

Conway Estate

PCY-PBC-MH-ZZ-RP-A-9201 - Rev P02

September 2025

This document highlights the proposed changes to the Main House at the Stowdes Estate as approved in 2023 (WBC Ref: 213587)

Conway Estate (formally The Strowdes Estate)

Introduction and Context

When originally acquired the whole ownership of 500 acres was known as “Park Place Estate”. Following the sale of Park Place mansion and grounds (250 acres) and adjacent Hamilton Manor (60 acres) the remaining balance was named Conway Park (after General Conway who virtually rebuilt the estate in the late 18thC).

The site is part of the wider Park Place Grade II* registered parkland, and it was agreed with Wokingham Borough Council in 2008 that the parkland and wildlife habitats should be restored and enhanced in accordance with an agreed Conservation Plan.

This document presents minor changes to the existing planning permission for the **Main House (Planning Ref: 213587)** only. For context, there are a total of 5 planning permissions across the site:

- Main House - Planning Ref: 213587
- Gate House - Planning Ref: 213588
- Estate Management Building - Planning Ref: 213610
- Staff Village - Planning Ref: 240847
- Riverside Pavilion - Planning Ref: 240832

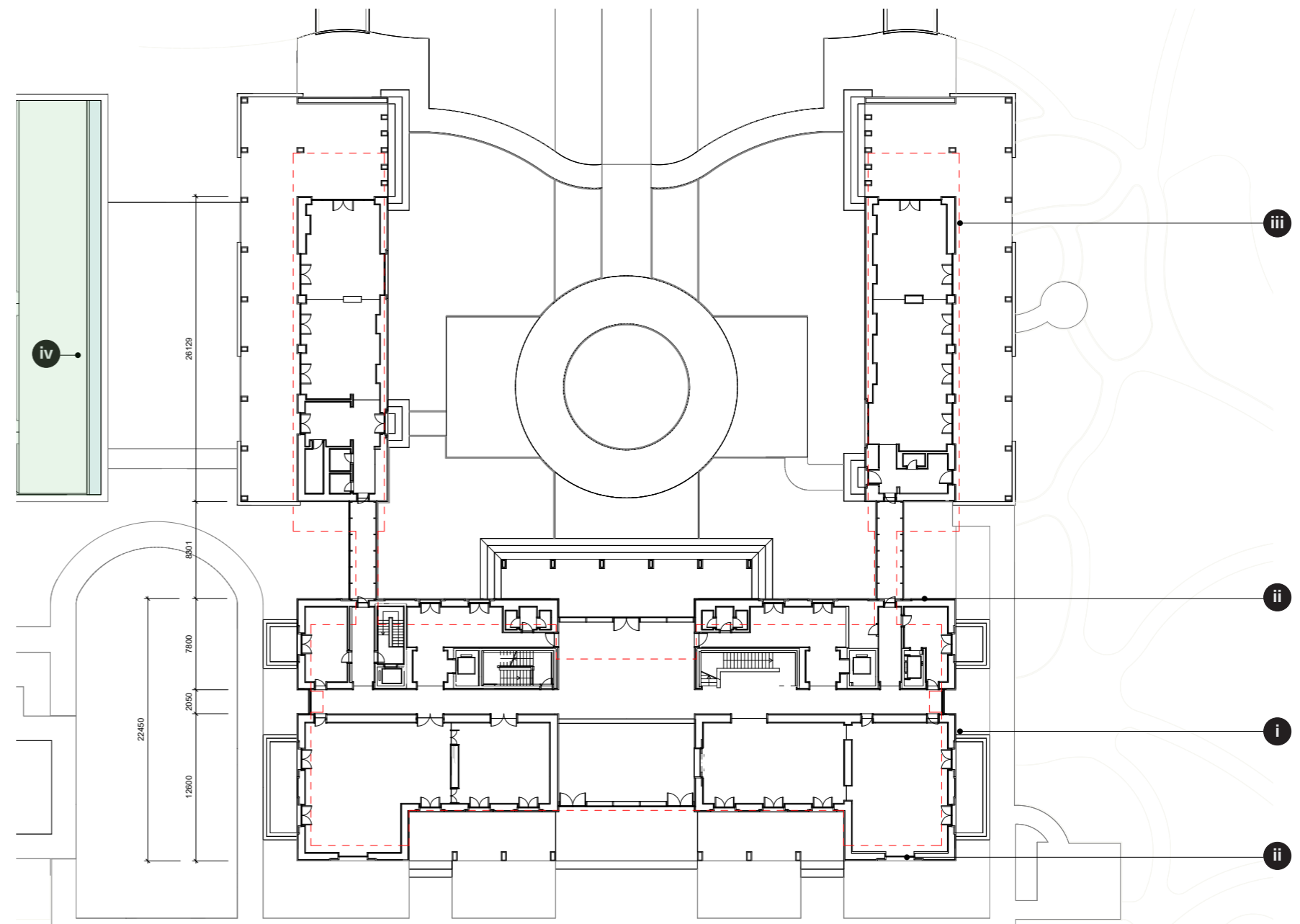


Main House

Overview

The House was originally designed c. 10 years ago. The design ethos has been carried forward with refinement, simplification, and more detailed consideration of buildability/deliverability.

- Adjustments of the interior layouts to accommodate the new landowner's needs.
- Increasing thickness of external walls to meet building/fire regulations.
- Minor increase in massing, whilst balancing the increase in the footprint with height reductions wherever feasible. (Reduction in height of second floor as well as in the wings and connectors)
- Façade / Window articulation. Maintaining a similar overall façade and materiality (light stone) while incorporating more contemporary detailing.
- Refining fenestration details and operability to achieve a more domestic scale and improved ease of use.
- A lighter touch to the façade at the upper level. Using softly reflective and transparent materials to create the impression of a light pavilion, rather than the solid stone façade of the original design.
- Stepped / sloped garden, providing natural light to basement pool area.
- The basement has been rationalised into a single level basement.
(note: fast tracked as an early S73 amendment)



- i.** Increase in massing (side ways)
- ii.** Increase in massing (depth)
- iii.** Reduction in massing to the side wings
- iv.** Stepped garden to lower basement level

Planning application ref: 213587 (Extant Scheme)

