



Bird Place Henley

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Design & Access Statement Addendum

Bird Place, Henley Bridge,
Henley-on-Thames

Bird Place, Henley

PROPOSED BOATHOUSE

Design & Access Statement Addendum

Amended Single-Gable Design | October 2026

Planning Application: 260863

Listed Building Consent: 260864

This Addendum should be read alongside the original submitted Design & Access Statement for the proposed boathouse at Bird Place. It does not seek to repeat matters already established within the submitted application.



Figure 1: Illustrative view of new single-gable boathouse design, river elevation

1.0 Purpose of this Addendum

This Design & Access Statement Addendum has been prepared in support of amendments to the current planning and listed building consent applications at Bird Place, Henley-on-Thames.

The application comprises:

Householder application for the proposed removal of the existing conservatory, repair and reinstatement of the curtilage-listed wall, erection of a single-storey boathouse with attached store/workshop, reinstatement of the historic wet dock, and associated riverbank works.

The original Design and Access Statement establishes the site and heritage context, development history, boathouse typology, principle of development, design approach, heritage impact, flood risk, Environment Agency approvals, arboricultural considerations and access arrangements.

The purpose of this Addendum is specifically to explain the further evolution of the proposed boathouse following continued engagement with Wokingham Borough Council and to provide the additional information requested by the Local Planning Authority.

The amended proposal:

- Replaces the submitted double-gable roof form with a simpler single-gable design
- Reduces the overall width of the boathouse by 400mm
- Retains a low proposed eaves and carefully considers the overall ridge height
- Retains and further demonstrates the lightweight and transparent architectural character established by the submitted proposal
- Provides additional information regarding materials, colours and clear glazing
- Records the completed wet dock and current riverbank condition
- Introduces indicative replacement planting along the river frontage

The amendment focusses on the architectural development and presentation of the proposal. The underlying principle of providing a boathouse and reinstating an active boating use in this location remains unchanged.



Figure 2: Existing view of the wet dock, conservatory, river and Henley beyond (September 2026)

1.1 Design Development and Officer Engagement

The proposal has continued to evolve through engagement with the Local Planning Authority following submission of the planning application in April 2026.

Following the Conservation Officer's site visit in June 2026, additional information was prepared to clarify the relationship between the proposed boathouse, river, wet dock and surrounding buildings. Updated drawings incorporating additional existing and proposed levels information and a precedent study were subsequently submitted.

Further amended drawings were issued on 23rd July 2026, including the change from metal to timber cladding to the workshop/ store element at the rear of the proposed boathouse. These amendments remain incorporated within the current proposal.

Further discussions with the Local Planning Authority took place on 21st September 2026, during which the possibility of returning to a single-gable roof form as outlined in the pre-application proposal was discussed.

A reduced width single-gable design was subsequently developed and illustrated through three-dimensional studies. These were issued to the Local Planning Authority on 21st September 2026.

On 28th September 2026, the Planning Officer confirmed that, while the overall scale and massing remained matters requiring formal assessment, the single-gable option was considered a **“more successful design approach”**, with the modest reduction in width and move to a single-gable form welcomed. The Officer consequently invited submission of amended plans based upon this design.

The Officer also requested:

- Additional material and colour annotation
- A materials schedule
- Confirmation that the glazing would be clear and transparent rather than tinted
- Indicative replacement planting along the riverbank

The amended drawings and this Addendum respond directly to those matters.

