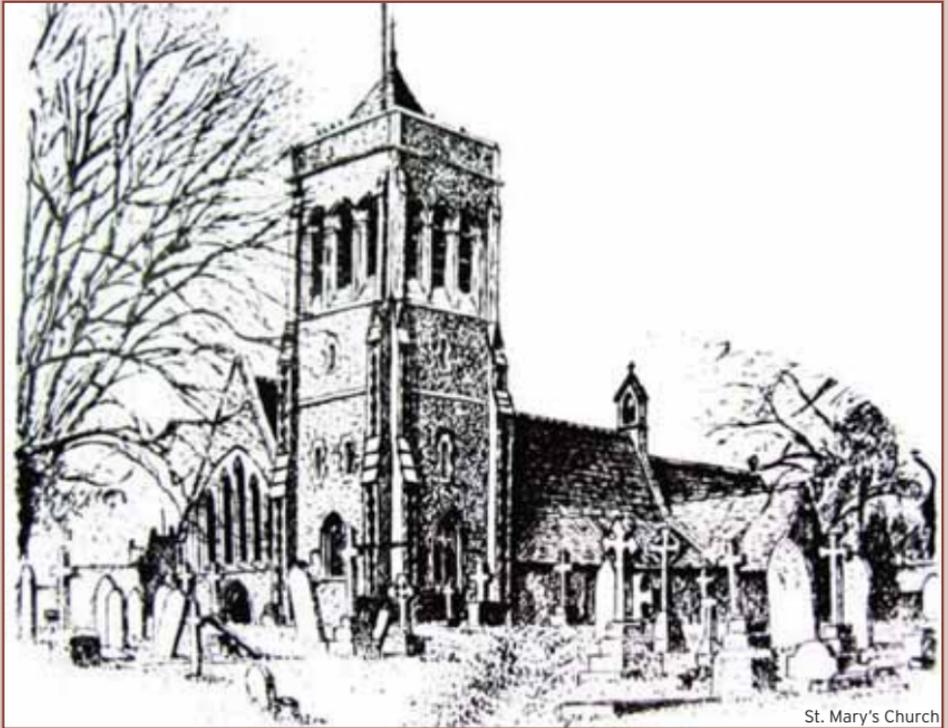


Twyford Conservation Area



St. Mary's Church

Twyford Conservation Area was first designated in December 1977 with some revisions in June 1996. This leaflet shows the extent of the area and explains the responsibilities of Wokingham Borough Council and property owners within the Conservation Area.

What is a Conservation Area?

Conservation Areas are 'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'.

Wokingham Borough Council has 16 designated Conservation Areas. This means that special efforts will be made to retain the unique character of these areas and the buildings within them.

The special interest of an area can be the result of a number of characteristics, such as an historic street pattern, traditional building styles, association with an historic event or figure, or a local industry or trade and will often be centred around one or more listed buildings.

Conservation Areas within Wokingham vary in character from the late medieval centre of Wokingham Town, the church centred areas of Remenham, Ruscombe, Finchampstead and Woodley Green, to historic village centres at Sonning, Wargrave and Twyford.

The designation of a conservation area helps to identify these important local characteristics and ensure they are properly considered if changes are proposed.



Seymours and Jennings, High Street



Twyford Almshouses

Living in a Conservation Area

Wokingham Borough Council is committed to conserving and enhancing conservation areas.

In addition to the usual planning controls, there are other works in Conservation Areas for which you will need further permission.

