

**MEADOWSIDE, 83 LONDON ROAD, TWYFORD, BERKSHIRE – PROPOSED REAR SINGLE STOREY REAR EXTENSION WITH MINOR ASSOCIATED INTERNAL ALTERATIONS FOLLOWING DEMOLITION OF EXISTING REAR CONSERVATORY****PLANNING PORTAL REFERENCE: PP-14327499****DESIGN AND ACCESS STATEMENT**

Meadowside is an early 19th-century detached villa situated on London Road, within the Twyford Conservation Area. Although not a Listed Building, Meadowside is recognised as being of historic character and contributes to a wider group of heritage assets in the locality, including several Listed Buildings positioned on the outer edge of Twyford.

It is noted, however, that Meadowside is not included within Wokingham Borough Council's register of Buildings of Traditional Local Character.

On the south-western boundary of the plot, there is a high brick wall and a group of old outbuildings, which fall within the curtilage of The Orchard, a Grade II Listed Building. Adjacent to this plot, continuing to the south-west, lies The White House, also a Grade II Listed Building.

Directly opposite Meadowside, across London Road, stands Lime Tree Cottage, another Grade II Listed Building. For reference, copies of the statutory list descriptions for each of these heritage assets are appended to this document.

Together, these properties form a notable collection of historic buildings.

With regards to the south-western boundary, the existing outbuildings and boundary walls provide a degree of separation between the respective dwellings of Meadowside and The Orchard.

The proposals for Meadowside will not be visible from the streetscene and will have no detrimental impact on the setting, character, or significance of any of the nearby Listed heritage assets.

A full historical assessment of the property and a more accurate dating assessment, together with views on the proposals from a heritage perspective, has been prepared by Jamie Preston of JP Heritage, dated September 2025

This statement is submitted in support of a proposed single-storey rear extension with associated minor internal alterations following the demolition of the existing rear conservatory on behalf of my Client, Mr & Mrs P McCormack

The Applicants have resided in Meadowside for a number of years and are fully aware of what it means to be a custodian of a Historic Building and are committed to undertaking the works in accordance with the relevant planning & conservation policies.

It is clear from observing the existing elevations, brickwork patterns, etc. that the dwelling has been adapted and added to since its original construction (further details noted in supporting heritage report).

There is no planning history available to view on WBC's online portal, and it is assumed based on the conclusions in the Heritage Report that the majority of the developed footprint on the site predates 1948, except for the rear conservatory, front garage and partial loft conversion, which were installed by previous owners in the mid-20<sup>th</sup> Century.

The key consideration in relation to the extension proposals is the treatment of the front elevation. This is the most prominent elevation of the villa and has been fully respected within the submitted design. The proposals will not be visible from the public street scene, and the principal front elevation will remain unaltered.

The scheme involves the demolition of the existing single-storey rear conservatory and its replacement with a new single-storey extension, together with associated minor internal alterations to create an open-plan kitchen, dining, and family space.

The proposed extension will be constructed in Flemish bond brickwork to match the existing house, incorporating projecting dentil courses, flat gauge brick arches above window and door openings, and stone cills, all referencing architectural details present on the original building.

The design intention is to create a traditional garden room/orangery form that is sympathetic to the classical character of the main villa. The scale and detailing of the extension will

ensure subservience to the host building while maintaining clear views to the original first-floor windows.

Conservation-approved timber doors and windows will be selected to provide a traditional appearance with some contemporary aspects (bi-folding timber doors) whilst the flat roof to the extension will benefit from a glazed lantern light over.

Within the rear elevation, an existing blocked-up window opening to Bedroom 3 will be reinstated overlooking the rear garden.

The current lean-to to the south-western elevation will be removed and replaced with a traditional form of construction, again finished in Flemish bond brickwork and stone coping, providing a usable home-office for the applicants.

It is the considered opinion that the choice of materials, together with the proposed alterations to the rear of the property, will enhance and complement the appearance of this important villa within the Conservation Area, while also clearly distinguishing the new work from the original through subtle differences in architectural style and period.

In considering the thermal performance of a building of this age, it is recognised that improvements can present challenges, as interventions must avoid harming the historic character or appearance of the property. In the case of Meadowside, the proposed measures are carefully designed to achieve energy efficiency gains without detriment to the heritage significance of the building:

- Solar PV installation: A discreet solar PV array is proposed on the roof of the existing garage and on the flat roof of the new extension. The location ensures that views of the panels will be limited, while significantly reducing reliance on centralised and carbon-based energy sources.
- Window improvements: The existing windows are to be overhauled and replaced with Conservation-approved thin double-glazed timber windows, providing enhanced thermal performance while preserving the traditional appearance and proportions of the openings.

The proposed methodology for window replacement is in accordance with Historic England's 2023 guidance on glazing, which recognises that in certain circumstances the use of slim-profile double-glazed units can be appropriate in historic buildings.

In addition, Part L of the Building Regulations provides for situations where double-glazing may be introduced as an acceptable means of improving energy efficiency without compromising historic character.