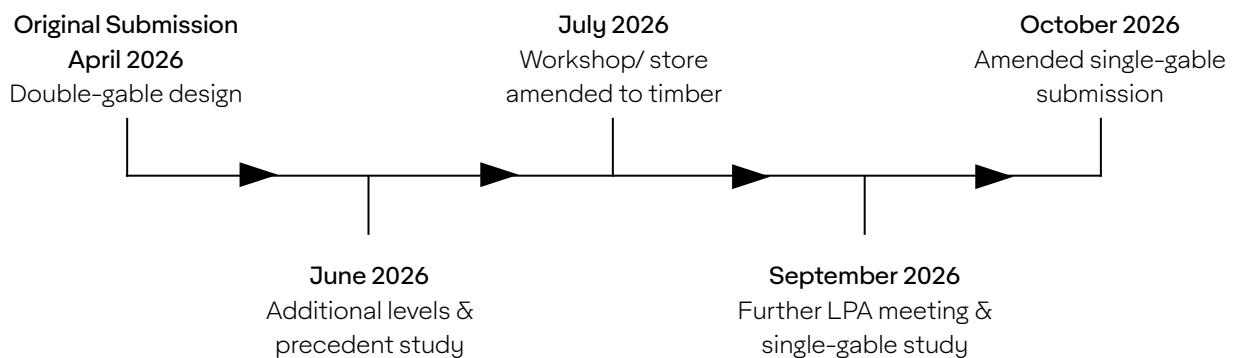


Figure 3: Planning application and design timeline

2.0 Design Development

2.1 Submitted Double-Gable Design

Both single and double-gable forms were explored during the original design process.

Following development of the proposal to accommodate a double-width wet dock, the increased overall roof span created a particular challenge in controlling the ridge height whilst retaining an appropriately proportioned pitched roof.

At that stage, achieving the desired low ridge within a single-gable arrangement would have required a comparatively shallow roof pitch. This was considered to result in an overly squat roof form which lacked the proportions and architectural character sought for a riverside boathouse.

The double-gable arrangement was therefore developed as a means of breaking down the wider roof span, reducing the overall ridge height and retaining appropriately proportioned pitched roof forms.

The underlying architectural concept was nevertheless deliberately simple, to create a lightweight and transparent contemporary interpretation of a traditional Thames boathouse, formed from a slender structural frame and extensive glazing.

This approach was intended to ensure that the enclosure remained visually lightweight and did not appear as a solid built form within important views of the riverside. This design intention was also explained within the Heritage and Townscape response submitted in July 2026.

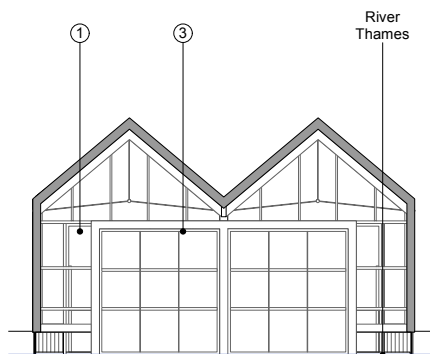


Figure 4: Front elevation of the original submitted double-gable boathouse proposal



Figure 5: Illustrative view of double-gable design as submitted as additional information on 21st September 2026

Submitted double-gable proposal

The twin roof double-gable form was developed as part of the original application proposal to minimise the ridge height of the boathouse whilst incorporating the increased wet-dock width as proposed in the pre-application submission. The aim at this stage was to ensure the overall building proportion and roof pitch was considered and responsive to its context.

2.2 Amended Single-Gable Design

Following clarification of the river, site and building levels, the relationship between the proposed boathouse, existing conservatory and wider site could be assessed with greater precision.

The confirmed river level demonstrated that the proposed boathouse could be maintained below the ridge of the existing conservatory. In July, the heritage response specifically recorded that the clarified river level had lowered the proposed ridge to below that of the existing conservatory.

This provided an opportunity to revisit the single-gable form following the September meeting with the Local Planning Authority where it became apparent that officers had continued concerns regarding the suitability of the double-gable form.

In parallel, the overall width of the boathouse has been reduced by 400mm, with the external walls moved in by 200mm on each side.

The reduced span allowed the relationship between eaves height, roof pitch and ridge height to be reconsidered. A low 2m eaves height, combined with a 39° roof pitch, produces a more successful and appropriately proportioned single pitched roof and single-gable design whilst maintaining a carefully controlled overall height.

