

Conway Estate

PCE-PBC-EM-ZZ-RP-A-9202

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Conway Estate (formally The Strowdes Estate)

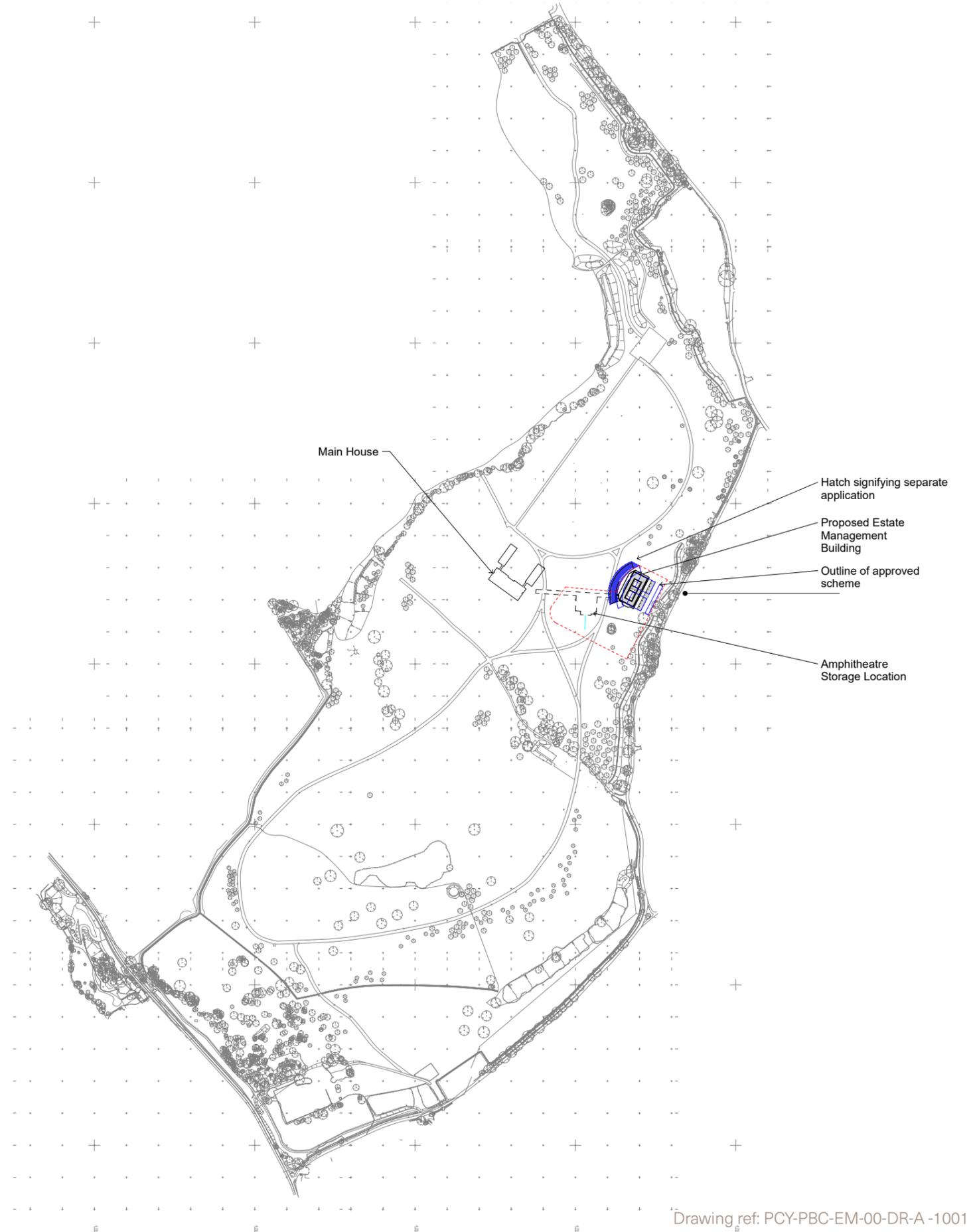
Introduction and Context

The proposed development is located within the wider c. 70 hectare Strowdes Estate as shown on the plan opposite. The Estate benefits from several recent planning consents granted between 2023 and 2024 (obtained by the previous owner) which sought to create a masterplanned private residential estate including a main house and several ancillary buildings:

- Main House (ref. 213587) sited centrally within the estate
- Ancillary Gatehouse (213588) to the north
- Estate Management Building (213610) close to the eastern boundary with Kentons Lane
- Staff Village Complex (240847) within the existing walled garden at the southern corner of the site
- Riverside Buildings (240832) within the south-western part of the estate, west of Wargrave Road.

This document presents revised proposals for the Estate Management Building (EMB) complex as approved under (213610) on 15/09/2023. The existing planning permission was for the construction of a two-storey (basement and ground level) ancillary estate management building to the east of the Main House. The main central building is supplemented by single storey open fronted parking and storage structures to the west and east. These buildings as previously approved provide functional space including plant, storage, offices and security rooms, general staff communal facilities (amenity areas, dining area, and kitchen) and a staff (gardener's) apartment. The basement of the building also provides access to a service tunnel which would connect to the Main House.

This document presents a comparison of the 2023 approved version of the EMB complex, and the updated proposed version. The majority of changes are very minor in nature, with the most significant being a relocation of the footprint of the buildings 12m to the west, away from the boundary with Kentons Lane and the intervening trees. Due to this relocation, the proposals are covered by two planning applications, a S73 amendment to the main complex and eastern storage building, and a small scale application to cover the proposed new location of the western car port/storage area.

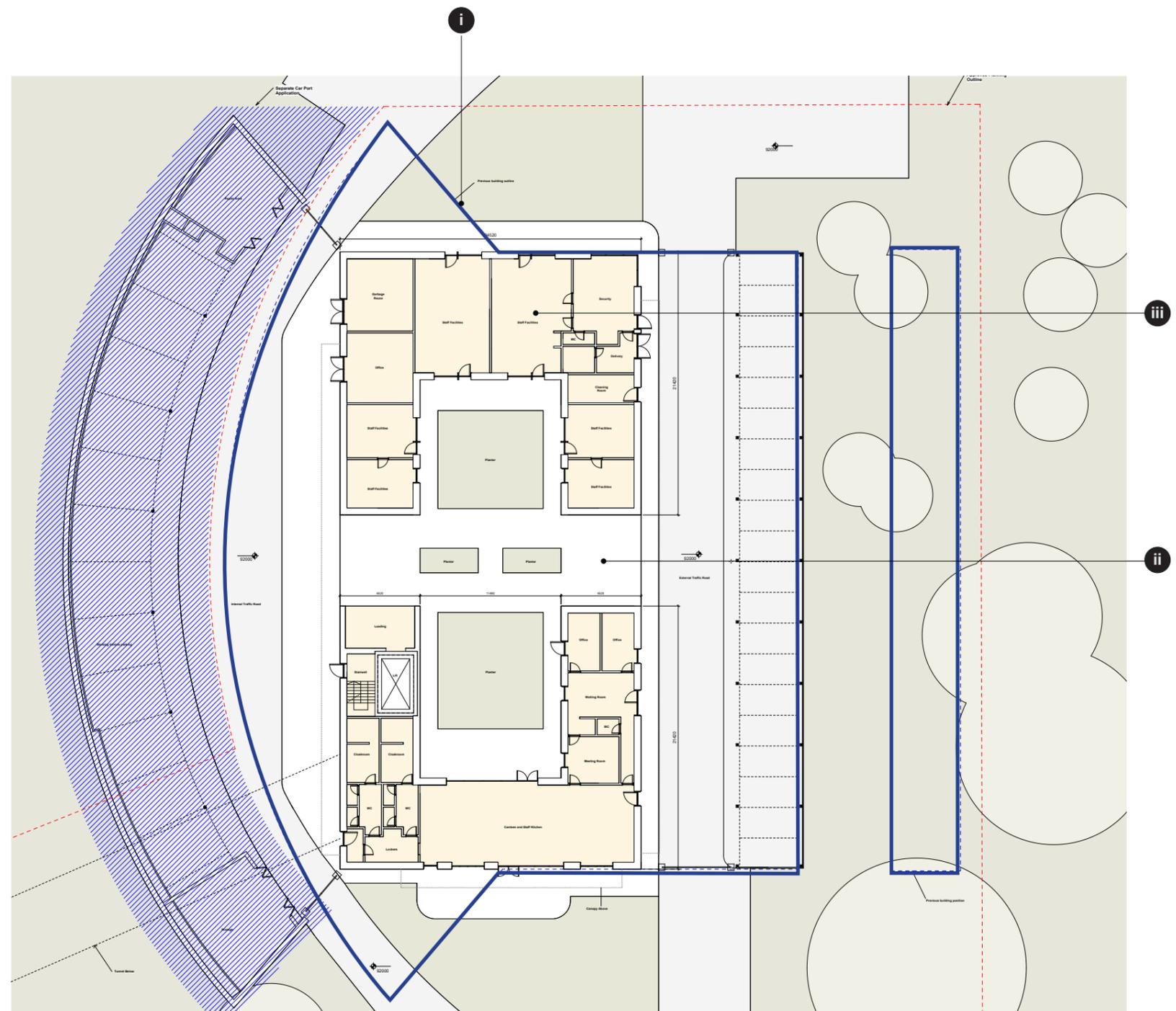


Estate Management Building

Overview

Key areas:

- Adjustments to the internal layouts to accommodate the new landowner's requirements.
- Minor change in massing and design language further minimising its visual impact.
- Façade and window articulation: maintaining the established palette of light stone and brick while incorporating sympathetic detailing.
- Relocation of the building to mitigate potential damage to the roots of a key Oak tree on site.
- Reduction of EMB parapet height
- Minor increase in the basement floor area.
- Adjustment of the tunnel connection to the Main House to account for the building's relocation.
- Refinement of fenestration proportions and operability to achieve a more domestic scale and improved functionality.



