

Heritage Statement

February 2025



Proposed extension: 3 Montreal Terrace, Twyford

The site, restrictions and history

The property lies on the south side of Station Road, within the Twyford Station Conservation Area. The house is one of a row of brick terraced houses built around the start of 20th Century. There is a small front garden, separated from the road by a low wall. Access to the house is through the front door, from the front garden path, but there is also rear access from a shared path across the rear of the property and the neighbouring patios. There is a conservatory to the side of the house and the rear garden beyond the shared is grassed with a garden office at the rear boundary.

The size, design and siting of the proposal

The proposed development is for a small extension and reconstruction to the rear of the house, to replace an existing conservatory that is uninsulated and open to the existing kitchen.

The proposed extension would replace the conservatory and be built from brick to match the existing property with a pitched roof using slates, to match the existing slate roof. Both new and existing rear roofs will be adjusted to incorporate rooflights.

Being largely in the same footprint as the rear extension to the adjoining neighbouring building, there will be minimal impact on either neighbouring properties.

Access considerations for the proposal

The front and rear access is not amended. The front entrance with the access is not affected by the proposals and access to the rear of the property is the same.

Policy considerations

The proposals have taken into consideration the requirements of the Borough Design Guide and the Conservation Area. The proposed extension is very similar in footprint to the existing building and seeks to improve the relationship of the rear with the existing house and the aesthetic style. As the amendments are to the rear of the property, this will have no impact of the public aspects of the Conservation Area.

Conclusion

We believe that the proposal is in keeping with the character and style of development of the area. The design is carefully considered to make a minimal visible impact. The aim is to allow the occupants to make good use of the house and space around it as a family home.

We hope that officers will therefore feel able to support this application.

Anne Owen Architects Ltd