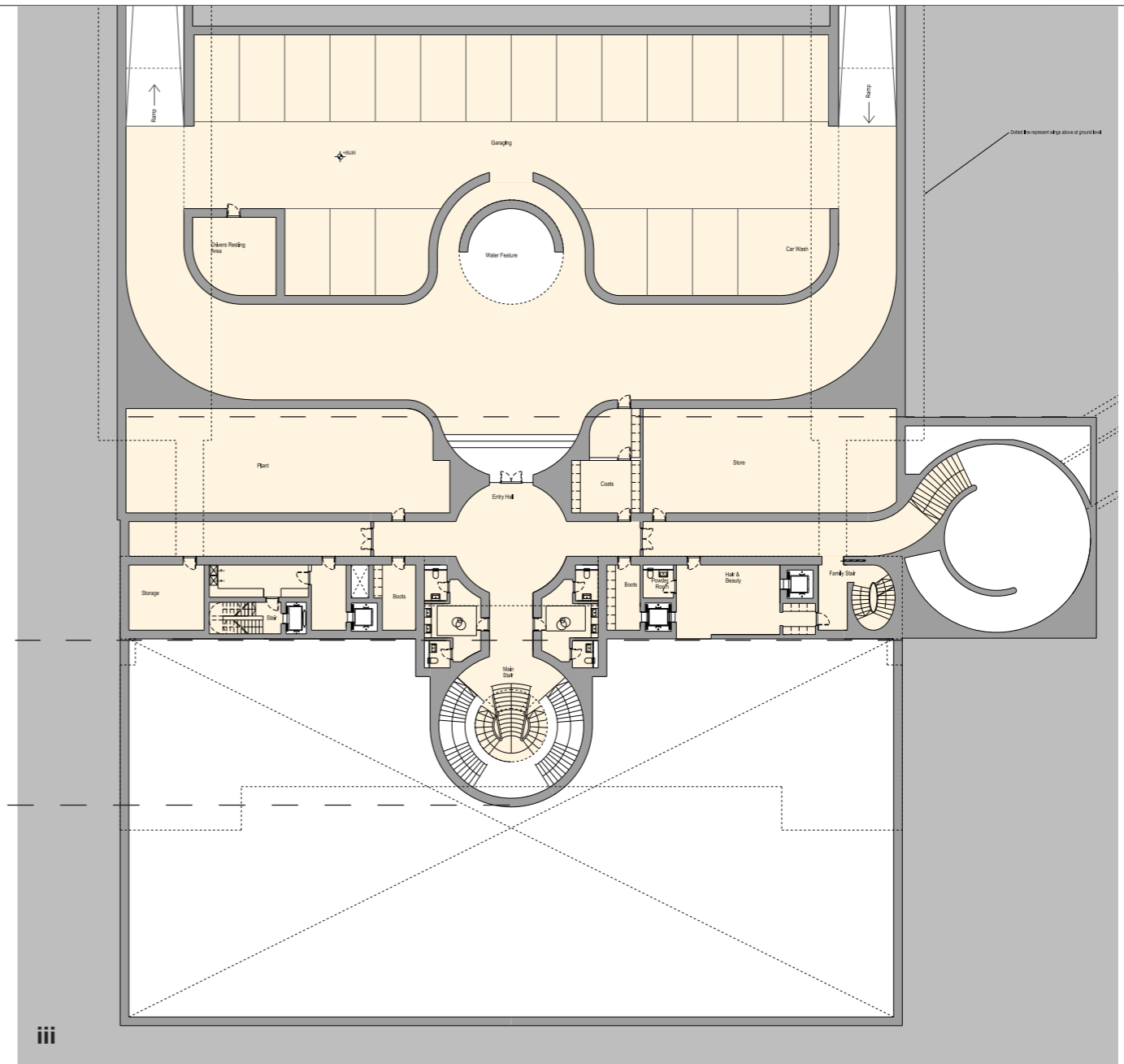
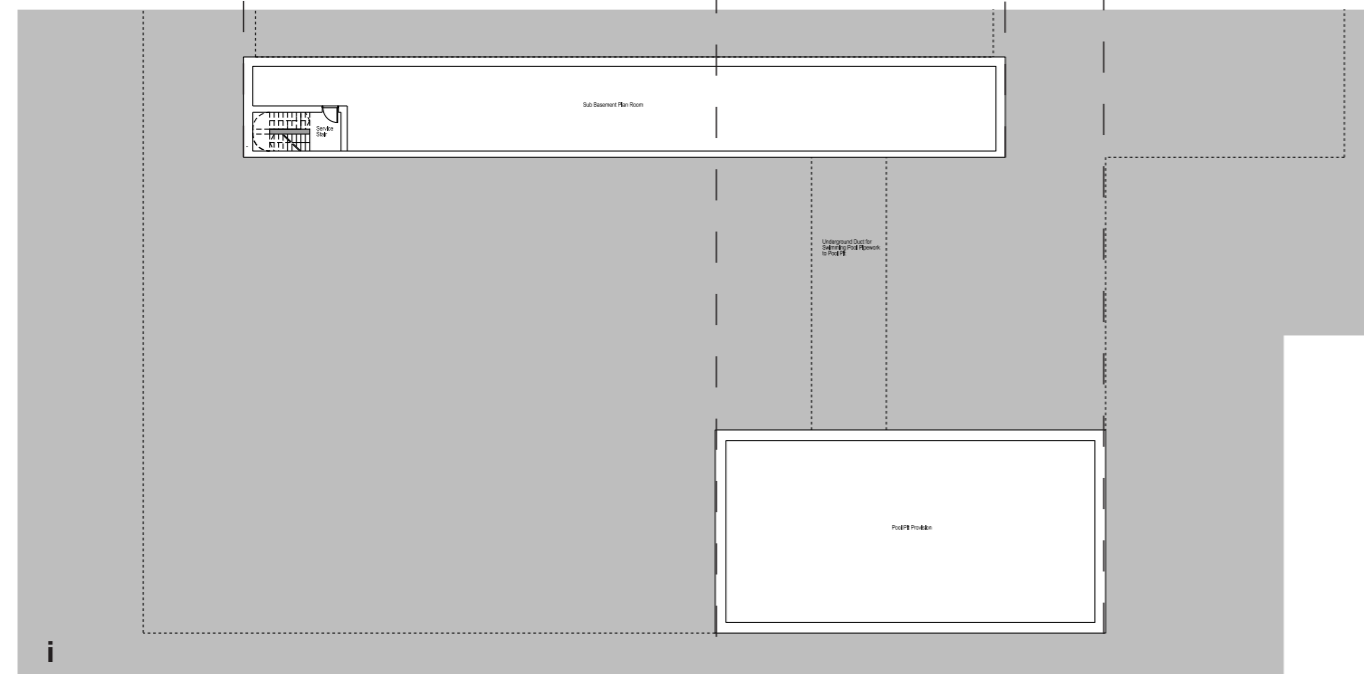
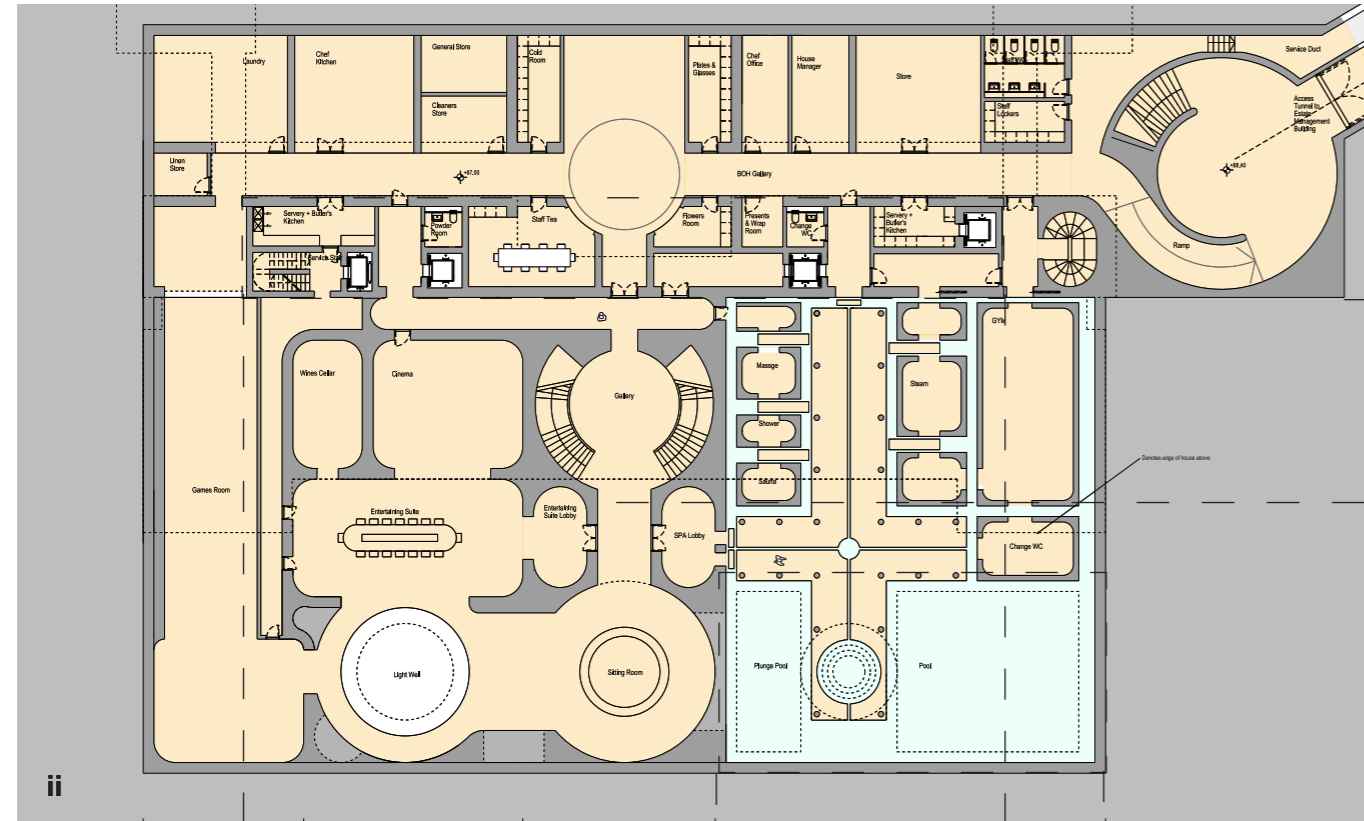
Main House - Basement Plan