The principal design height parameters of the amended proposal are:

	Amended proposal
Normal Water Surface Level	30.770 AOD
Boathouse/ Boardwalk FFL	31.270 AOD
Eaves above FFL	2m
Roof pitch	39°
FFL to ridge	4.67m
Double-gable proposed ridge height for reference	35.280 AOD
Single-gable proposed ridge height	35.940 AOD
Existing conservatory ridge	36.000 AOD

The proposed ridge therefore remains marginally below the ridge of the existing conservatory, despite the adoption of a single roof span. These are the same dimensional parameters presented to the Local Planning Authority within the September single-gable study.

The resulting design achieves the simplicity of a single traditional boathouse form without requiring the shallow roof pitch previously considered necessary to ensure the proposed building's height would not be inappropriately high.

The relationship between the reduced width, low eaves and 39° roof pitch produces a more coherent overall proportion whilst retaining the carefully considered form and scale of the proposal.



Figure 6: Illustrative view of double-gable design, as presented to LPA on 21st September 2026



Figure 7: Illustrative view of single-gable design, as presented to LPA on 21st September 2026

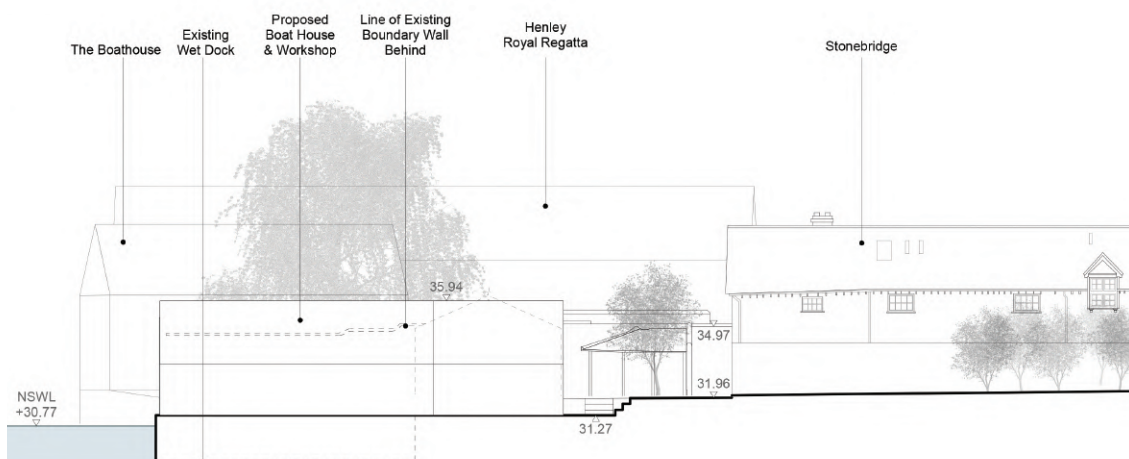


Figure 8: Proposed site section/ elevation - Excerpt from submitted amended drawing PA-06

3.0 Scale, Massing and Architectural Character

The amended design responds directly to the concerns raised regarding the scale and massing of the submitted double-gable design proposal.

The amended building is narrower, with the eaves remaining low, while the previously articulated double roof has been replaced by a single, simple pitched form. However, the visual presence of the proposed boathouse cannot be understood solely from its external dimensions. The principal boathouse enclosure is conceived as a lightweight transparent structure, formed from a slender dark metal frame with extensively glazed walls and roof.

Clear glazing allows views through the structure towards the river, landscape and opposite bank. The building envelope therefore does not read in the same manner as the walls and roof of a conventional solid building.

This is particularly important when viewed from within the Bird Place site. The transparent enclosure maintains the strong existing visual relationship with Henley and the River Thames beyond. From the river, the dark structural frame establishes a simple pitched outline while the glazed enclosure allows the landscape and sky to remain visually present through the building. The workshop/ store is the only solid element and is positioned to the rear of the boathouse, away from the river frontage. Its vertical timber cladding provides a deliberately different, warmer and more recessive material character.

