



Design Statement

Project Conway - Riverside Tunnel

Remenham, Berkshire

10.07.2026
Rev.1

RIBA 
Chartered Practice

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1.0 Introduction

1.1 Purpose of this Document

This Design Statement supports the Section 73 application, which seeks to amend the previously approved consent (Ref.240832) for the Strowdes Estate, Remenham, Berkshire.

This revised application builds upon the previously approved scheme (Ref. 240832) for a glazed riverside pavilion (summerhouse), boardwalk, and tunnel access linking the former Strowdes Estate to the River Thames.

The updated proposal - now for the Conway Estate, responds to the current client's revised brief and incorporates new technical and survey information, particularly regarding flood resilience.

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1.2 Summary of the Proposals

While the principle of a subterranean connection to the river remains unchanged, this application proposes minor tweaks to the North Portal design and a minor design amendment to the South Portal design, which retains its previously consented functional use.

The riverside pavilion retains its previously consented form, design, materiality and function; however, it has been raised to comply with updated flood level requirements and to ensure protection against a 1-in-100-year flood event.

The landscape design builds upon the previously consented scheme through the introduction of a more organic and unobstructed pedestrian path through the site.

1.3 Supporting Information

This document is to be read in conjunction with the following drawings:

PCY_LAL_RT_ZZ_DR_A_P0001	Site Location Plan - Riverside
PCY_LAL_RT_ZZ_DR_A_P0004	Approved/Proposed Comparative Plan - Site
PCY_LAL_RT_00_DR_A_P0005	Ground Floor Plan - Pavilion
PCY_LAL_RT_RF_DR_A_P0006	Roof Plan - Pavilion
PCY_LAL_RT_ZZ_DR_A_P0008	Approved/Proposed Comparative Elevations - Pavilion
PCY_LAL_RT_ZZ_DR_A_P0009	Approved/Proposed Comparative Elevations - Pavilion
PCY_LAL_RT_ZZ_DR_A_P0010	Perspective - Pavilion
PCY_LAL_RT_00_DR_A_P0011	Ground Floor Plan - South Portal
PCY_LAL_RT_RF_DR_A_P0012	Roof Plan - South Portal
PCY_LAL_RT_RF_DR_A_P0013	Section - South Portal
PCY_LAL_RT_RF_DR_A_P0014	Approved / Proposed Comparative Elevations - South Portal
PCY_LAL_RT_RF_DR_A_P0015	Perspective - South Portal
PCY_LAL_RT_RF_DR_A_P0021	Ground Floor Plan - North Portal
PCY_LAL_RT_RF_DR_A_P0022	Approved / Proposed Comparative Elevations - North Portal
PCY_LAL_RT_RF_DR_A_P0023	Perspective - North Portal

1.4 The Project Team

Role	Company Name	Email	Website Link
Delivery Architects	LA London Architects (LAL)	info@la.london	https://www.la.london/
Design Architects	Laplace (LPC)	info@luislaplace.com	https://www.luislaplace.com/
M&E Engineers	Slender Winter Partnership (SWP)	swp@swpltd.co.uk	https://swpltd.co.uk/
Project Managers	Webster Hart (WH)	conway@websterhart.com	https://www.websterhart.com/
Planning Consultants	Avison Young (AY)	David.Williams@avisonyoung.com	https://www.avisonyoung.co.uk/
Civil Engineers	Elliot Wood (EW)	info@elliottwood.co.uk	https://www.elliottwood.co.uk/
Structural Engineers	Heyne Tillett Steel (HTS)	mail@hts.uk.com	https://hts.uk.com/
Structural Engineers (Tunnel)	Dr Sauer & Partners (DSP)	skumpfmueller@dr-sauer.co.uk	https://www.dr-sauer.com
Quantity Surveyors	Colliers (CLL)	richard.vassallo@colliers.com	https://www.colliers.com/en-gb
Landscape Architects	Marcus Barnett Studio (MBS)	enquire@marcusbarnett.com	https://mb-s.com/



Proposed Riverside Site - Artistic Impression

2.0 Location

2.1 Introduction

The application site is located within Remenham, Berkshire. The site was previously known as Strowdes Estate, however now under new ownership is referred to within this application as the Conway Estate.

2.2 The Site

The site consists of two parcels of land on either side of Wargrave Road. These parcels are connected by an underground tunnel linking the Conway Estate to the riverside site, which is located on the River Thames.