Drawing ref: P-H-001-XX-030 Rev 00

P-H-001-XX-040 Rev 00

P-H-001-XX-045 Rev 00

- The basement has been rationalised into a single level basement.
(note: fast tracked as an early S73 amendment)

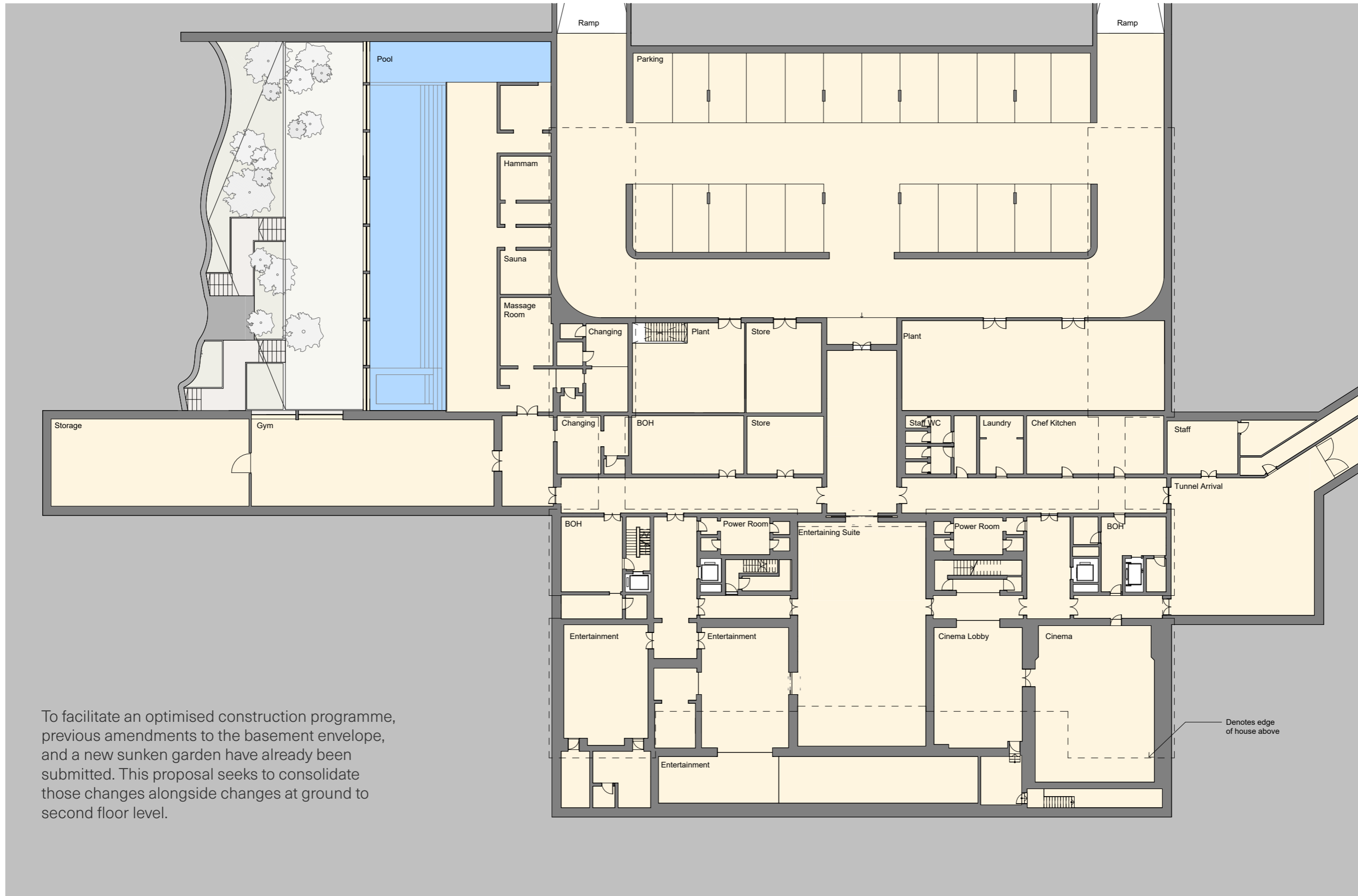


- i. Sub Basement Plan
- ii. Basement Plan
- iii. Basement Mezzanine Plan

Proposed Scheme

Main House - Basement Plan

Drawing ref: PCY-PBC-MH-B1-DR-A-1009



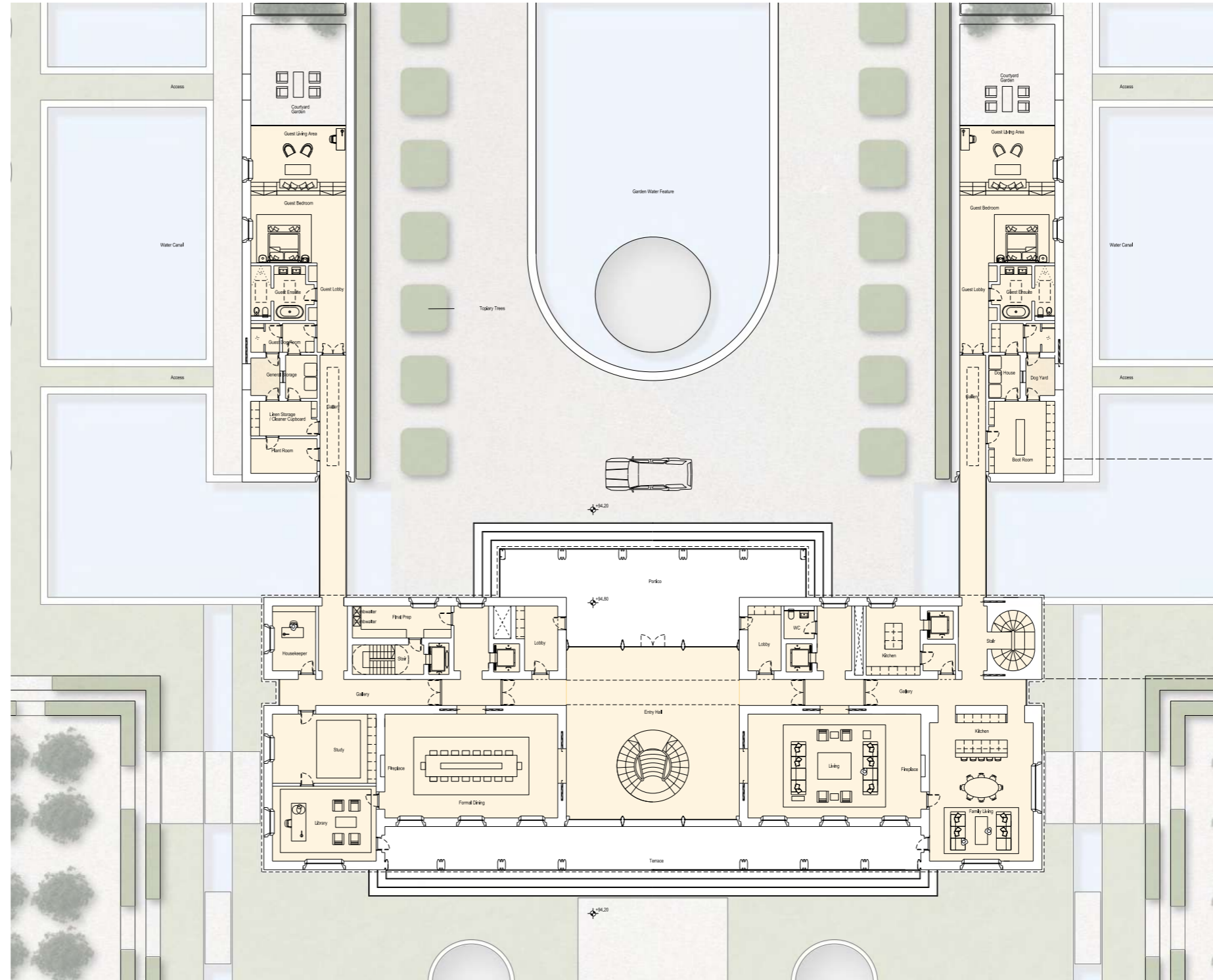