Taken together, the reduced width, low eaves, simple roof form and transparent enclosure substantially reduce the perceived mass of the building within its riverside setting.



Figure 9: **Scale and Proportion** – Reduced width, low eaves, 39° roof pitch creates simple, well-proportioned form

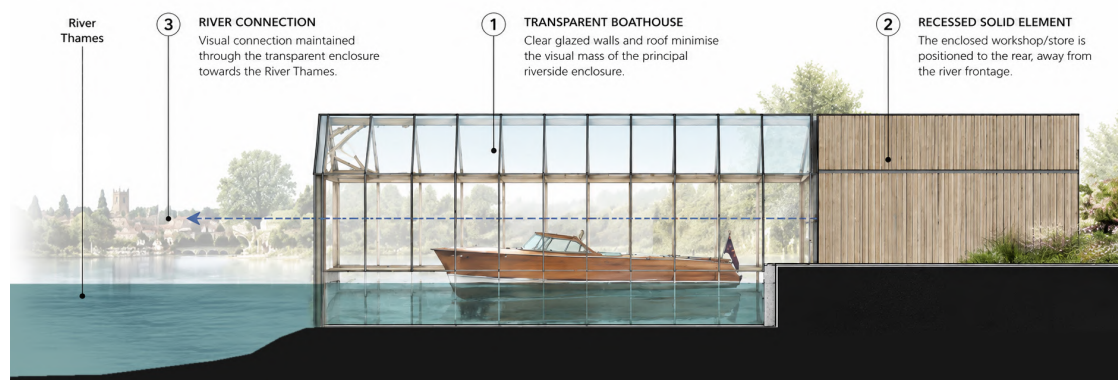


Figure 10: **Massing and Visual Permeability** – Transparent enclosure and a recessed solid element reduce perceived mass and maintain views towards the Thames.

4.0 Materials and Architectural Detailing

The proposed material palette is deliberately limited and has been selected to reinforce the simple, lightweight character of the boathouse. A slender dark metal frame and clear glazing define the principal enclosure, while warm vertical timber cladding distinguishes the more solid workshop/store element to the rear.

The combination establishes a clear hierarchy between the transparent riverside enclosure and the enclosed ancillary accommodation, while maintaining a coherent contemporary architectural language.

4.1 Structural Frame

The principal boathouse structure will comprise a slender dark-finished metal frame. The frame provides a clear expression of the simple pitched form while remaining visually recessive against the transparent glazed enclosure and surrounding landscape.

Colour/ finish: RAL 7021 Black Grey

4.2 Glazed Walls and Roof

The walls and pitched roof of the principal boathouse will comprise clear, transparent glazing. No tinted, coloured or obscured glazing is proposed to the principal enclosure. Transparency is fundamental to the architectural concept, maintaining views through the structure towards the river and landscape beyond and substantially reducing its perceived mass within the riverside setting. The glazing will be detailed with minimal framing consistent with the lightweight architectural character illustrated within the accompanying visualisations.

4.3 Workshop and Store

The workshop/ store will be finished in vertical Accoya timber cladding, replacing the metal cladding proposed within the earlier design following engagement with the Local Planning Authority.

The timber provides a warmer material treatment to the enclosed rear element and establishes a clear distinction from the lightweight glazed boathouse. The warm timber finish also establishes a subtle material relationship with the timber detailing of the Riva, reinforcing the building's purpose as a boathouse.

Timber species: Accoya acetylated softwood

Board profile: Vertical boards, 115mm face width × 18mm thick, with 6mm expressed shadow gap

Treatment/ finish: Teak finish, selected to complement the timber detailing of the Riva

4.4 Doors and Secondary Metalwork

Retractable doors and secondary metalwork will be detailed to coordinate with the principal structural frame, maintaining a consistent and visually recessive appearance throughout the glazed enclosure.

