



heritage design and access statement

Window and Door Replacement at:

27 Wargrave Road
Twyford
RG10 9PB

On behalf of

Metropolitan Thames Valley

Prepared by

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1 Introduction

Faithorn Farrell Timms LLP have been commissioned by Metropolitan Thames Valley to produce a design and access statement in support of the Planning Application for the window and door replacement at 27 Wargrave Road, Twyford, RG10 9PB.



Figure 1 - Front elevation of property

2 Heritage Asset

27 Wargrave road is located within the Twyford Conservation Area. The building styles within the conservation area are a mix of rendered and red brick frontages. The windows in the surrounding area are typically timber sash and casement windows. The doors are primarily timber.

27 Wargrave Road, constructed circa 2000 while a modern construction, was designed with the conservation features in mind. The property is not a listed building.

The proposal is in keeping with Wokingham Borough Council's local plan, including the core strategy policies, CP3 – General Principles for development and CP20 – North Wokingham Strategic Development Location. The proposal is in keeping with the NPPF (2019), the National Design Guide

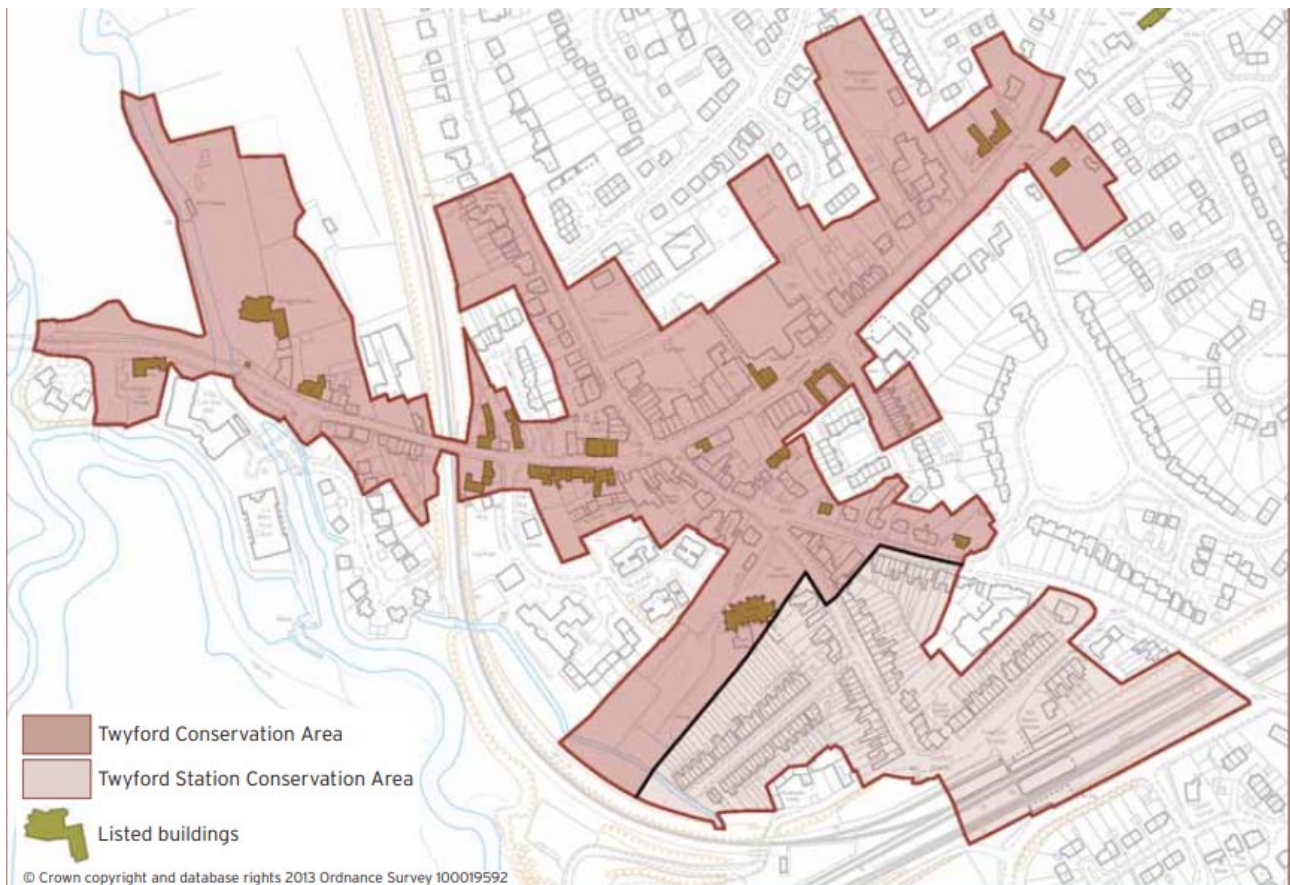


Figure 2 - Conservation area map

3 Planning History

A previous planning application was submitted for this property in May 2024 under the reference number 241328. The proposed works included full replacement of the existing double glazed timber sash and casement windows with new PVCu double glazed sash and casement windows. The main entrance communal door was proposed to be replaced like for like and the rear timber external doors replaced with PVCu external doors.

The application was subsequently refused as the conservation officer raised the following objection:

“On the grounds that the replacement windows and exterior doors are to be formed using uPVC, a modern material not considered a traditional appropriate material for developments within a conservation area. setting, such that is considered the use of this modern material and it is argued that the proposal goes contrary to the aims set out.

It appears a conscious decision was made with respect to the design and exterior detailing approved for the development of 27 and 29 Wargrave Road, which appears to also include the use of traditional timber framed windows, the intention being for these buildings to blend in with their conservation area location.