To facilitate an optimised construction programme, previous amendments to the basement envelope, and a new sunken garden have already been submitted. This proposal seeks to consolidate those changes alongside changes at ground to second floor level.

Denotes edge of house above

Planning application ref: 213587 (Extant Scheme)

Main House - L00 Plan

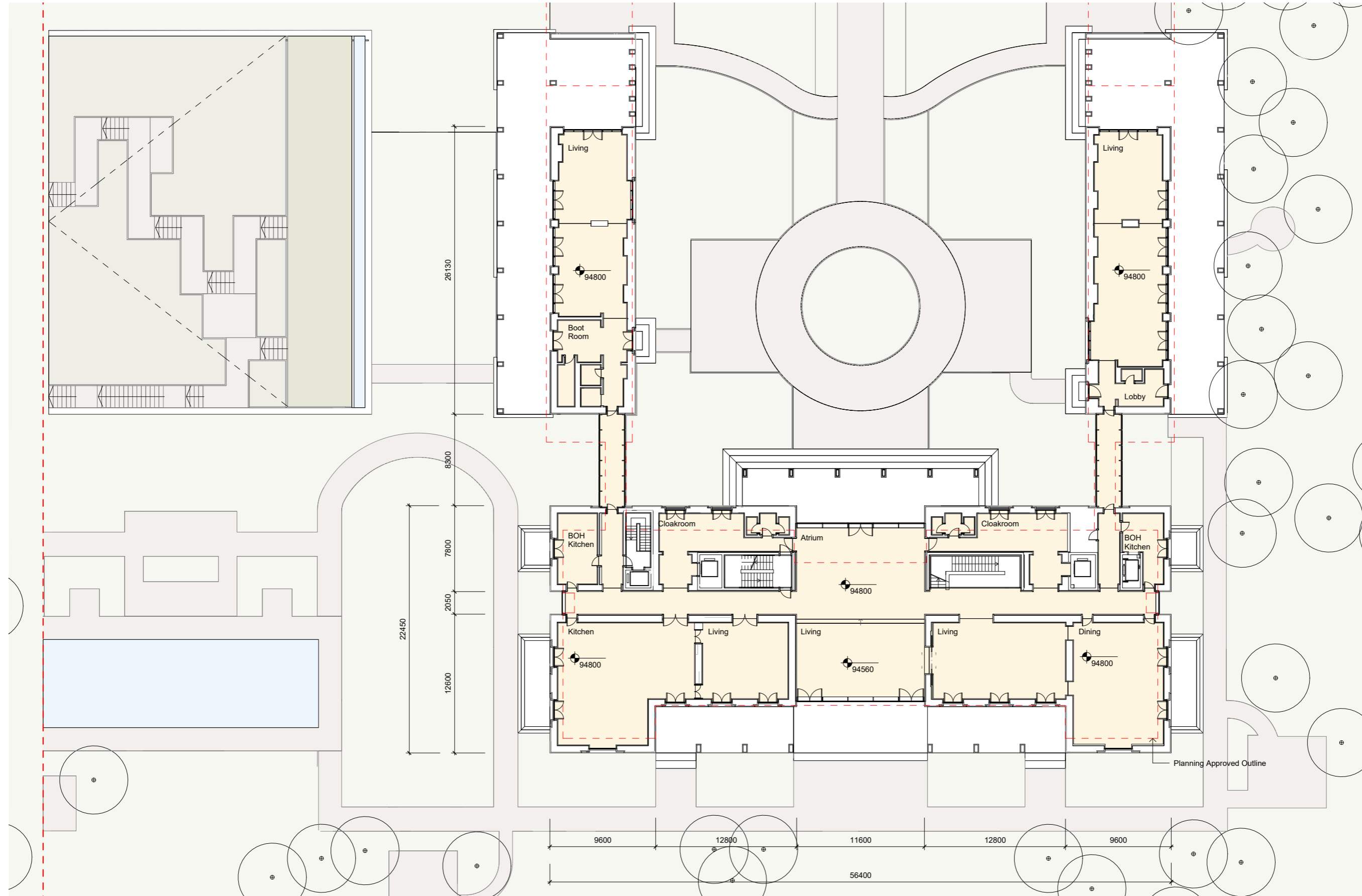
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Proposed Design