Proposed colour/finish: RAL 7021 Black Grey

A coordinated materials schedule is provided on the following page and on the amended drawings, identifying the principal materials, colours and finishes. The drawings also explicitly identify the principal glazing as clear and transparent.

4.5 Materials



Figure 11: **STRUCTURAL FRAME**
RAL 7021 Black Grey
Slender dark-finished metal frame



Figure 12: **CLEAR GLAZING**
Clear, transparent glazing
Un-tinted and unobscured

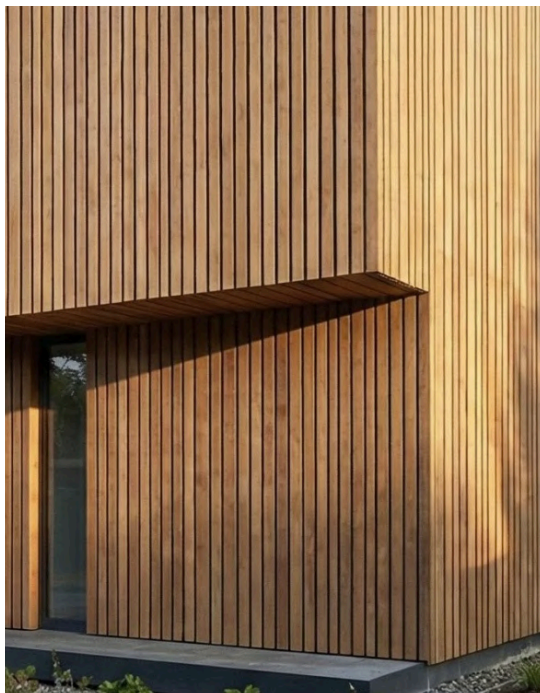


Figure 13: **VERTICAL TIMBER**
Accoya acetylated softwood
Vertical 115mm boards with 6mm expressed shadow gap - Teak finish



Figure 14: **SECONDARY METALWORK**
RAL 7021 Black Grey
Finish coordinated with principal structural frame

The limited material palette reinforces the distinction between the lightweight transparent boathouse enclosure and the warmer, solid workshop/ store element. Together, the materials create a refined and deliberately understated architectural character appropriate to the boathouse and its riverside setting.

5.0 Current Wet Dock and Riverbank Condition

Since submission of the Boathouse planning applications in April 2026, the wet dock and associated riverbank works have progressed under the separate Environment Agency approvals.

The reinstated wet dock now forms part of the physical site condition within which the amended boathouse proposal is to be considered. These works have also altered the immediate appearance of the river edge and surrounding landscape from that recorded within the original application drawings.

The amended submission therefore includes an updated existing site drawing recording the current physical condition of the site, including the wet dock and riverbank works undertaken to date. This ensures that the amended submission accurately records the site as it presently exists and allows the proposed boathouse and landscape reinstatement to be clearly understood within that context.

The works undertaken have necessarily resulted in the removal and disturbance of vegetation previously present along parts of the river frontage. The current appearance of the riverbank should therefore be understood as an interim condition, prior to the proposed reintroduction of riverside planting.

The landscape response to this current condition, including the proposed character and extent of replacement planting, is set out in **Section 6.0 Riverbank Landscape Reinstatement**.



Figure 15: Current site condition (September 2026)

6.0 Riverbank Landscape Reinstatement

The river landscape forms an important part of the setting of Bird Place and the character of this section of the Thames.

The Local Planning Authority has noted that existing vegetation and natural screening along the river frontage have been substantially reduced as a consequence of the works undertaken to date and has requested an indicative planting scheme demonstrating the reintroduction of planting along the riverbank.

The current appearance of the river edge following the recent wet dock and riverbank works represents an interim landscape condition, rather than the intended completed setting of the proposed boathouse.

The amended proposal therefore includes indicative replacement planting along the river frontage and around the proposed boathouse.