<https://historicengland.org.uk/advice/technical-advice/retrofit-and-energy-efficiency-in-historic-buildings/modifying-historic-windows-as-part-of-retrofitting-energy-saving-measures>

These measures will allow Meadowside to respond to contemporary energy efficiency standards in a manner that is sensitive to its architectural and historic character.

It should be noted that the existing single-glazed windows within the snug, which will become part of the internal accommodation following the proposed extension, will be retained in situ, preserving historic fabric where it will no longer be subject to thermal performance requirements.

Access into the property is currently achieved via a stepped entry from the driveway to the principal entrance. It is acknowledged that, due to the historic character of the building, it would be difficult to fully adapt the property to meet modern accessibility standards without causing harm.

However, the proposed rear extension will provide improved accessibility and manoeuvrability at the ground-floor level. This will include the provision of toilet and shower facilities for both occupants and visitors. These measures represent a significant improvement to the functionality and inclusiveness of the dwelling, and can be achieved without causing any unacceptable impact on the historic layout or architectural character of Meadowside.

There are several trees and hedgerows within the application site. These will be maintained. An accompanying Arboricultural report prepared by Simon Hawkins of Merewood Arboricultural Consultant Services is attached in support of the application.

The bi-fold doors to the extension will have steps leading to a new patio and planting around the proposed. The steps will benefit from a simple, black metal guarding with Indian sandstone paving.

The access path to the west will be a no-dig surface, gravel within a grid system (such as Cellweb or similar approved) to avoid issues with the RPA of the trees.

## **Conclusion**

The proposed extension has been sympathetically designed so that it respects the character of the original dwelling and the Conservation Area.

The proposals are in keeping with the wider area and will not feature prominently in the landscape or views into, within and out of the Conservation Area, nor will they result in harm to its setting. As a consequence, it can be considered to preserve and respect the host dwelling whilst not affecting the adjacent Listing Buildings.

The new extensions will incorporate MMC (modern methods of construction) together with the recommendations in the Accredited Construction Details. It will be constructed in compliance with the Building Regulations and insulated above the Building Regulations requirements.

It is the intention and belief that these proposals will provide a high-quality solution which will stand the test of time.

It is respectfully requested that Householder and Demolition in a Conservation Area Consent be granted for the proposals.

## **APPENDIX A – Photos**





Front Elevation





Rear Elevation



Rear Elevation – blocked up window to Bedr



## **APPENDIX B – Listings For Adjacent Dwellings**

# THE ORCHARD

Listed on the National Heritage List for England. [Search over 400,000 listed places](#)

*(<https://historicengland.org.uk/listing/the-list/>)*

## Official list entry

Heritage Category:Listed Building

Grade:II

List Entry Number:1135829

Date first listed:03-May-1984

List Entry Name:THE ORCHARD

Statutory Address 1:THE ORCHARD, 79, LONDON ROAD

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](#)

*(<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)*

## Location

Statutory Address: **THE ORCHARD, 79, LONDON ROAD**

The building or site itself may lie within the boundary of more than one authority.

District: **Wokingham (Unitary Authority)**

Parish: **Twyford**

National Grid Reference: **SU7902576218**

## Details

SU 77 NE TWYFORD LONDON ROAD (north west side)

2/31 No,79 (The Orchard) II

House. Late C18 extended C19. Brick, Gabled slate roof. Parallel ridge plan with rear extension. 2 storeys, dentil eaves and flanking chimneys. 4 bays sash windows with glazing bars and 6-panelled door in second bay from right with segmental headed architrave under cast iron lattice porch with concave lead roof. Small one storey extension on left.

Listing NGR: SU7902576218

## Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:41397

Legacy System:LBS

## Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



## Map

This map is for quick reference purposes only and may not be to scale. This copy shows the entry on 08-Sep-2025 at 14:40:58.



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End of official list entry

# LIME TREE COTTAGE

Listed on the National Heritage List for England. [Search over 400,000 listed places](#)

(<https://historicengland.org.uk/listing/the-list/>)

## Official list entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1118155

Date first listed: 03-May-1984

List Entry Name: LIME TREE COTTAGE

Statutory Address 1: LIME TREE COTTAGE, 2, RUSCOMBE ROAD

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](#)

(<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

## Location

Statutory Address:**LIME TREE COTTAGE, 2, RUSCOMBE ROAD**

The building or site itself may lie within the boundary of more than one authority.

District:**Wokingham (Unitary Authority)**

Parish:**Twyford**

National Grid Reference:**SU 79064 76192**

## Details

SU 77 NE TWYFORD RUSCOMBE ROAD (south east side)

2/37 No.2 (Lime Tree Cottage)

G.V. II

House. Early C19. Brick. Hipped slate roof. 2 storeys and cellar, chimney on right and 2 on rear slope. 3 bays sash windows with glazing bare in architrave surrounds on first floor, similar on ground floor but with 6- panelled door in centre bay under wood lattice porch with concave lead roof, and one traditional similar window on right.