Main House - L00 Plan

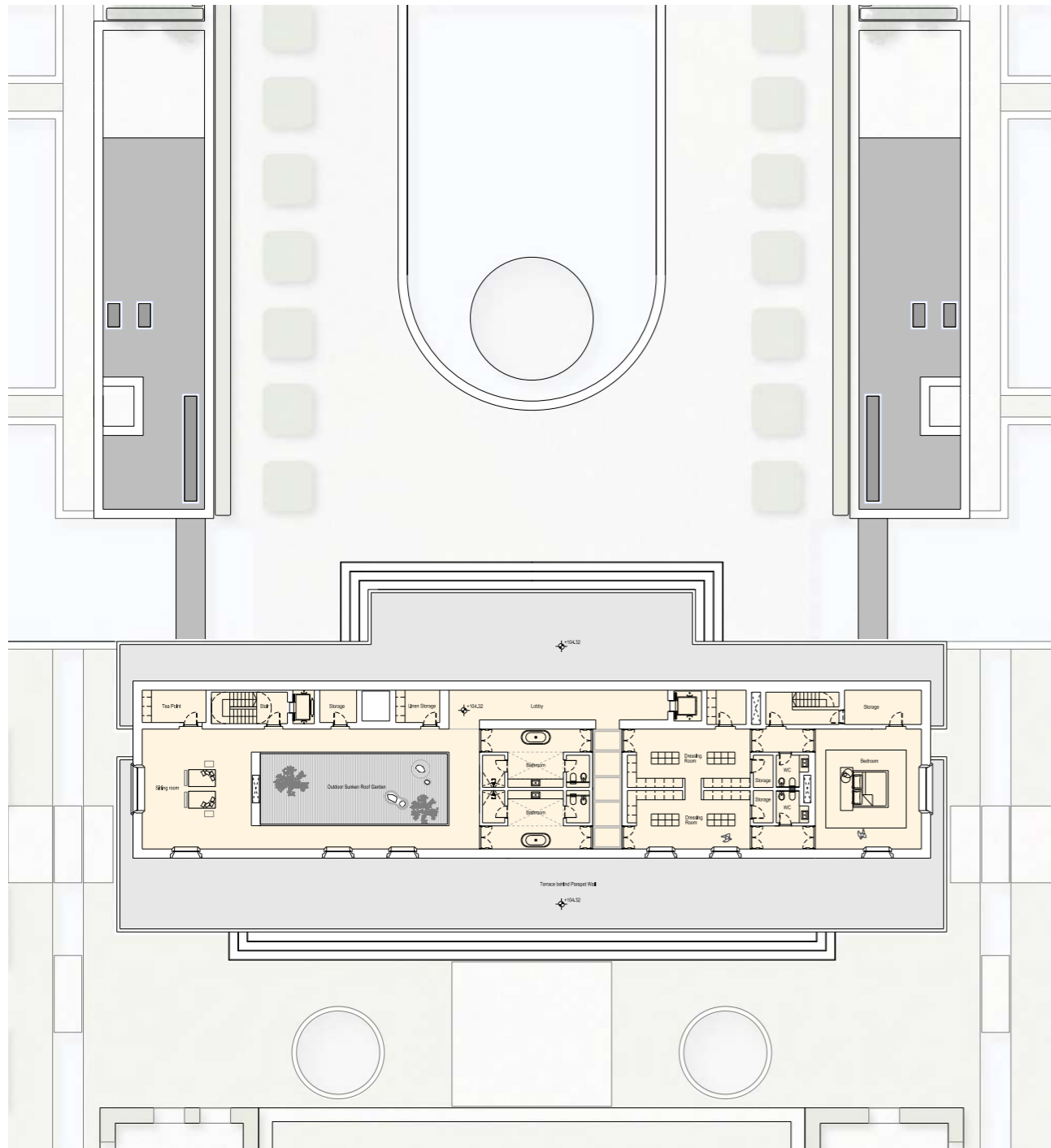
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Planning application ref: 213587 (Extant Scheme)