The landscape strategy seeks to:

- Re-establish vegetation following the riverbank works
- Reinforce the established verdant character of the Thames corridor
- Soften the interface between the boathouse, garden and river edge
- Provide an appropriate planted setting to the lightweight glazed structure
- Frame rather than conceal the proposed boathouse
- Retain important views between Bird Place, the river and Henley
- Strengthen the site's contribution to its riparian setting

Planting will be selected to be appropriate to the riverside setting and site conditions.

This approach responds directly to the Local Planning Authority's request for replacement planting to reinforce the verdant character of the river corridor and the site's contribution to its riparian setting.

Riverside Planting Precedents



Riverside & Town Context

Natural marginal planting with reeds, grasses and flowering species, maintaining open views along the river.



Informal River Edge

Mix of native riparian species softening the built riverbank edge.



Species Mix

A layered mix of grasses, meadowsweet, purple loosestrife and rushes providing seasonal interest.



Soft Transition to Water

Reeds and rushes at the water's edge with flowering species above, reinforcing the verdant Thames character.

Figure 16: Illustrative riverside planting precedents

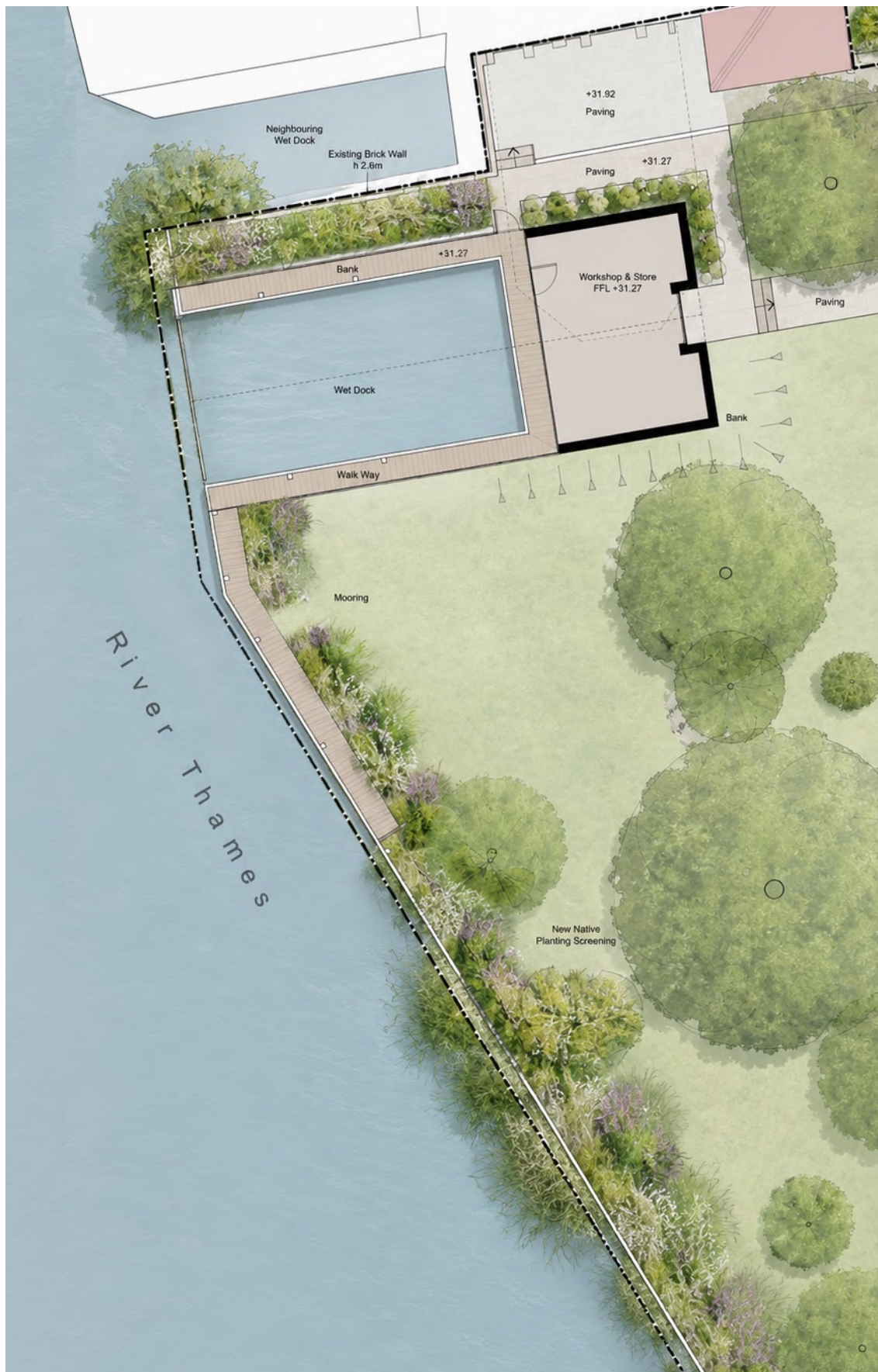


Figure 17: Indicative Riverbank Landscape Reinstatement

Natural riverside planting re-establishes the verdant character of the river edge following the recent works. Planting is concentrated along the riverbank to soften and frame the proposed boathouse while maintaining an open connection between the wet dock and River Thames.

7.0 Relationship with the Existing Conservatory and Wider Site Context