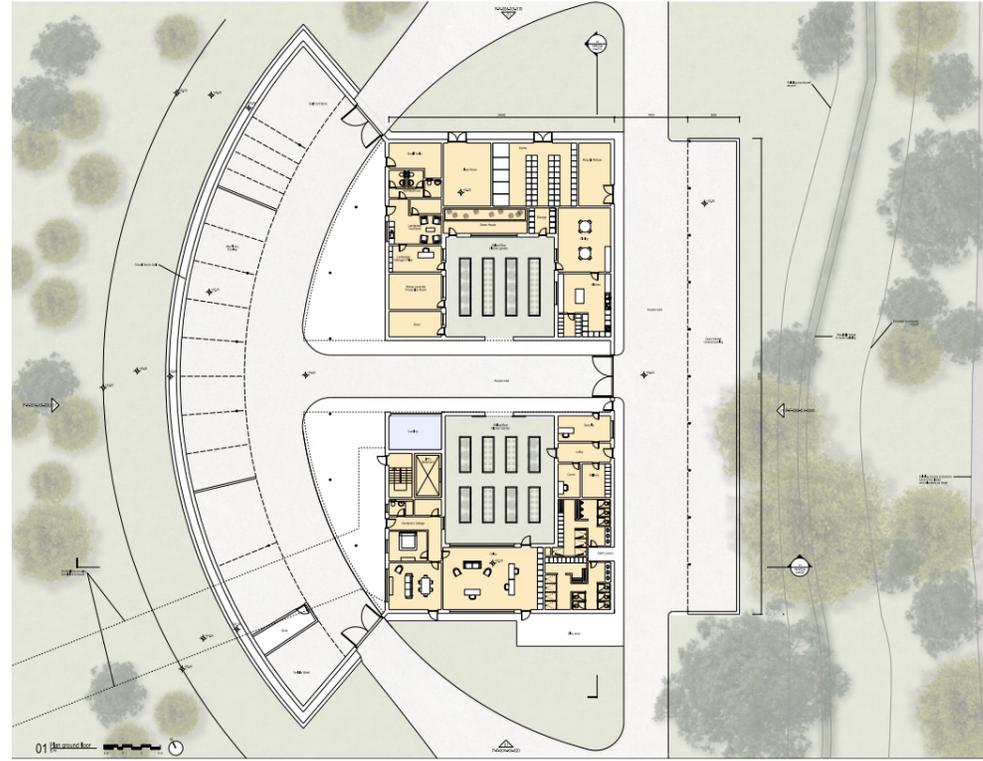
i. Location of Building shifted due to key root protection are

ii. Reduction of Vehicle Access through Building

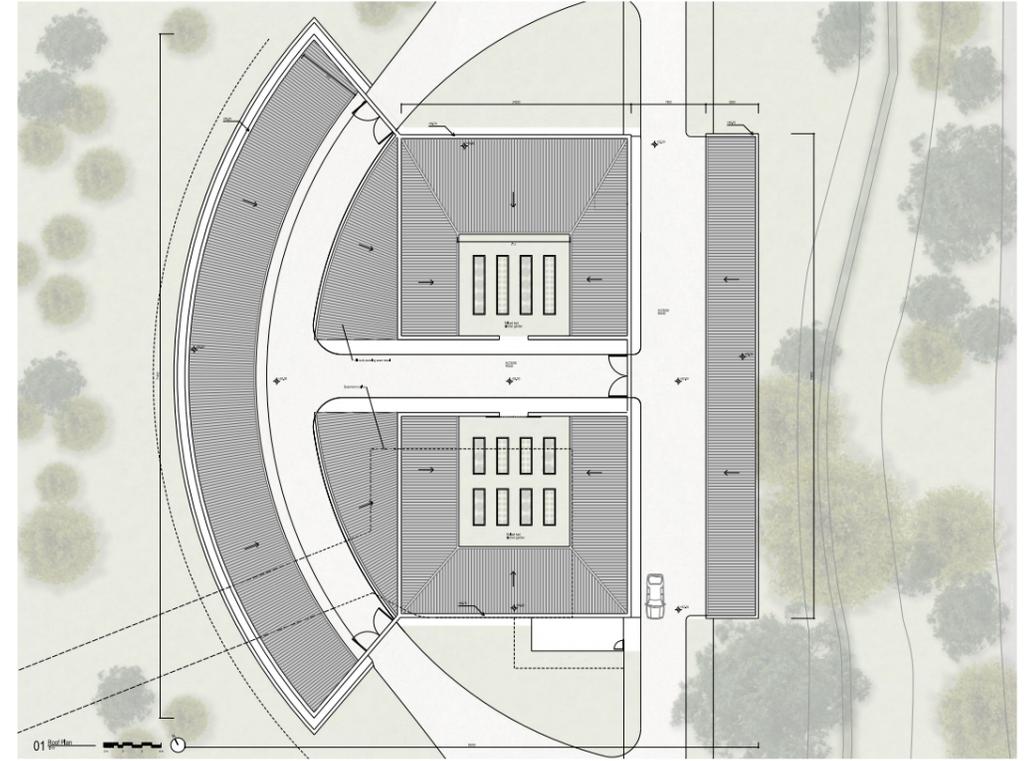
iii. Internal Layouts Updated

Planning application ref: 213610 (Extant Scheme)