The proposal here to have replaced the existing traditional styled timber framed windows for one, albeit similar in appearance, constructed using uPVC for the window frames is considered to introduce modern non-traditional material for a development within the conservation where there would be the expectation for the use of traditional in keeping materials so as to maintain the traditional character and appearance of the conservation area. From a built heritage stance, the replacement windows to be formed using uPVC, a modern material not considered a traditional appropriate material for developments within a conservation area. setting, such that is considered the use of this modern material and it is argued that the proposal goes contrary to the aims set out in policy TB24 of the Managing Development Delivery Local Plan that seeks to ensure development would at the least preserve or enhance designated heritage assets such as a conservation area”

Based on the advice of the conservation officer and the planning officer's decision notice report, a new application has been prepared proposing like for like material replacement for both the windows and doors at 27 Wargrave Road.

4 Existing Property

The existing property, 27 Wargrave Road, houses residential flats across 2 storeys. It has one communal entrance at the front of the property and two rear gardens.

The existing windows are a mix of painted white double glazed timber sash and casement windows, with the condition of the windows being poor and thermal performance lacking.

The surrounding properties are also residential accommodation, majority of which have had their timber windows replaced with UPVC.

The existing main entrance door is a blue glazed composite communal door. The rear doors are white glazed timber external doors.

5 Proposed Works

The proposal is to replace the existing, poor condition, double glazed, timber sash and casement windows at the front and rear of the property with double glazed, timber sash and casement windows. The design of the windows will be like for like as existing with fenestration remaining as existing. It is our view that the window replacement is necessary and will provide a higher degree of thermal efficiency and comfort for the residents while not negatively impacting the character of the building.

The proposal also includes replacement of the existing external doors to the building. The proposed doors are like for like.

There are no adverse effects to the community, landscape or surrounding properties.

6 Conclusion

In conclusion, it is the applicant's view that the proposed alternations are necessary and will not drastically alter the overall appearance of the block and will provide greater security, thermal performance and human comfort to the residents.

The applicant hopes the design proposals and information set out in this document and the supporting documents meet with your approval and look forward to receiving your decision in due course.

Should you require any further information about this application please contact the undersigned.

Signed:

Jamie Ramchandani AssocRICS
Building Surveyor
For and on behalf of
Faithorn Farrell Timms LLP