The final verified levels information allows the relationship between the existing conservatory and amended boathouse to be demonstrated accurately. The existing conservatory ridge is **36.000 AOD**, compared with **35.940 AOD** for the proposed boathouse. The amended boathouse therefore remains marginally below the ridge of the established structure being removed.

The proposal should also be considered within the wider composition of the site. Bird Place is experienced from the river as a sequence of built and landscape elements, including the main house, existing riverside structures, the curtilage-listed boundary wall and retained mature planting. The proposed boathouse remains visually subordinate to the principal listed building within the established river edge context.

The amended single-gable form provides a clearer and more unified roof profile with its eaves height proposed at 2m to ensure the access along the internal boardwalk is functional but as low as possible. The simple pitched outline provides a more direct architectural relationship with the traditional riverside structures found along this part of the Thames. Its contemporary character remains clearly expressed through the slender dark frame and transparent glazed enclosure, avoiding any attempt to imitate the historic architecture of Bird Place.

The accompanying site sections/ elevations demonstrate the amended boathouse remains a subordinate riverside element within the wider site composition, while establishing an appropriate architectural presence in relation to its specific function and river edge position.

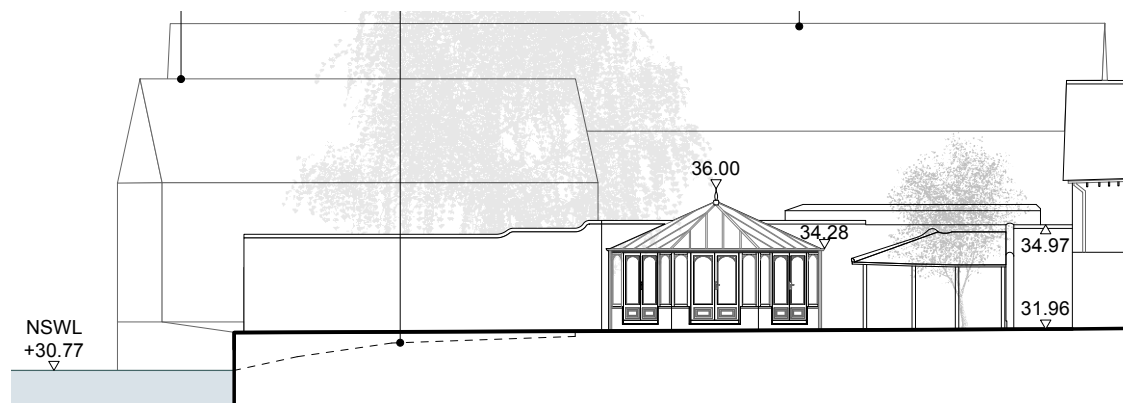


Figure 18: Existing site section/ elevation - Existing conservatory ridge **36.000 AOD**