Main House - L02 Plan

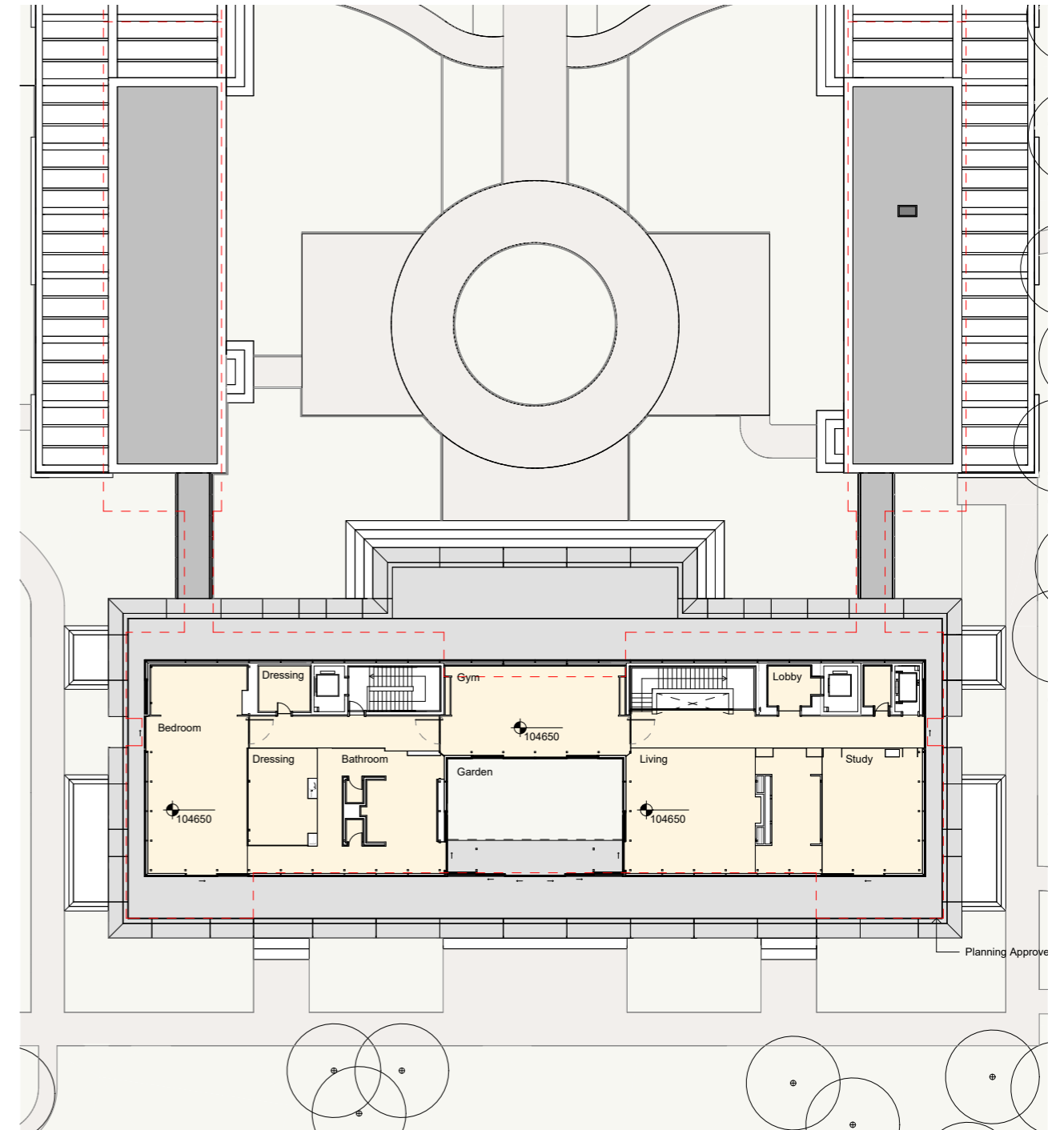
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Proposed Design

Main House - L02 Plan

Drawing ref: PCY-PBC-MH-02-DR-A-1012



Planning application ref: 213587 (Extant Scheme)

Main House - North Elevation

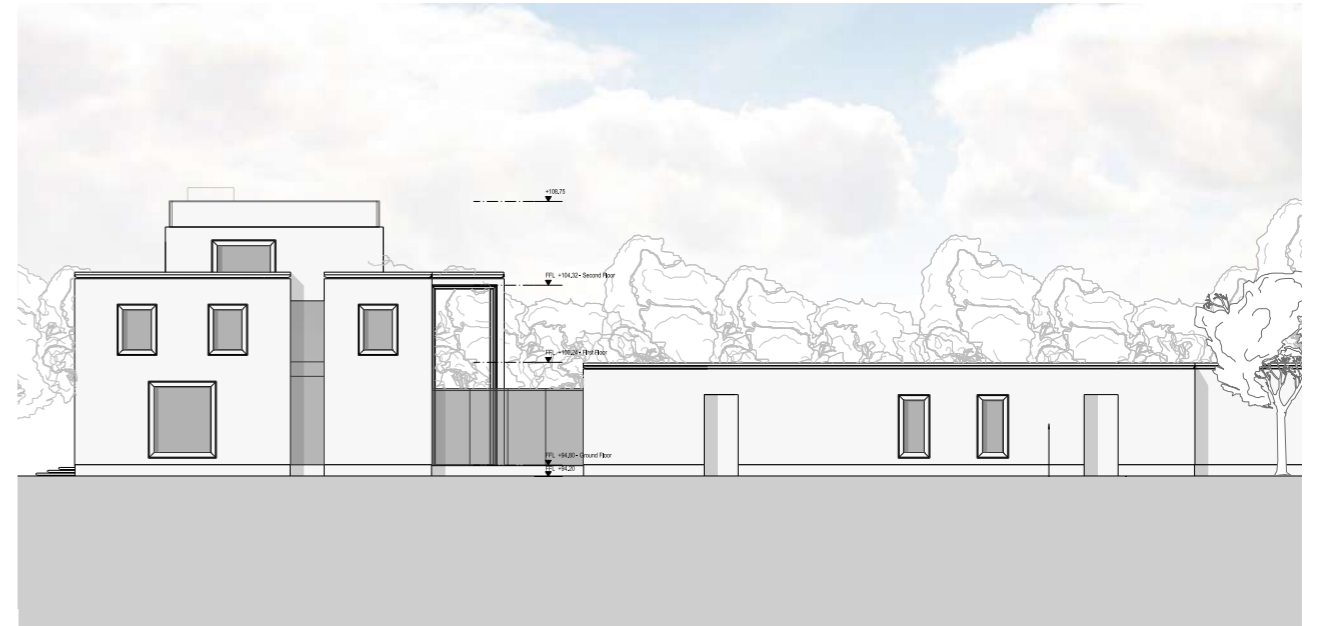
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Planning Application Ref: 213587 (Extant Scheme)

Main House - East Elevation

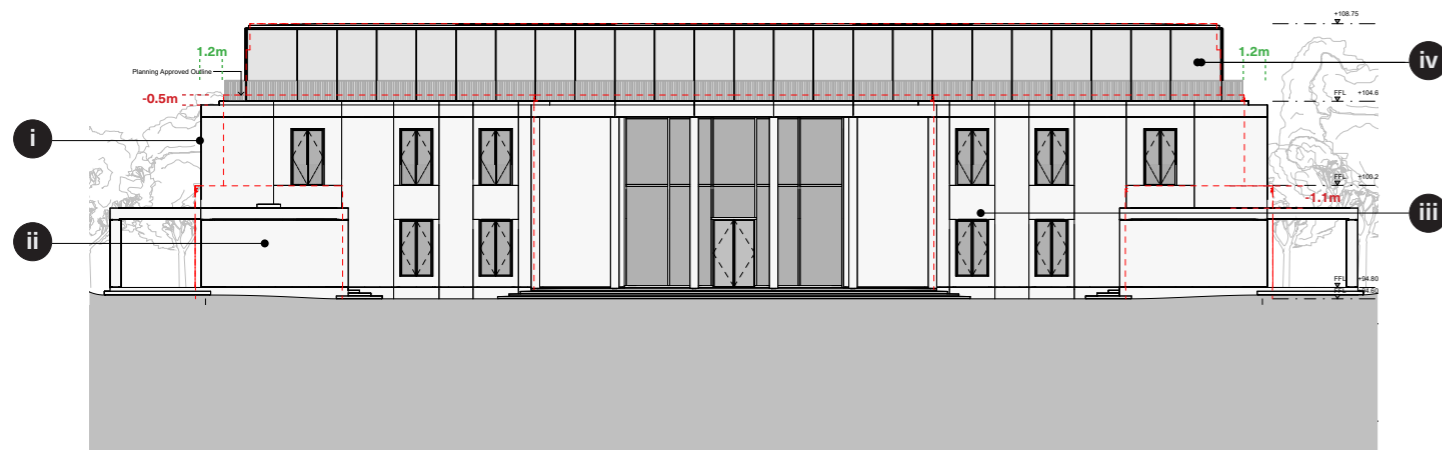
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Proposed Design