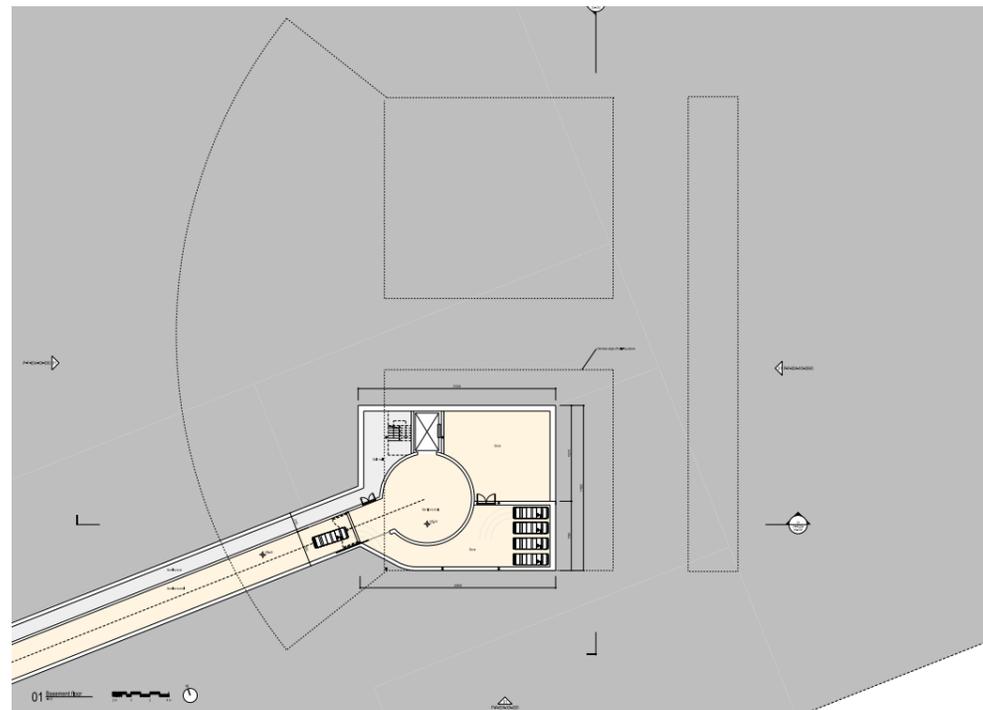
Previous Agreed Planning Application



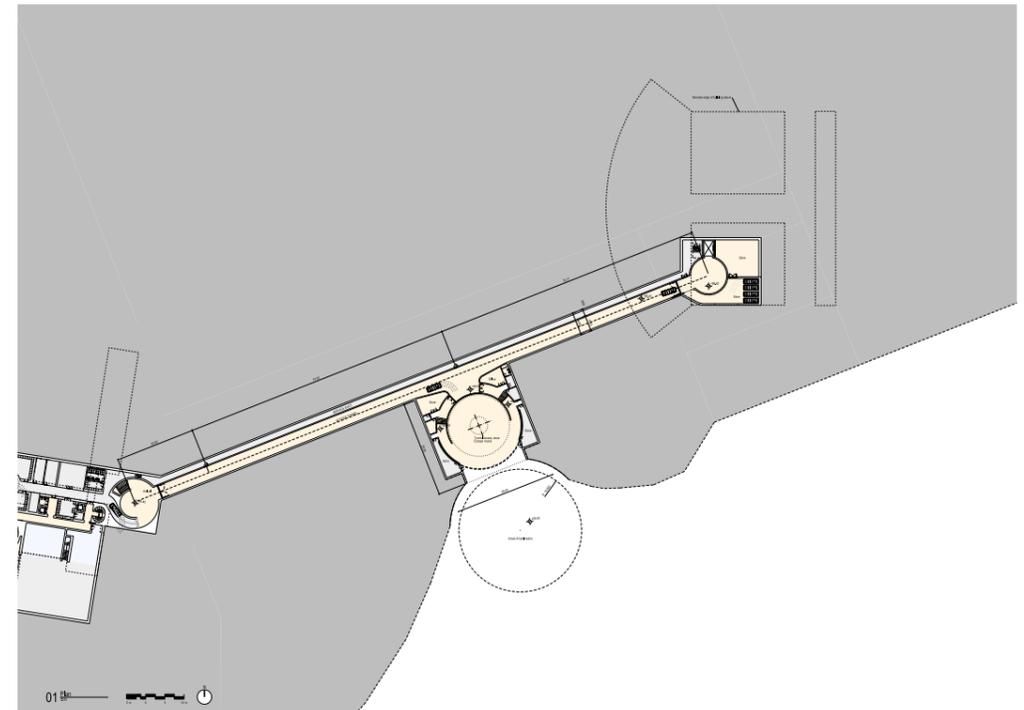
Previous proposed Ground Floor Plan



Previous proposed Roof Plan



Previous proposed Basement Floor Plan

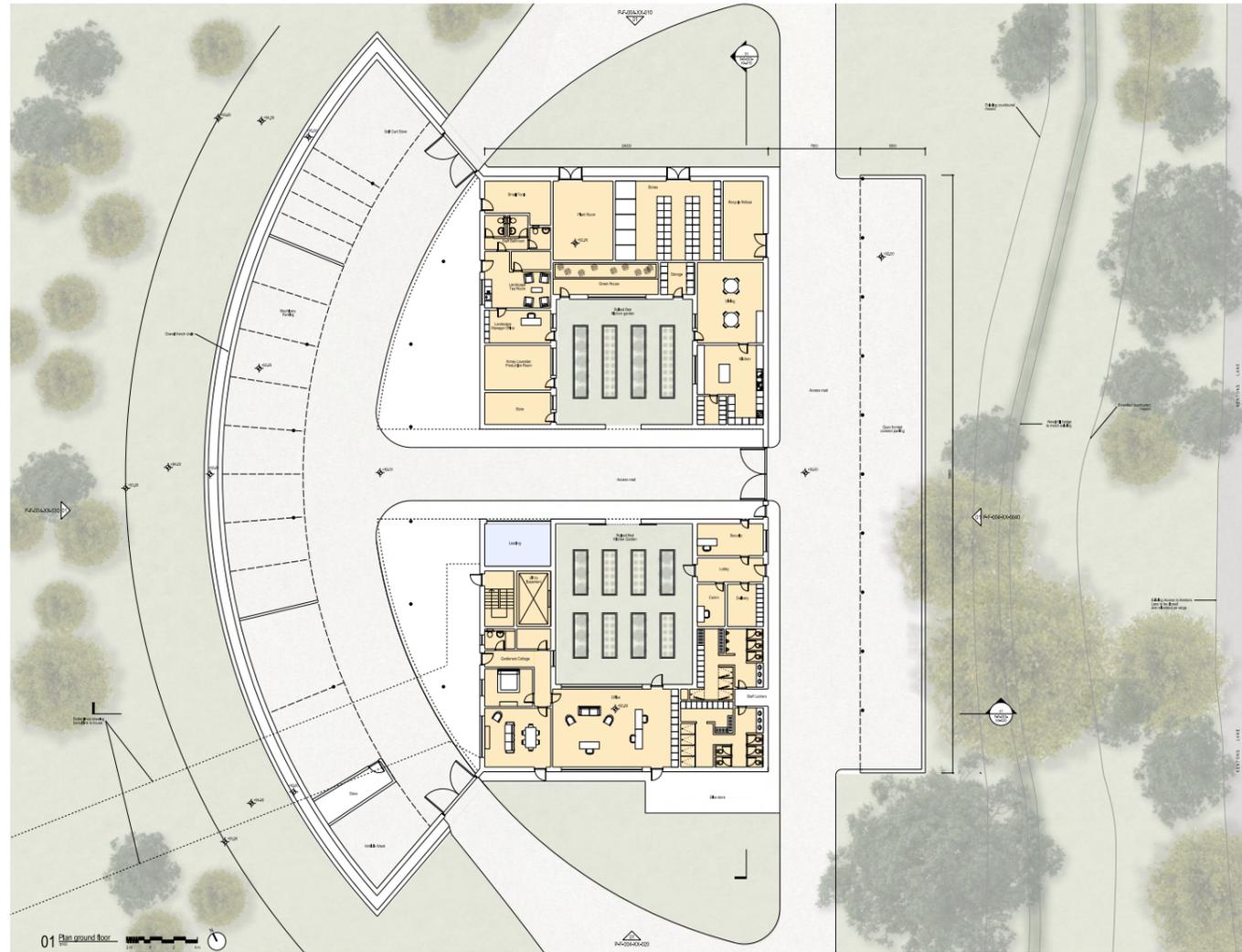


Previous proposed Basement and Amphitheatre Floor Plan

Planning application ref: 213610 (Extant Scheme)

Estate Management Building - Ground Floor Plan

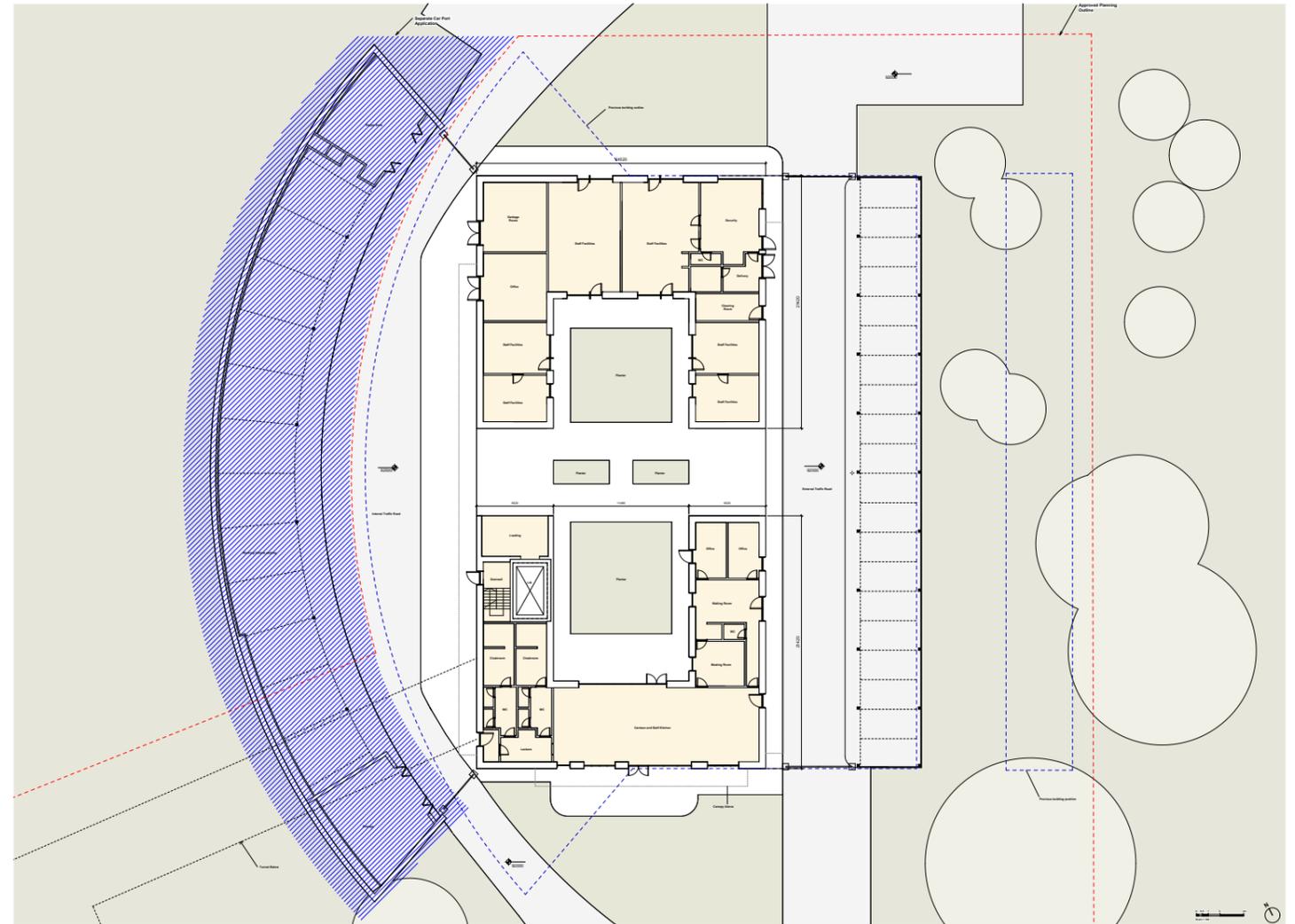
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Revised Scheme

Estate Management Building - Ground Floor Plan

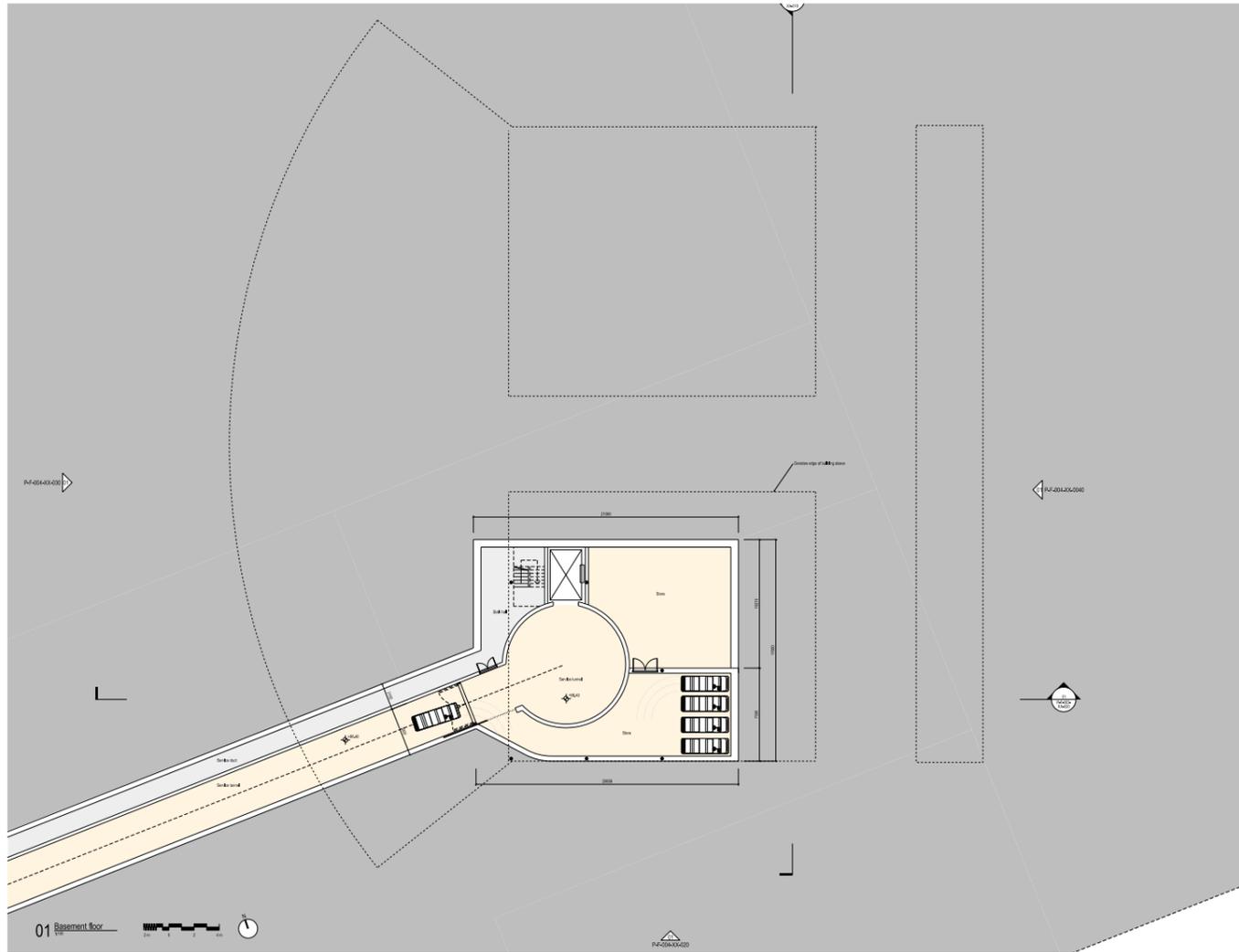
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Planning application ref: 213610 (Extant Scheme)