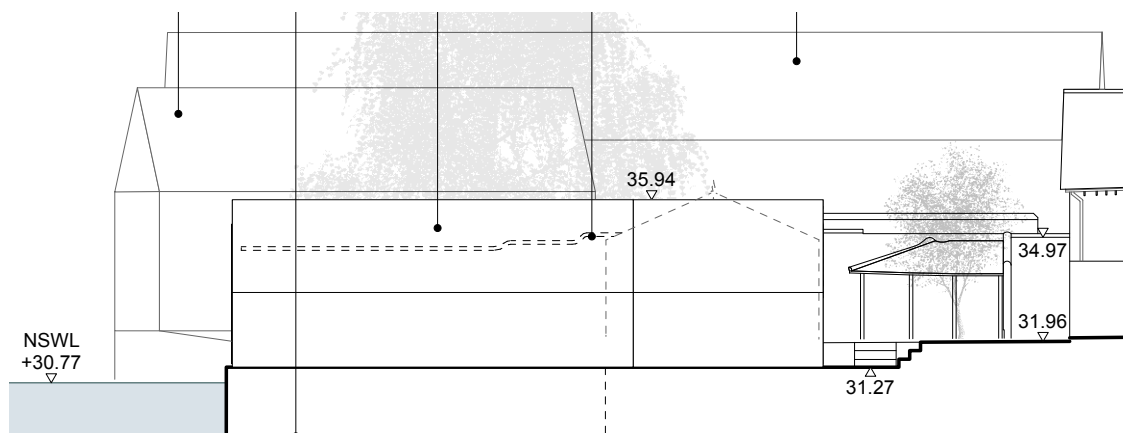


Figure 19: Proposed site section/ elevation - Proposed boathouse ridge **35.940 AOD**

8.0 Heritage and Riverside Function

The architectural amendment does not alter the underlying heritage rationale established within the submitted application. Historic evidence demonstrates a long association between this part of Bird Place and boating activity, and the proposal reinstates an active riverside function appropriate to the location and its historic relationship with the Thames.

The proposed boathouse should therefore be understood not simply as an additional building within the garden, but as a purpose-designed structure directly associated with the reinstated wet dock and recreational use of the river.

The contemporary architectural treatment deliberately avoids attempting to create a conjectural historic reconstruction. Instead, the building provides a clearly legible contemporary interpretation of the traditional Thames boathouse typology. Its simple pitched form, lightweight structural frame and transparent enclosure express its boating function whilst maintaining a clear distinction between new and historic fabric.

The proposal also forms part of a wider enhancement of this area of Bird Place, including removal of the existing conservatory, repair and reinstatement of the curtilage-listed wall, landscape reinstatement and the return of an active boating use to the river frontage. These elements collectively reinforce the historic relationship between Bird Place and the River Thames.



Figure 20: Illustrative view - A contemporary interpretation of the traditional Thames boathouse typology, directly associated with the reinstated wet dock and active use of the river.

9.0 Conclusion

The amended proposal represents the latest stage in the continued refinement of the proposed boathouse through engagement with Wokingham Borough Council.

The move to a reduced width single-gable form responds directly to the matters raised by the Local Planning Authority while retaining the fundamental design principles established within the submitted application, that is a lightweight, transparent contemporary boathouse with a direct physical and visual relationship to the River Thames.

The confirmed site levels, reduced width, low eaves and carefully proportioned pitched roof allow the amended building to retain a controlled scale, with its ridge remaining marginally below that of the existing conservatory. Clear glazing and a lightweight steel structural frame further reduce its perceived mass within the riverside setting.

Together with the proposed riverbank planting, boundary wall repairs and removal of the existing conservatory, the amended proposal provides a considered contemporary response which reconnects this part of Bird Place with its historic boating use and riverside setting.



Figure 21: Illustrative view of amended single-gable boathouse within its context.