The North Portal is located on the southern boundary of the Conway Estate, adjacent to Fir Wood, a broad leaf woodland dominated by ash, while the riverside pavilion and South Portal are located within the riverside parcel of land, situated on a steep, densely planted riverbank transitioning into grassland with scattered trees.

2.3 Flood Analysis

The riverside development is located partially in Flood Zone 3. Flood Zone 3 is defined as land that has a high probability of flooding from rivers or the sea, in this case the River Thames. Parts of the site are located within Flood Zone 3B which is defined as functional flood plain. As such all development within Flood Zone 3B is defined as water compatible.

In order to mitigate the flood risk at the riverside development, the proposed Riverside Pavilion and South Portal FFL's have been raised above the 1-in-100 year flood level as defined in the latest Environment Agency (EA) flood data for the site..



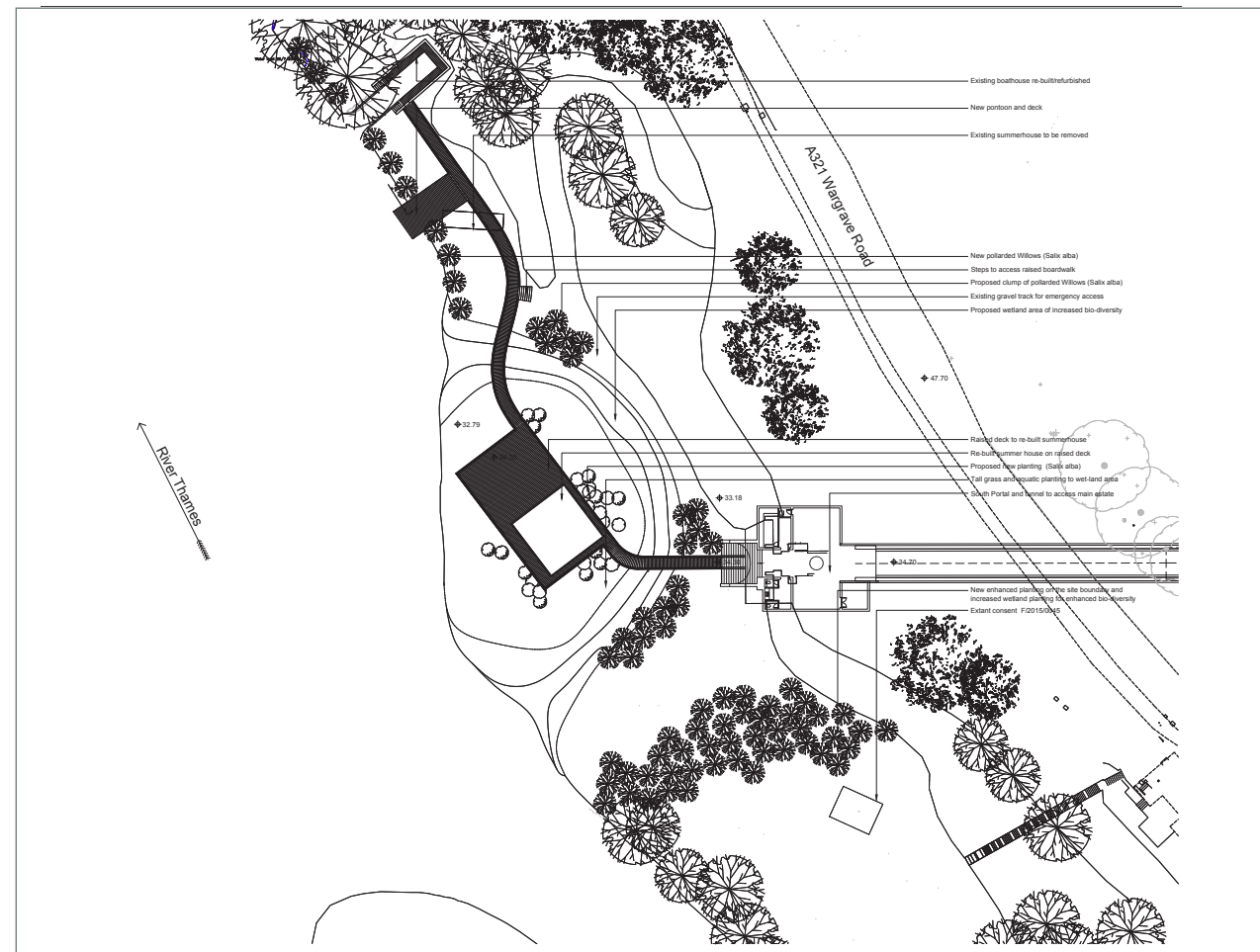
Conway Estate Ownership Plan (NTS)

- Ownership Site Boundary
- Approved Planning Application 240832 Boundary

3.0 Previously Consented Drawings

Drawings indicative: for full-scale information, refer to the drawings approved under consent Ref. 240832.