Estate Management Building - Basement Floor Plan

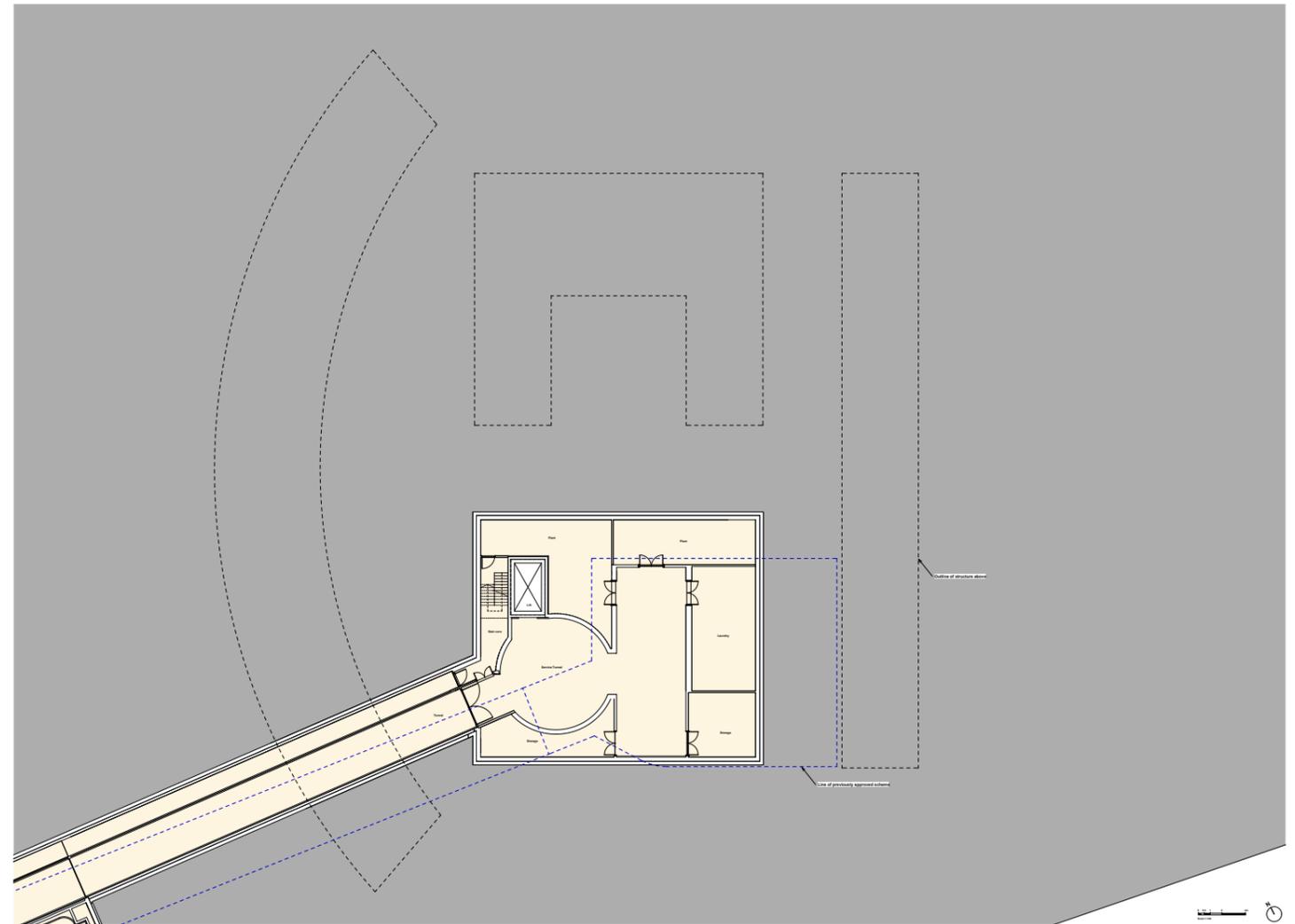
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Revised Scheme

Estate Management Building - Basement Floor Plan

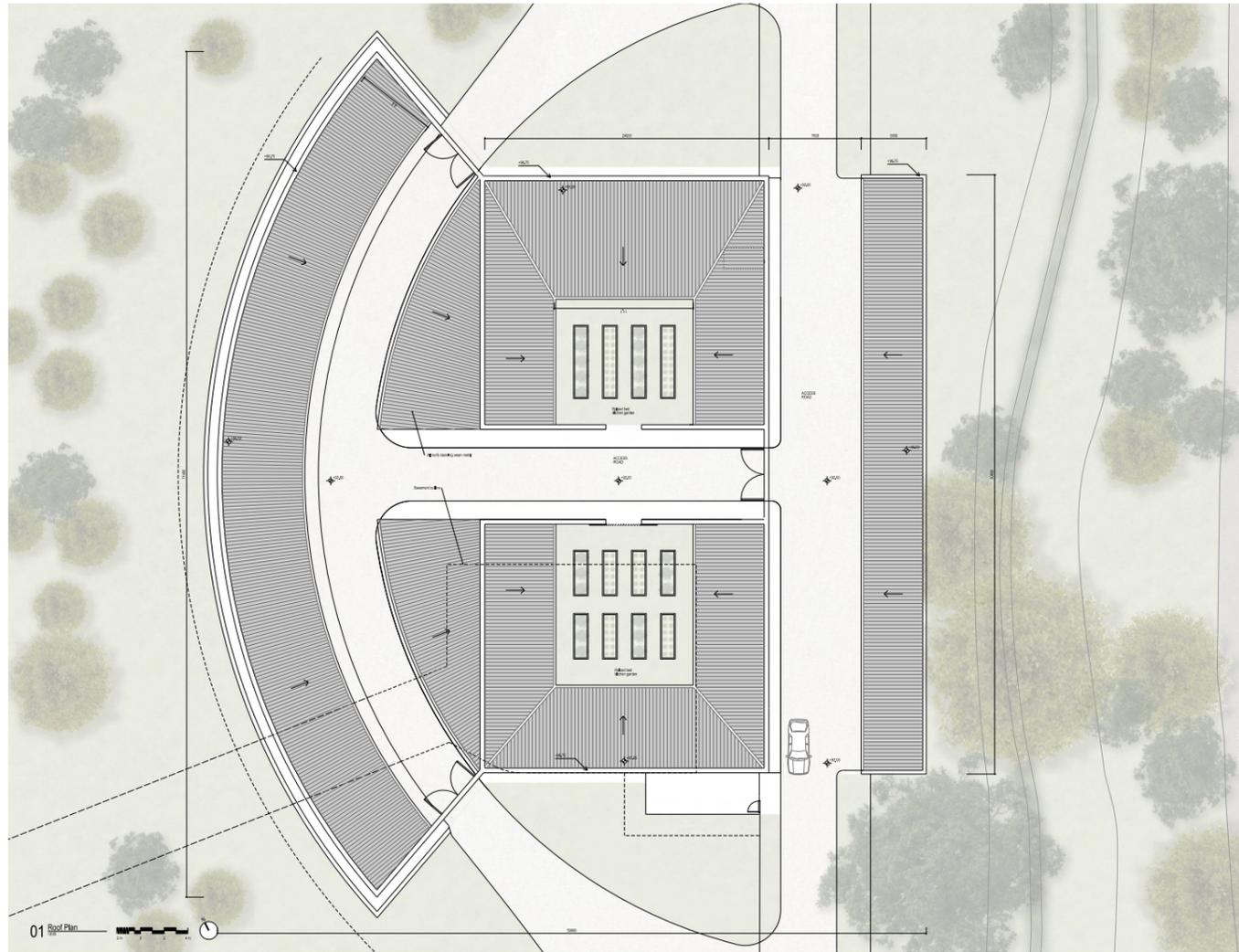
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Planning application ref: 213610 (Extant Scheme)

Estate Management Building - Roof Plan

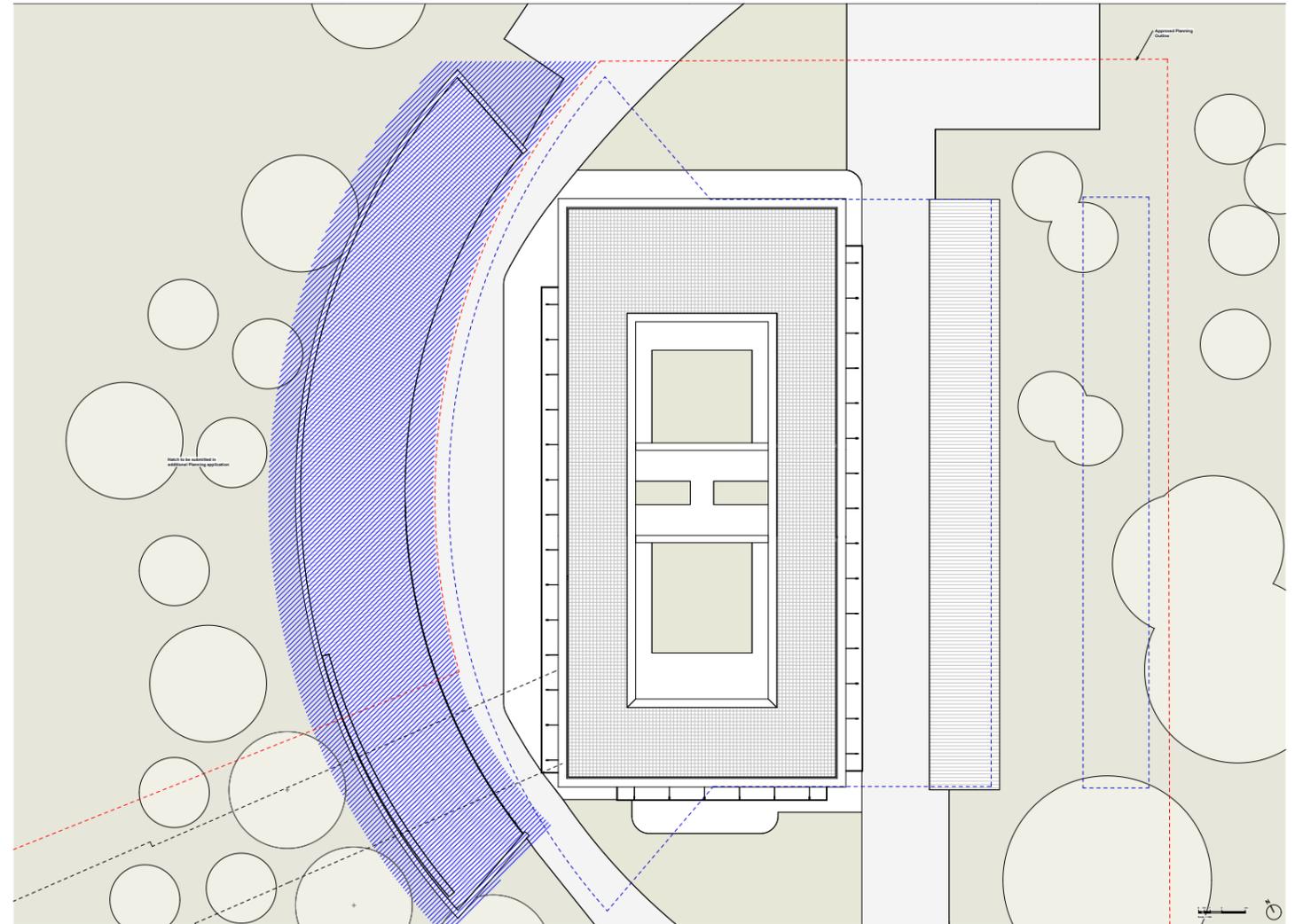
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Revised Scheme