Listing NGR: SU7906476192

# Legacy

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Legacy System number:41403

Legacy System:LBS

# Legal

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End of official list entry

# THE WHITE HOUSE

Listed on the National Heritage List for England. [Search over 400,000 listed places](#)

*(<https://historicengland.org.uk/listing/the-list/>)*

## Official list entry

Heritage Category:Listed Building

Grade:II

List Entry Number:1118151

Date first listed:03-May-1984

List Entry Name:THE WHITE HOUSE

Statutory Address 1:THE WHITE HOUSE, 77, LONDON ROAD

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](#)

*(<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)*

## Location

Statutory Address: **THE WHITE HOUSE, 77, LONDON ROAD**

The building or site itself may lie within the boundary of more than one authority.

District: **Wokingham (Unitary Authority)**

Parish: **Twyford**

National Grid Reference: **SU7901476207**

## Details

SU 77 NE TWYFORD LONDON ROAD (north west side)

2/30 No.77 (The White House)

G.V. II

House. Early C19. Painted brick. Hipped slate roof. 2 storeys, flanking chimney on left and one on rear roof slope. 4 bays and sash windows with glazing bars and architrave surrounds; half glazed door in centre under wood lattice porch with concave lead roof. One additional similar sash window to right of porch. Small one storey C20 extension on left.

Listing NGR: SU7901476207

# Legacy

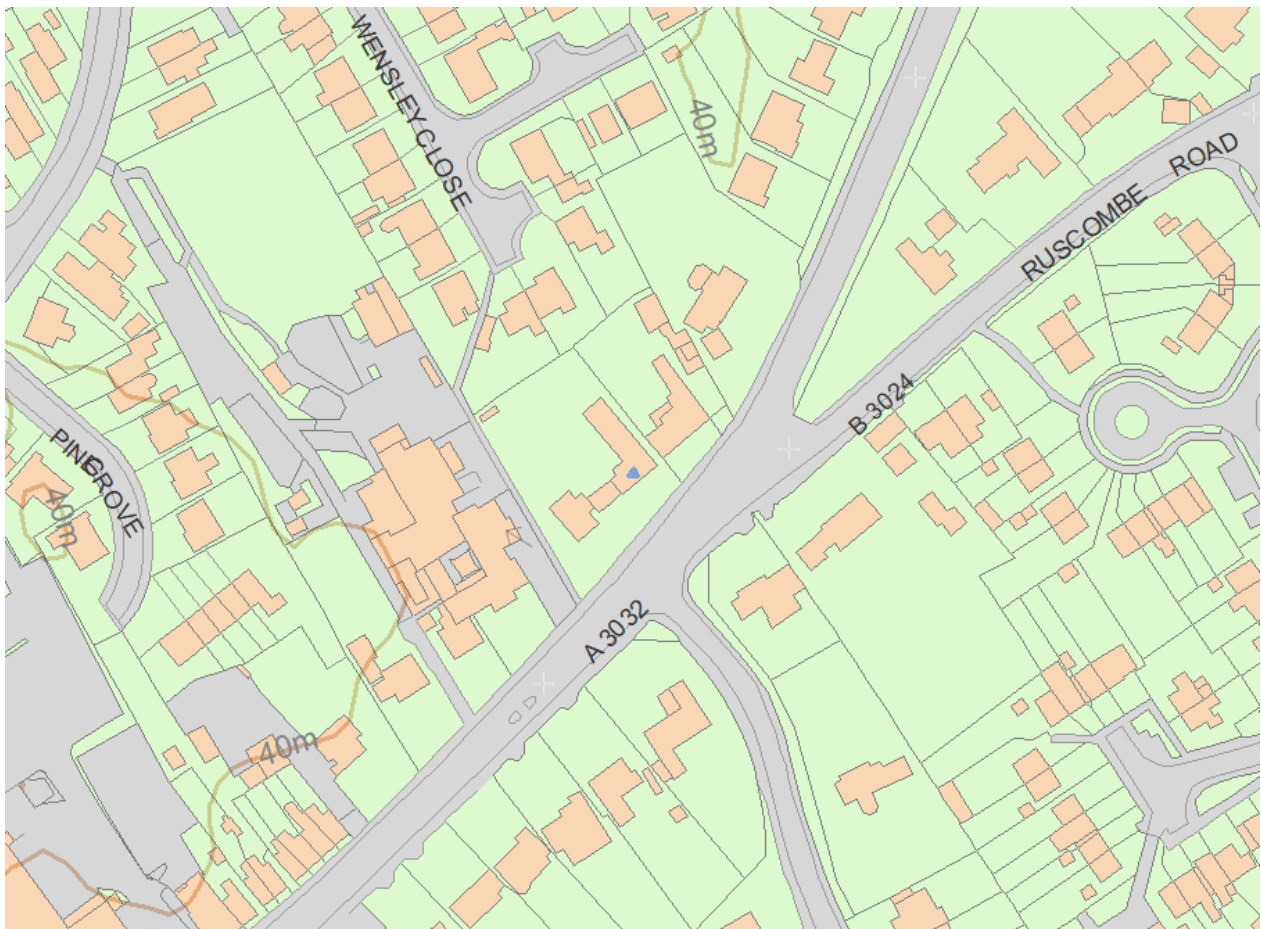
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Legacy System number:41396

Legacy System:LBS

# Legal

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