the rear of Meadowside. The setting of Orchards primarily relates to its position in relation to London Road and the extents of its garden. This would include the brick boundary wall with Meadowside which visually contains the setting of Orchards. Historic maps show that the land to the rear of Orchards was orchards but this is now residential. The original extents of the land associated with Orchards has therefore contracted. The rear garden of Meadowside is considered to make a negligible contribution to the setting and therefore significance of Orchards.



Figure 26: Outbuildings along the south-west boundary and garage towards the front of Meadowside



Figure 27: Orchards and Meadowside viewed from London Road

4.0 ASSESSMENT OF IMPACTS OF THE PROPOSED DEVELOPMENT

4.1 Proposals

4.1.1 The proposed scheme is for the following:

- Removal of an existing conservatory, glazed side extension, retaining wall to north-east of the conservatory and a kitchen window;
- Replacement rear extension;
- Replacement of windows with slim profile double glazed windows.

4.2 Demolitions and removals

4.2.1 The conservatory to the rear and the glazed side extension are modern and of no historic interest. The retaining wall and perhaps the downstairs loo that projects into the existing conservatory relate to the c. 1920s extension and are similarly not considered to be of heritage value. The window to the rear of the kitchen was inserted following the demolition of the c. 1920s extension and is of no heritage value. As such, the proposed demolitions would not impact on historic components of Meadowside that contribute to the character and appearance of the conservation area.

4.3 Replacement rear extension

- 4.3.1 The proposed rear extension would be offset from the Phase 1 footprint so that the definition of the original building would remain highly legible. The extension would be single storey and therefore, along with the narrower footprint, would be subservient to the host building. The low profile would preserve an appreciation of the first-floor rear elevation in views from the garden. The design, with its parapet, wooden doors and windows with multi-paned sashes and glazing and lantern, would have a traditional garden room/orangery appearance which would be sympathetic to the classical style of the main house. Materials would include Flemish bond brickwork, flat gauge brick arches and stone sills to windows which would reference the established character of Meadowside. The proposed extension would not affect glimpsed views of Meadowside from London Road.

4.4 Replacement windows

- 4.4.1 It is proposed to replace existing single glazed windows with timber double glazed windows to match the existing style of sash windows at Meadowside. There is no Article 4 direction providing additional controls to the replacement of windows to single dwellings within the Twyford Conservation Area. As such, there is currently no requirement for planning permission for replacement windows. Nevertheless, the proposed replacement windows by Mumford and Wood have been selected to be in keeping with established character of windows at Meadowside, i.e. 6-over-6 sash timber sash windows. As such, the character of Meadowside and its contribution to the Twyford Village Conservation Area would be preserved.

5.0 CONCLUSIONS

- 5.1.1 This assessment provides information on Meadowside and the character and appearance of the Twyford Village Conservation Area to understand the potential impact of the proposals on the identified heritage values. As such, it is considered that this Heritage Statement meets the requirements set out in paragraph 207 of the NPPF and local planning policy and provides sufficient information regarding the historic environment.
- 5.1.2 The conclusions of this report are that Meadowside, a detached villa, was built in the early 19th century on the margins of Twyford and forms part of a group of historic buildings, including listed buildings, at the junction of London Road and Ruscombe Road. Meadowside is not included on Wokingham Borough Council's list of *Buildings of Traditional Local Character* but is located within the Twyford Village Conservation Area and adjacent to a Grade II listed building.
- 5.1.3 Meadowside is screened in the street scene by a high brick boundary wall and trees but is legible in glimpsed views where there are vehicle and pedestrian entrances. The original front elevation is the most prominent aspect of Meadowside in these glimpsed views and, as such, makes a positive contribution to the character and appearance of the conservation area. The rear aspect of Meadowside is not visible in these views from the public domain. There is limited inter-visibility between the Grade II Orchards and the rear of Meadowside.
- 5.1.3 The proposed scheme for the removal of modern additions and alterations would not impact on the traditional appearance or heritage interest of Meadowside. The proposed extension has been designed to be sympathetic to the character of Meadowside in terms of scale, form, position, orientation and materials. As such, the contribution that Meadowside makes to the

character and appearance and setting of the identified heritage assets would be preserved, slightly enhanced. The proposed replacement windows would preserve the established character of Meadowside and its contribution to the identified heritage assets.

- 5.1.4 As such, it is considered that the proposed scheme would sustain the heritage values of Meadowside and the Twyford Village Conservation Area in accordance with the NPPF and Wokingham Borough Council Local Plan policies with regards to the historic environment.

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