Estate Management Building - Basement Floor Plan

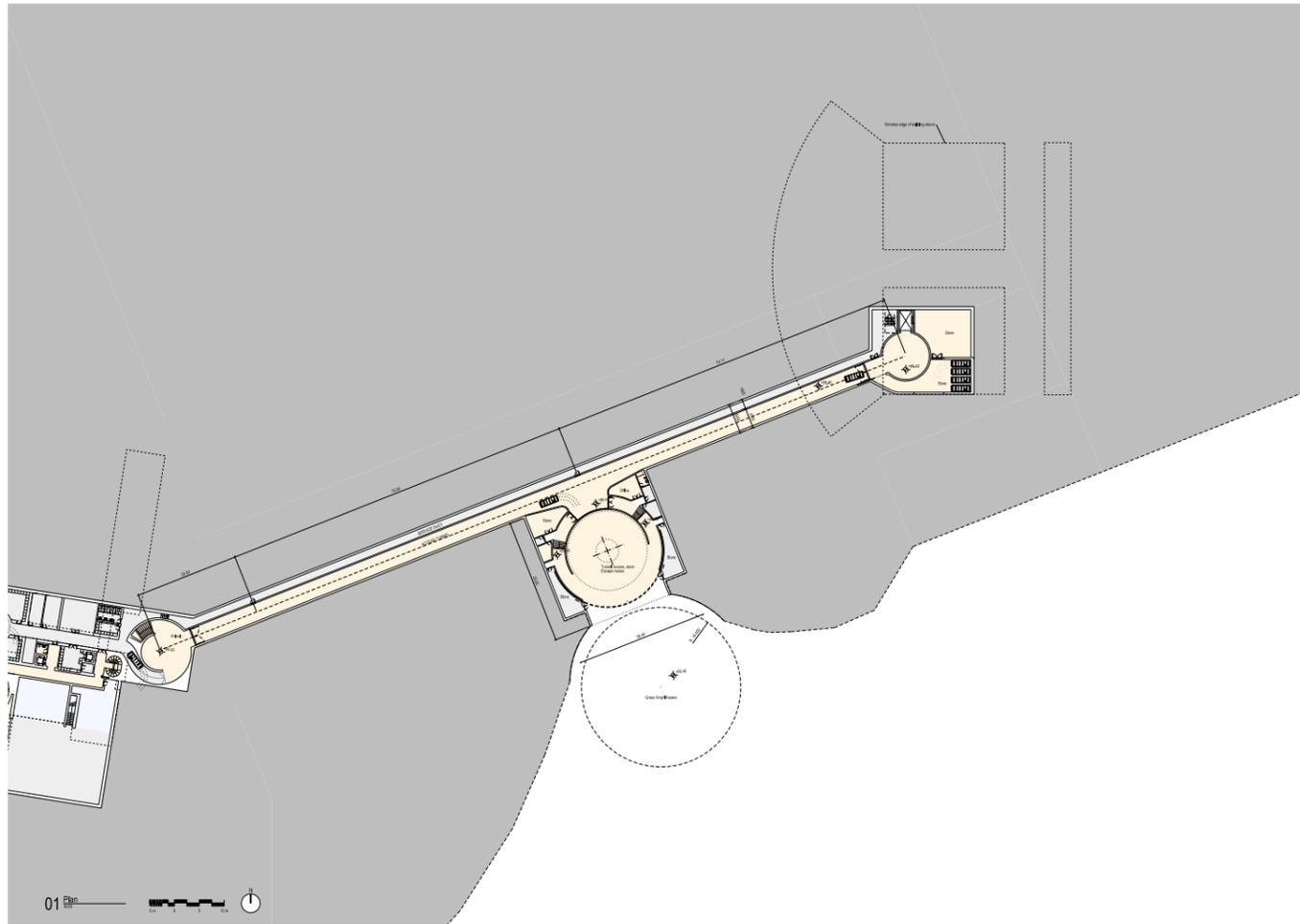
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Planning application ref: 213610 (Extant Scheme)

Estate Management Building - Roof Plan

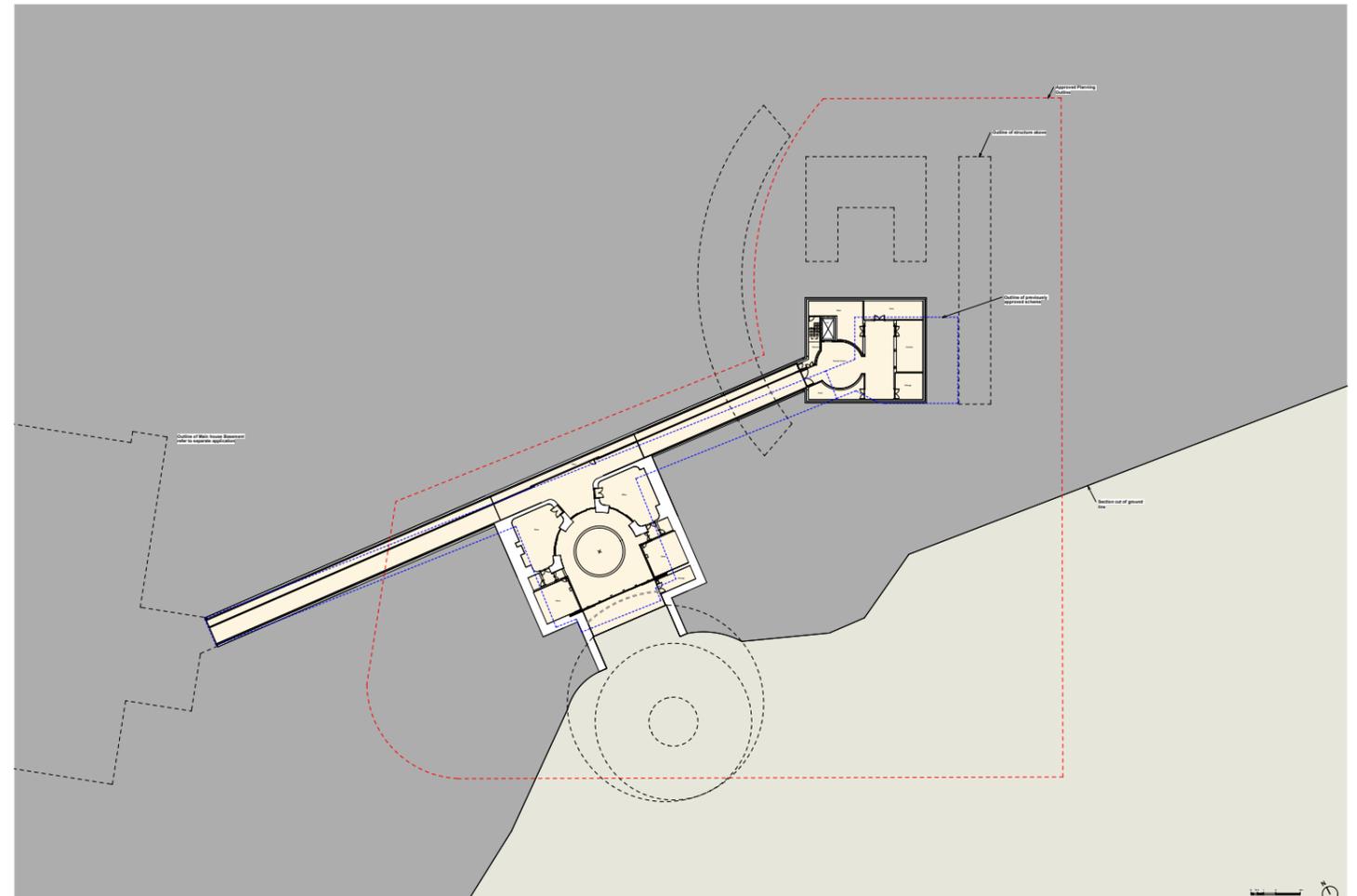
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Revised Scheme

Estate Management Building - Basement and Tunnel Floor Plan

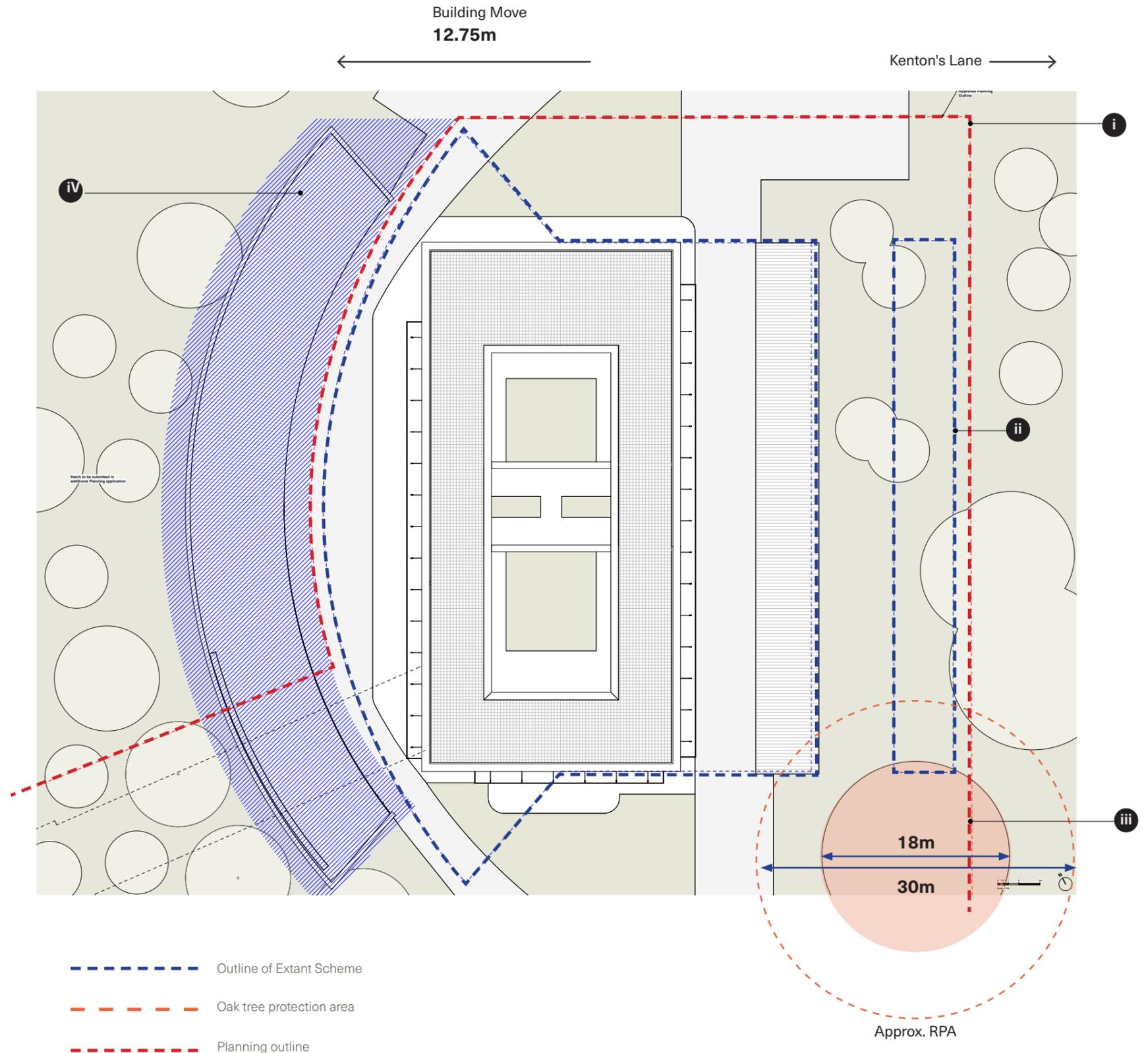
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Building Move