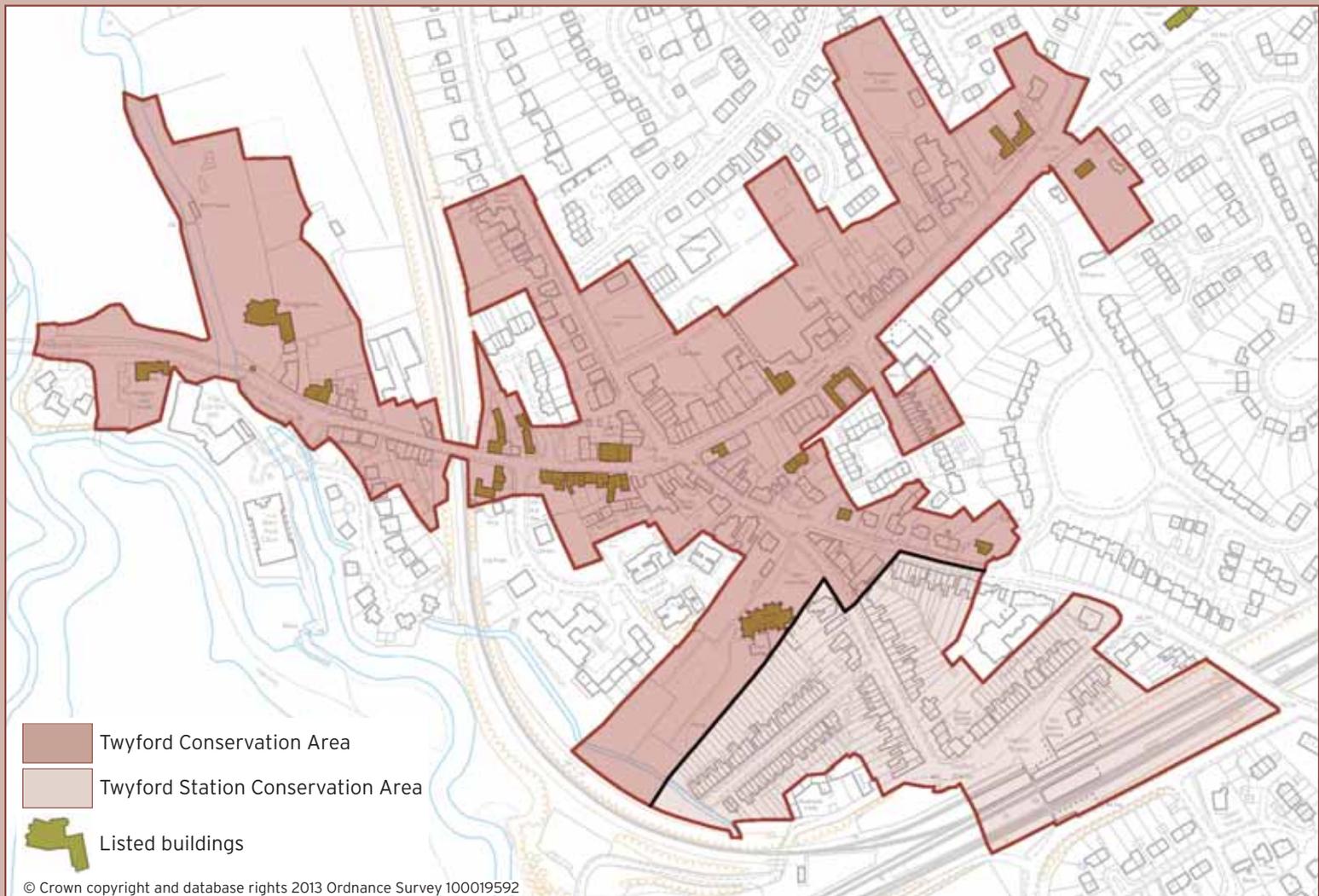
The list below is not definitive and it is always advisable, if you are thinking about carrying out work in a conservation area to first contact the planning department. Their contact details can be found at the back of this leaflet.

Please note that many of the changes to Permitted Development rights made on 30th May 2013, enabling certain types of development to proceed without the need for planning permission, do not apply to conservation areas.

Works which need further permission include:

- Demolition or partial demolition of some garden walls and fences.
- Demolition or partial demolition of a building larger than 115 cubic metres in volume.
- Certain works to trees (further details inside this leaflet).
- Roof alterations, for example adding a dormer window or the removal of chimney stacks.
- The addition of certain types of cladding to the outside of the house.
- Control over the installation of satellite dishes and solar panels.
- The replacement of doors or windows may require planning permission.

The extent of the Twyford Conservation Area



Twyford Conservation Area

The Twyford Conservation Area is focused on the High Street and London Road—in other words along the original Old Bath Road.

The building styles in the Conservation Area are generally modest with a mixture of rendered and red brick frontages. Building heights vary between two and three storeys with gabled dormer windows in the roofs.

The housing varies from small scale terraced cottages to large, detached, double fronted villas. This diverse area contains properties dating as far back as the 16th century.

The High Street in particular retains many historic buildings some of which reflect the village's agricultural past and its role in serving long distance travellers along the road to Bath, as well as previous occupations such as milling.

Moving out from the central cross-roads, the first parts of both Wargrave Road and London Road feature many large double fronted detached properties, generally two-storey and red-brick.

The single storey Almshouses, built in the 1640's and one of the oldest buildings in the village, lie on the south side of London Road.

Business Premises in Conservation Areas

The design of shop fronts and advertisements is very important in conservation areas. In order to protect the character of the area any advertisements which are judged to be detrimental to the appearance of the area will be discouraged.



Works to Trees

Trees make a significant contribution to the character of a conservation area. 6 weeks prior written notice must be given to the planning department if you want to carry out any works to trees in a conservation area.

The 6 week period enables the council to consider if a tree preservation order should be made.

No works should be carried out during this period without written permission from the council.

Some trees in conservation areas already have the added protection of a Tree Preservation Order (TPO). You must have the Council's consent before any works to these trees can be undertaken.

Please contact the Trees and Landscape Team for further information on Tel: (0118) 974 6503 or Email: treesandlandscape@wokingham.gov.uk

Conservation areas are living communities which must be allowed to change over time in order to retain vitality and prosper. Consequently the emphasis is to guide and control development rather than to prevent it. It is important that all new development should be sympathetic to the special architectural and aesthetic qualities of the area, particularly in terms of scale, design and materials.

The success of a Conservation Area

The success of a Conservation Area also depends upon the care taken by individual owners with the maintenance and repair of their properties and in any alterations or extensions they make - especially those which do not need planning permission. For example original windows and doors should be repaired where possible or, if beyond repair, replaced with new ones to match the originals in terms of materials used and details of their design. Careful consideration should be given to the location of satellite dishes, avoiding the front elevation of the building if at all possible. Cumulatively, even small changes will detract from the special character of an area.

Further advice

Please contact the Urban Design & Conservation Officer for WBC.
Email: development.control@wokingham.gov.uk or Tel: (0118) 974 6282

Produced jointly by Wokingham Borough Council and Twyford Village Partnership (TVP). June 2013.

If you would like to know more about volunteering at the TVP, please make contact via: www.twyfordvillagepartnership.co.uk

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