

MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	252237
Address:	83 London Road, Twyford, Wokingham, RG10 9EL		
Proposal:	Householder application for the proposed erection of single-storey rear extension with 1no. lantern rooflight and solar panels following demolition of existing conservatory, construction of rear exterior steps, changes to garage roof with solar panels, additional 1no. rooflight on side of property and changes to fenestrations.		
Heritage Asset:	<p><i>Designated:</i> Twyford Conservation Area – since 1977 Setting of: Limetree Cottage – Grade II The Orchard – Grade II The White House – Grade II</p> <p><i>Non-Designated:</i> 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 subject to condition

Comments On Proposal

The application proposes the demolition of an extant conservatory with subsequent replacement of a single storey extension in the approximate form of an orangery at Meadonside, a Regency villa of c1820 located on the London Road within the Twyford Conservation Area. The application also proposes additional minor changes to the property including fenestration, rear steps and garage roof arrangement with solar panels.

Meadonside is a detached Regency villa of c1820 with later 19th and 20th century additions. The building sits in a prominent position behind a wall on the old coaching road close to a number of other historic buildings. By virtue of its age, architectural and historic interest as well as the positive contribution to the

character and appearance of the Conservation Area, Meadowside is identified as a non-designated heritage asset (NDHA).

The application proposes the demolition of the extant conservatory – this structure is typical of a ‘19th century’ style conservatory, common across the land, and whilst not inappropriate, does not seek to actively contribute to the significance to the heritage assets. As such, no concern is raised to its loss. In its place it is proposed to erect a single storey addition, which takes the appropriate form of a flat roofed orangery. Given the extant form and plan of the conservatory, no objection is raised to the principle of the addition, with the proposed material and detailing appropriate for the host. And whilst it is important to note the character and appearance of the Conservation Area is not limited to the public domain, the proposal would seek to preserve the significance of the designated heritage asset.

In respect to the other elements proposed, these are primarily permitted development, however, are in general not-inappropriate given the context. In respect to the windows, provided the replacement windows are of the same material construction (i.e. timber) and of the same form, subdivision and appearance they would meet the requirements to be permitted development and thus not require planning permission. It would be advised to specify the spacer bars in a white to match the exterior colour being that spacers in black, silver etc. increases the visual disparity and results in a less desirable appearance. It would also be advised for the replacement windows not to have sash horns, being that the original phase of the building pre-dates the introduction (1840s) of the horn detail. In addition, a number of the original Regency blind boxes remain – these should be retained as they are an important architectural feature which contributes to the significance of the heritage asset.

With this in mind, no objection is raised to the application, if minded to approve, the below condition is advised to be attached to a grant of planning permission:

Conditions

CN2 Matching finishes - All new works and works of making good to the retained fabric, whether internal or external, shall be finished to match the adjacent work with regard to the methods used and to material, colour, texture, and profile.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan Policy TB24.

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