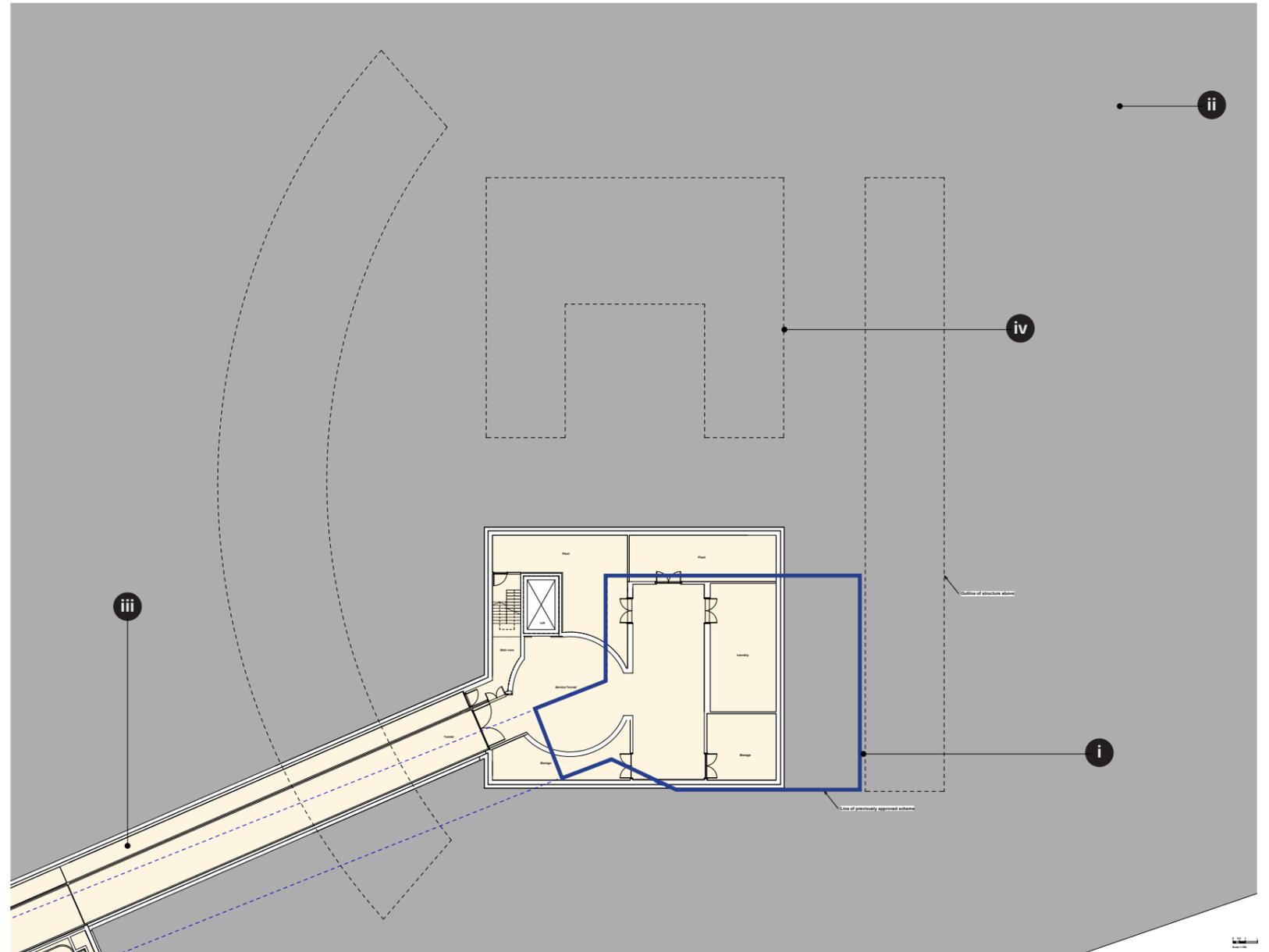
Due to the proximity of a large Oak tree and its root spread, the Estate Management Building is now proposed to be relocated approximately 12.75 m west, towards the Main House. This adjustment allows for the full retention of the Oak tree and mitigates any potential damage to its roots, with only a small section of the lightweight car port structure falling within the Root Protection Area (RPA).

In addition to safeguarding the tree, the increased setback from Kenton's Lane further reduces any potential visibility of the building from the road. Although this relocation places the working vehicle car port marginally outside of the original planning line, it shifts the building towards the Main House and remains entirely within private ownership of the estate.



Building Move

To support the operational requirements of the Main House and wider estate, a modest increase in the basement area is proposed. The previous scheme provided a GIA of approximately 330 m², while the revised proposal allows for approximately 475 m². This increase is solely to accommodate essential MEP equipment and storage, ensuring the Main House continues to perform efficiently. Importantly, the basement remains entirely below ground, with no change to the external appearance or massing of the building. The perimeter of the basement has been carefully aligned with the structure above, maximising structural efficiency and contributing to the long-term sustainability of the development.

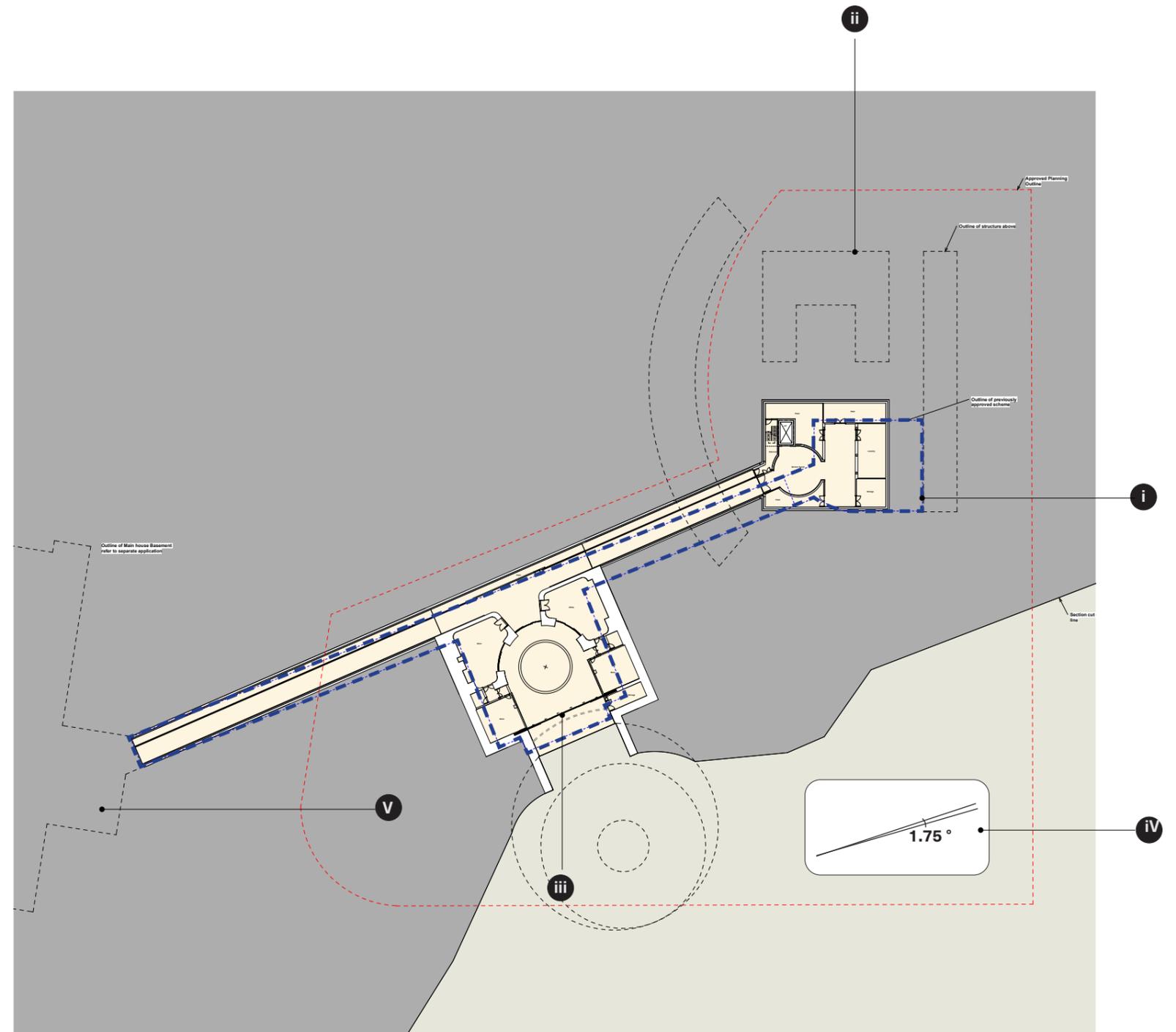


- i.** Outline of previous Extant Scheme
- ii.** Planning Outline
- iii.** Tunnel Connection to house
- iv.** Building Above

Extant Scheme GIA Circa 330 m²
 Proposed Scheme GIA Circa 475 m²

Tunnel & Amphitheatre Adjustment

Due to the relocation of the Estate Management Building by 12.75 m to the west, the basement beneath has been adjusted accordingly. This has resulted in a minor amendment to the agreed tunnel section linking the Main House to the Management Building, altering its alignment by approximately 1.75 degrees. While this adjustment marginally shifts the position of the amphitheatre area, it does not introduce any perceptible change to the overall design or its visual character.