Main House - North Elevation

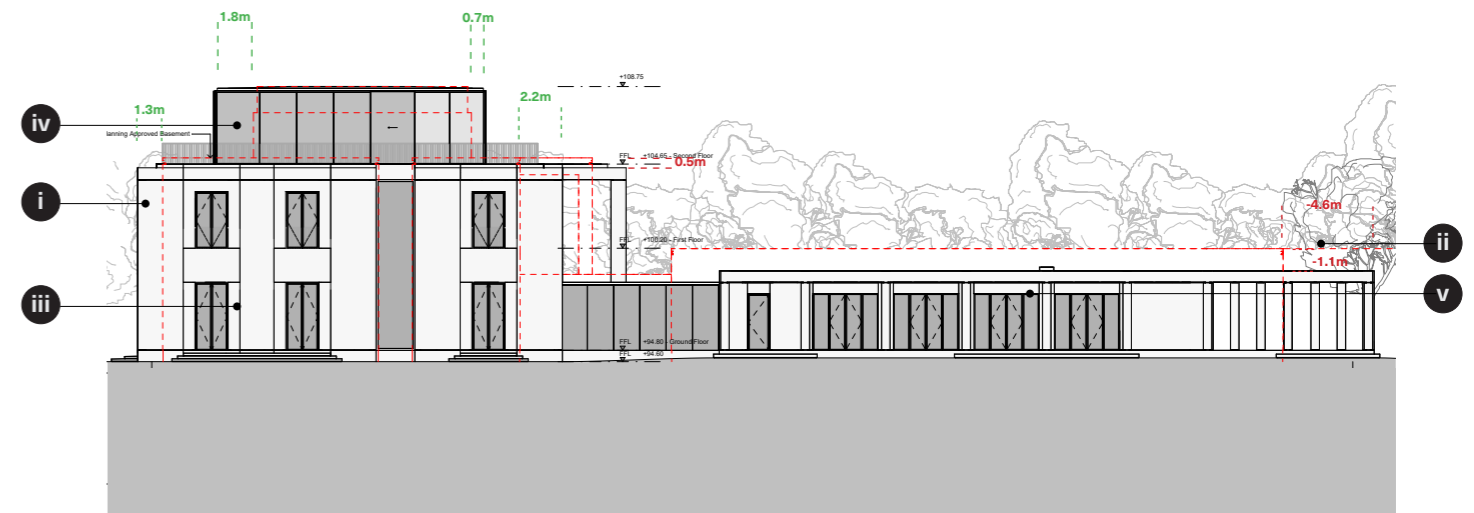
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Proposed Design

Main House - East Elevation

Drawing ref: PCY-PBC-MH-ZZ-DR-A-1021



- i. Increase in massing (side ways)
- ii. Reduction in massing to the side wings
- iii. Articulation of the facade / window reveals
- iv. Facade materiality to the upper level
- v. Improved visual links to the gardens and beyond.

Planning application ref: 213587 (Extant Scheme)

Main House - South Elevation

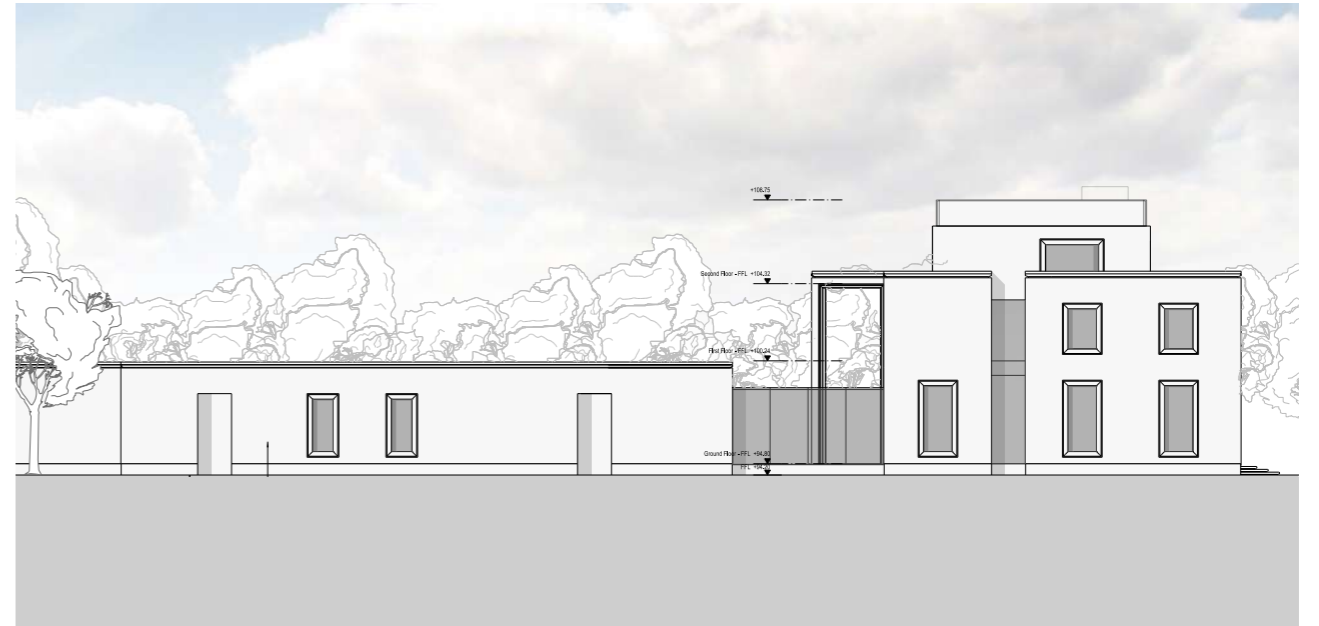
Drawing ref: P-H-004-XX-020 Rev 00



Planning Application Ref: 213587 (Extant Scheme)

