

MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	250261
Address:	3 Montreal Terrace, Station Road, Twyford, Wokingham, RG10 9ND		
Proposal:	Householder application for proposed single storey rear extension with changes to fenestration. Followed by the demolition of the existing conservatory.		
Heritage Asset:	• Twyford Station Conservation Area		
Site Visit Made:	No		

Summary Of Recommendations

No Objection

Comments On Proposal

The application proposes the demolition and subsequent reconstruction and extension of a single storey element on 3 Montreal Terrace, a dwellinghouse dating from 1911 located within the Twyford Station Conservation Area.

Montreal Terrace has the appearance and form of a typical late 19th/early 20th century terrace, although it is understood to have been built fairly late in 1911. The front elevation is of grey stock brick with buff brick details, the sides and rear of red brick under a slate roof, some ornamentation to the door and window arches and finely turned details to the bay windows. Sadly, the terrace has not been treated well in the 20th century and of the five dwellings only two retain their original appearance – and only one of those having the original windows. The other three have been unsympathetically altered with uPVC windows, painting and in the case of no. 3 grossly inappropriate cement pebbledash render.

The application proposes the re-building of an existing infill/conservatory element which has been formed between the original outrigger and neighbouring boundary. As is not uncommon in the development of Victorian-Edwardian terraces, it is proposed to 'square off' the outrigger to the full width of the plot as to create a large open-plan kitchen/dining area. The replacement element would have a pitched roof, which, combined with the outrigger, would form a 'butterfly' roof form – a form which is not inappropriate in relation to the historic character. As the proposed addition would not seek to extend further than the outrigger (technically the original rear building line) and given no. 5 Montreal Terrace appears to have a similar planform and certainly numerous other terraced dwellings have similarly extension within the CA, from a heritage perspective, the proposed development is

not considered harmful to the character and appearance of the Conservation Area and thus no objection is raised. If minded to approve, a suitably worded 'matching materials' condition would be advised.

Conditions			
Matching materials			
Date:	09/03/3035	Signed:	Roderick McDonald Built Heritage Officer