- i. Outline of Extant Scheme
- ii. Outline of building above
- iii. Amphitheatre
- iv. Degree change from previous scheme
- v. Main House Basement

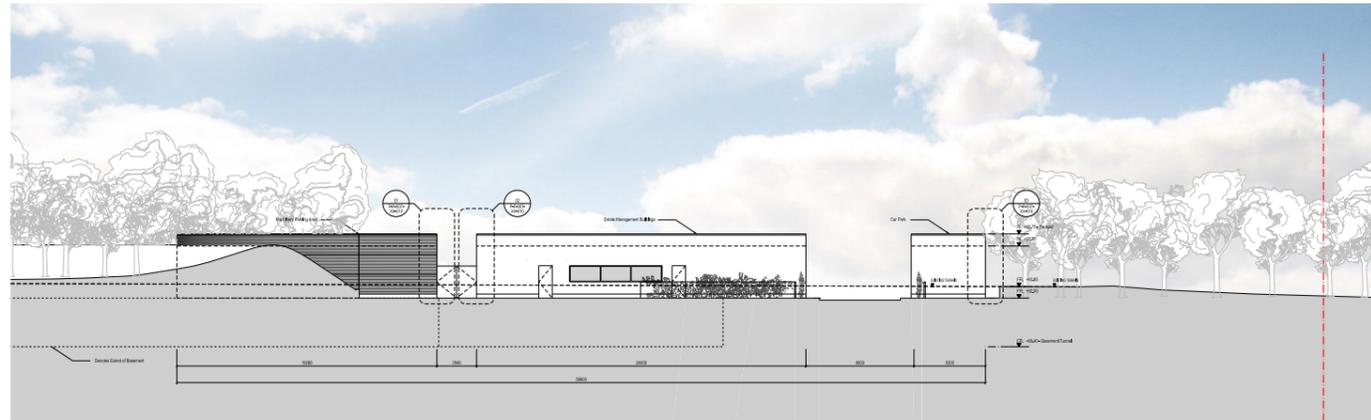
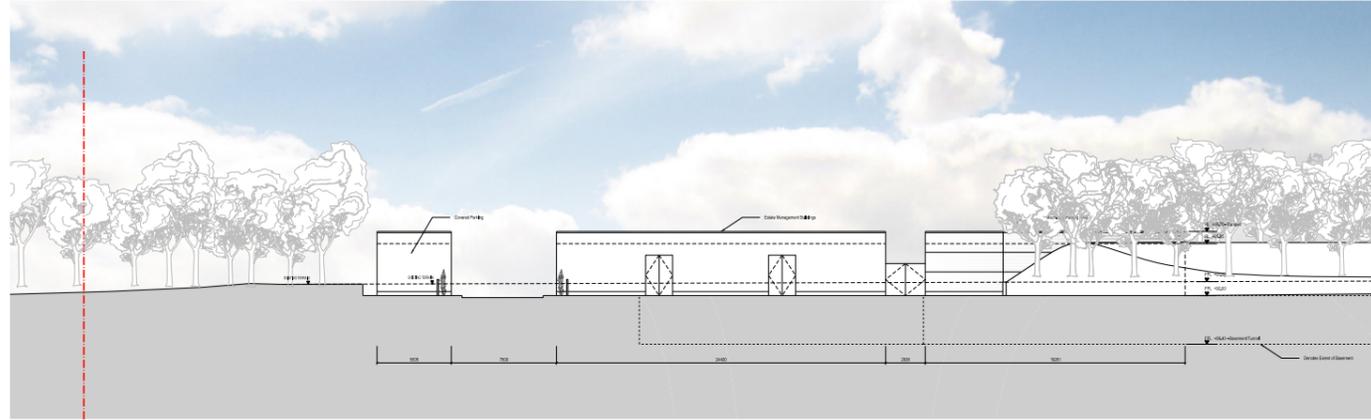
--- Outline of Extant Scheme

Planning application ref: 213610 (Extant Scheme)

Estate Management Building - Roof Plan

Drawing ref: P-F-004-XX-010 REV 00

P-F-004-XX-020 REV 00

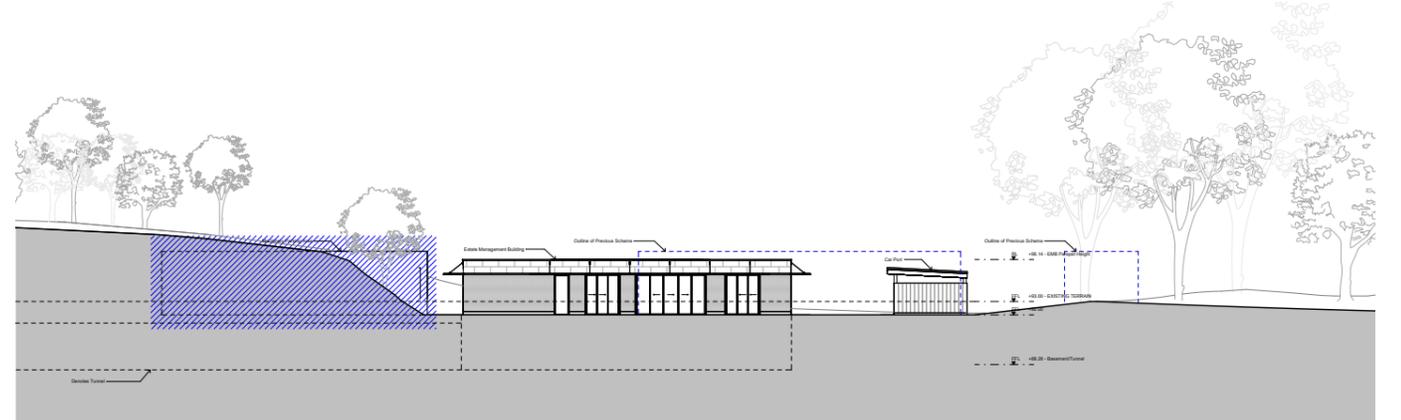
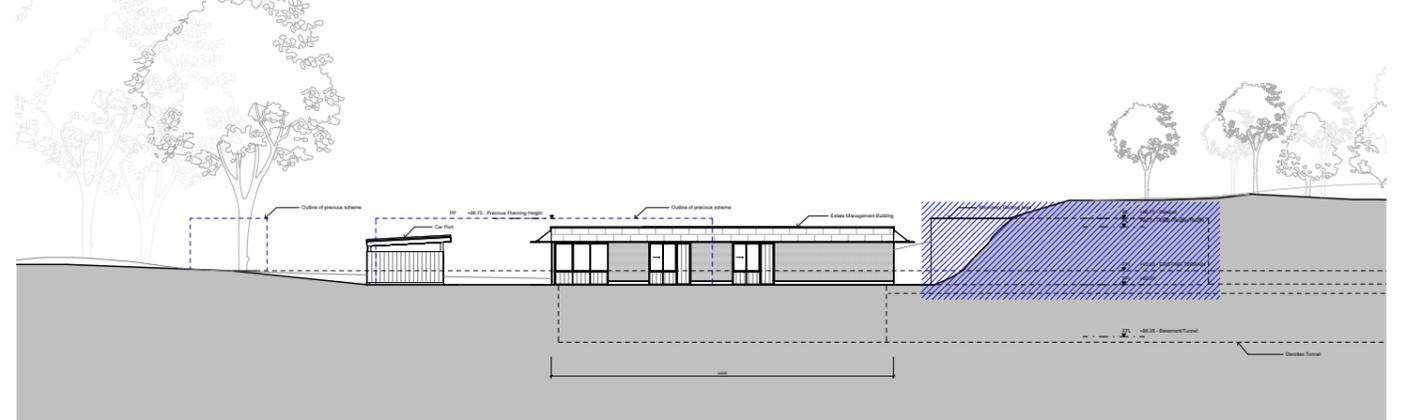


Revised Scheme

Estate Management Building - Basement and Tunnel Floor Plan

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PCY-PBC-EM-ZZ-DR-A -1020

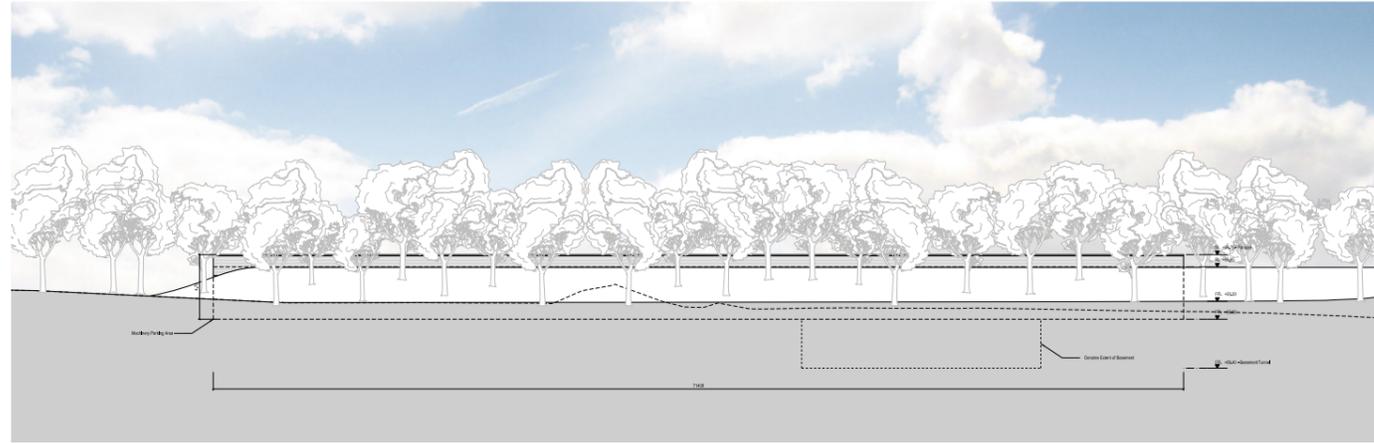


Planning application ref: 213610 (Extant Scheme)

