

MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	253092
Address:	10 Wargrave Road, Twyford, RG10 9PG.		
Proposal:	Prior approval submission for the proposed change of use of the first floor of the commercial premises (Use Class E) to 1 no. dwelling (Use Class C3).		
Heritage Asset:	Twyford Conservation Area Conservation Ares are classed as designated heritage assets under the NPPF (2024) and in the Council's Local Plan policies.		
Site Visit Made:	No.		

Summary Of Recommendations

Acceptable in principle, as it is stated there is to be no external changes intended.

Comments On Proposal

The property lies within the Twyford Conservation Area and is the end premises of a circa 1970s two-storey colonnade of shops fronting onto the Wargrave Road.

The proposal is to change the first-floor space, presently in use as office space for the business using the ground-floor commercial unit, into a residential flat assessed by a shared entrance at the rear of the premises with ground-floor retail unit.

It is stated on the application form 'changes will be entirely internal' and that 'the existing windows will be retained.'

Two points of note to make here. The rear access door, reached by a couple of steps, is a solid door (as seen in Google Streetview). Here it would seem the existing entrance door, shown opening outwards, is not appropriate for a shared entrance (no visibility through an outward opening door) and would appear to need to be replaced. Also, worth pointing out the steps up to the entrance door could prove problematic, with respect to moving the refuse bins.

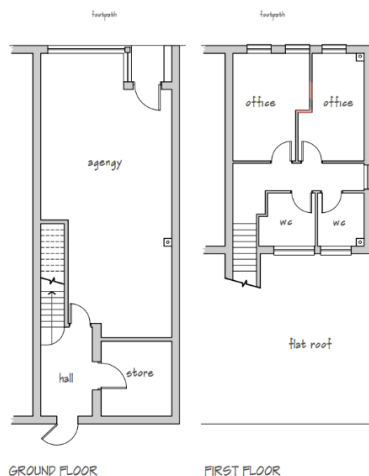
As for the first-floor windows these appear to be the original metal framed and presumably single glazed (and thought not likely to be capable of being double glazed). Planning permission would be required to replace the windows (and exterior door)., as such it would be prudent to include an informative to that affect.

A last point of note (see attached images) is a question of the accuracy of the submitted plans with respect to depiction of the rear first-floor staircase enclosure.

Informative

As a residential flat in a conservation area certain otherwise permitted development rights are removed, which would include replacement of windows and exterior doors that will require planning approval be obtained to change.

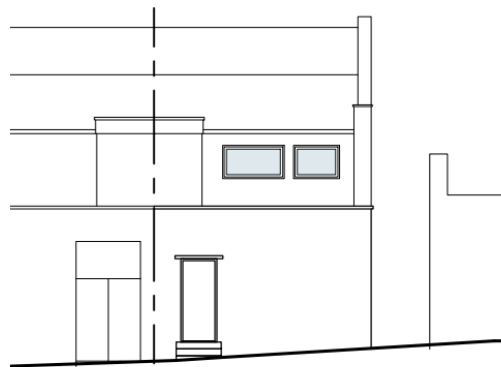
Date:	06/01/2026	Signed:	Keith Frost Built Heritage Officer
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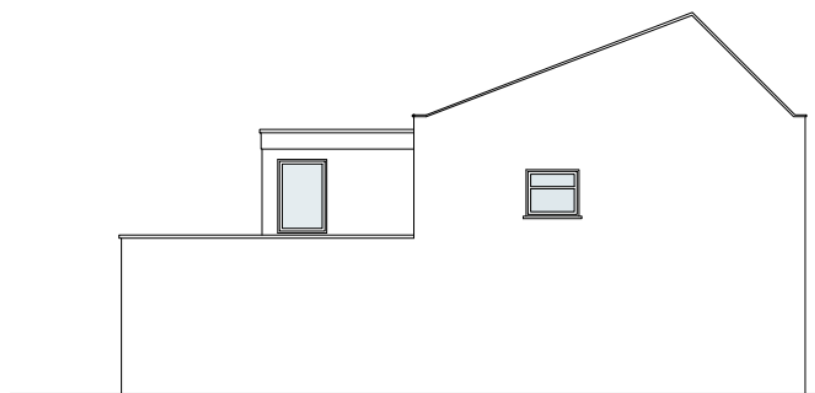
GROUND FLOOR

FIRST FLOOR

EXISTING PLANS - 1:100



EXISTING NORTH EAST ELEVATION (REAR) - 1:100



EXISTING NORTH WEST ELEVATION (SIDE) - 1:100

Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but does not require to be sent via secure methods.

Public: Information that can be seen and used by everyone inside and outside the Council.