Main House - West Elevation

Drawing ref: P-H-004-XX-030 Rev 00



Proposed Design

Main House - South Elevation

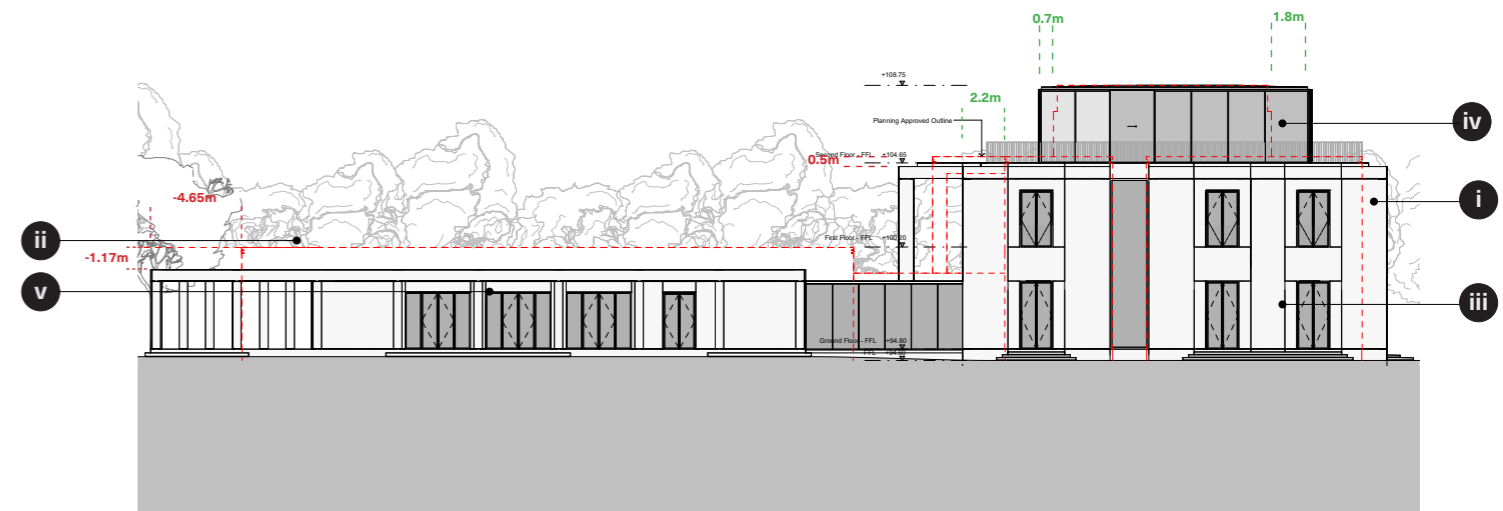
Drawing ref: PCY-PBC-MH-ZZ-DR-A-1022



Proposed Design

Main House - West Elevation

Drawing ref: PCY-PBC-MH-ZZ-DR-A-1023



- i. Increase in massing (side ways)
- ii. Reduction in massing to the side wings
- iii. Articulation of the facade / window reveals
- iv. Facade materiality to the upper level
- v. Improved visual links to the gardens and beyond.

Planning application ref: 213587

Main House - North Elevation

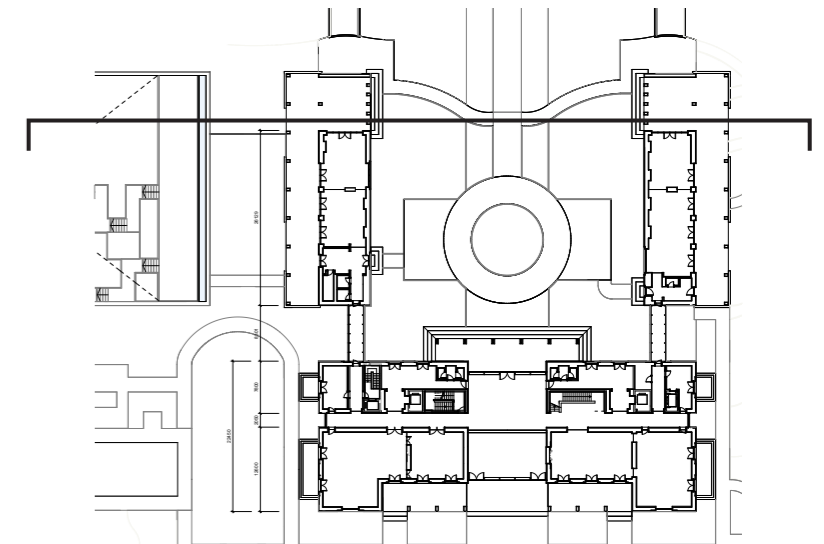
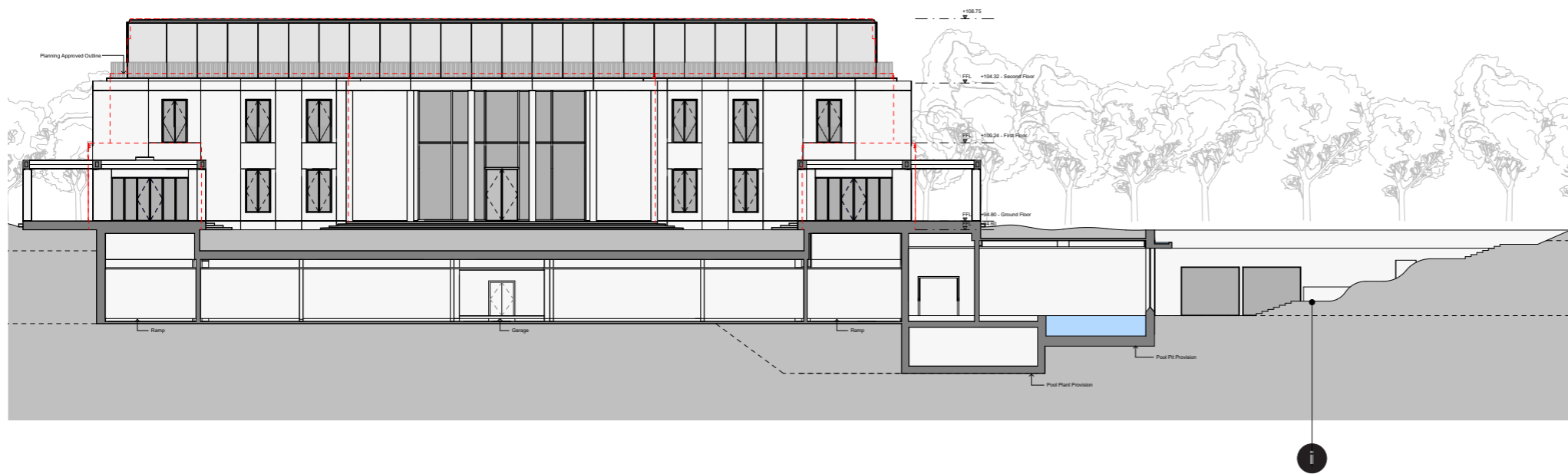
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Proposed Design

Main House - North Elevation - Basement Section

Drawing ref: PCY-PBC-MH-ZZ-DR-A-1017



i. Stepped garden to lower basement level

Planning Application Ref: 213587 (Extant Scheme)



Proposed Design



Planning Application Ref: 213587 (Extant Scheme)



Proposed Design