Estate Management Building - Roof Plan

Drawing ref: P-F-004-XX-030 REV 00

P-F-003-XX-020 REV 00

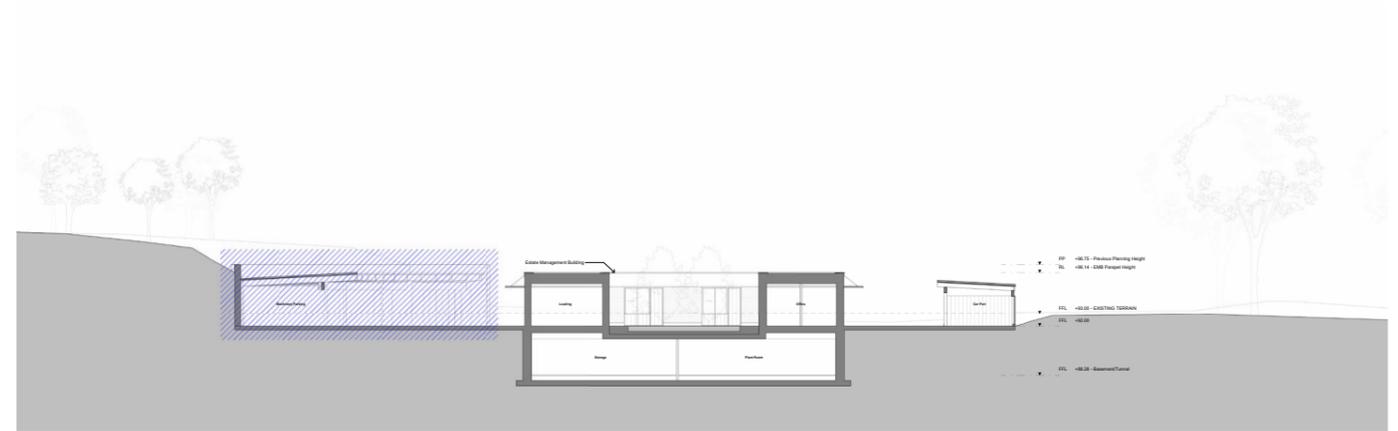
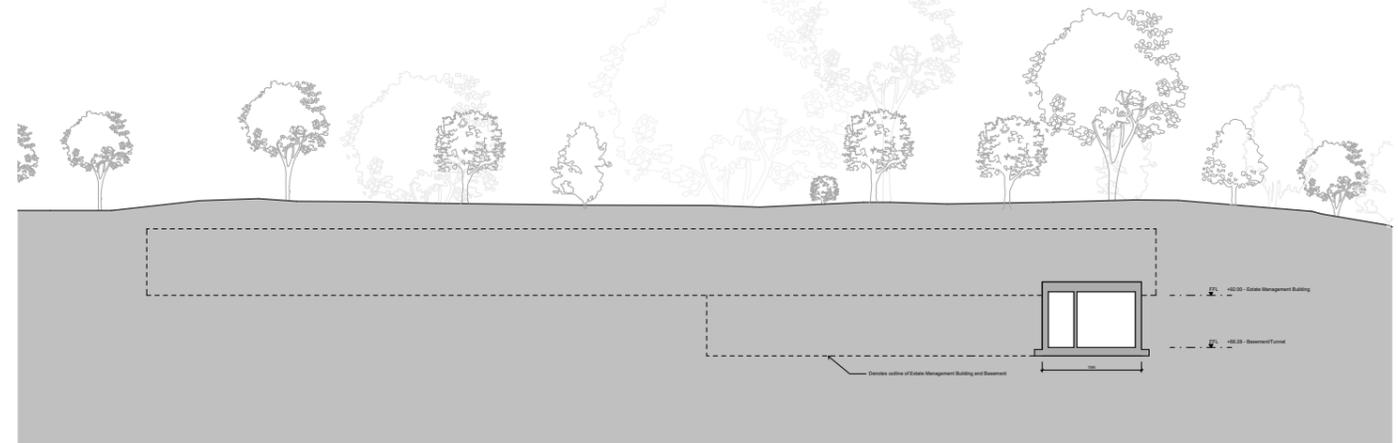


Revised Scheme

Estate Management Building - Basement and Tunnel Floor Plan

Drawing ref: PCY-PBC-EM-00-DR-A -1016

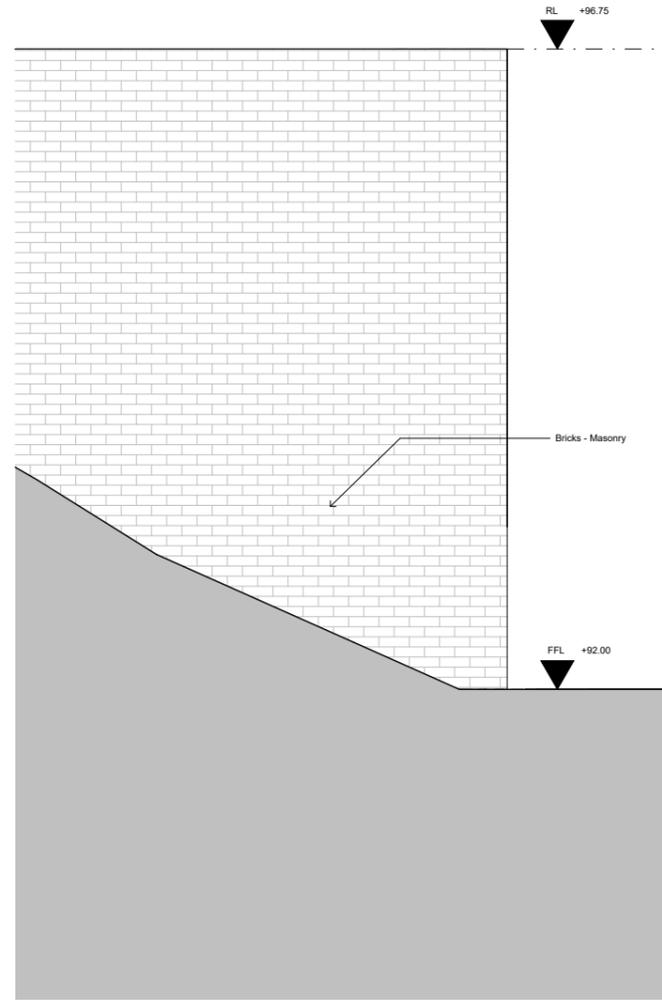
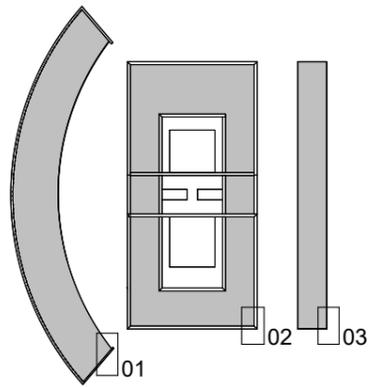
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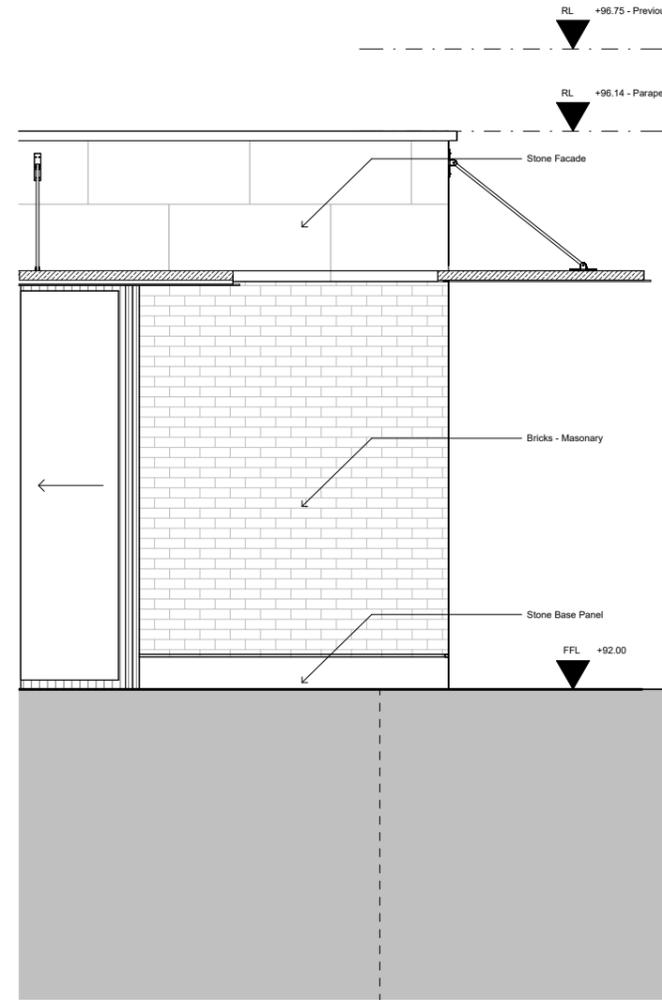
Elevation Material Update and Height

Along with adjustments to fenestration and detailed design, the overall height of the main EMB buildings has been reduced from 4.75m to 4.14m. The height of the workshop vehicle car port remains the same as in the previous scheme, while the staff car port is set at 3.08m

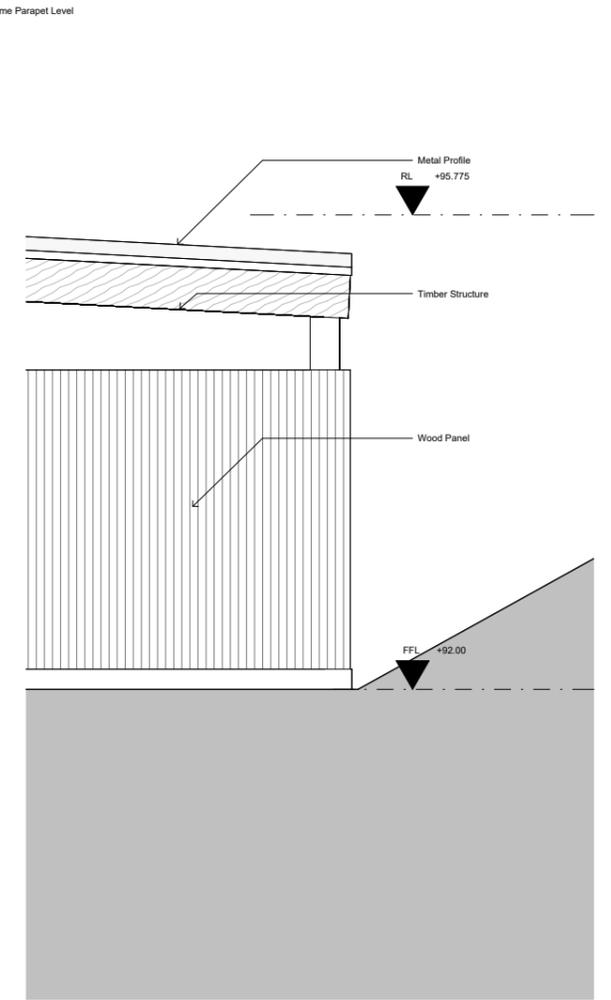
Minor change to materials, maintaining a sympathetic palette that is both functional for a working environment and consistent with the local vernacular.



1 Cladding Detail - Machinery Parking
1 : 20



2 Cladding Detail - Estate Management Buildings
1 : 20



3 Cladding Detail - Car Park
1 : 20