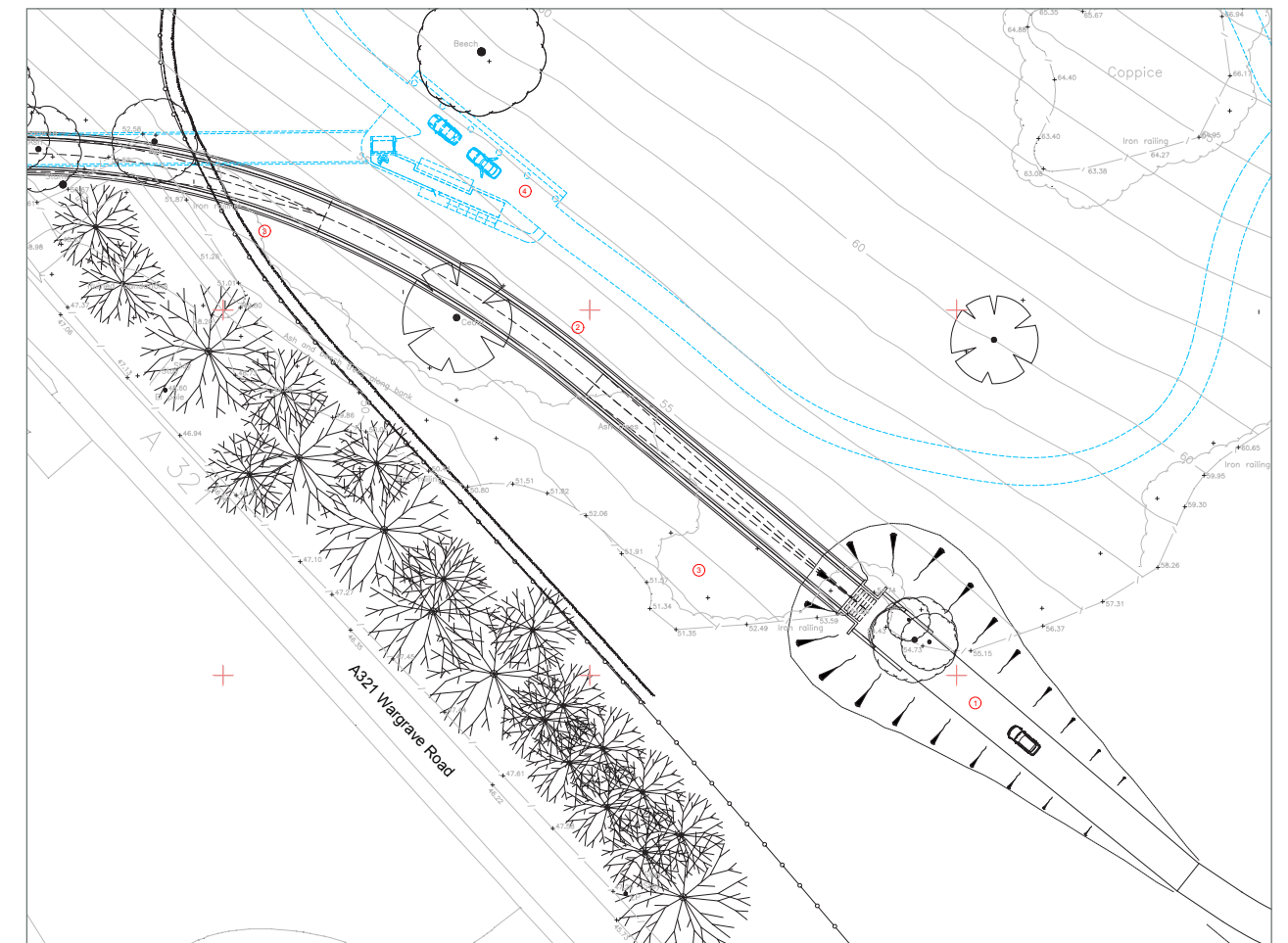
3.1 Riverside Site Plan



Previously Consented Site Plan (NTS)



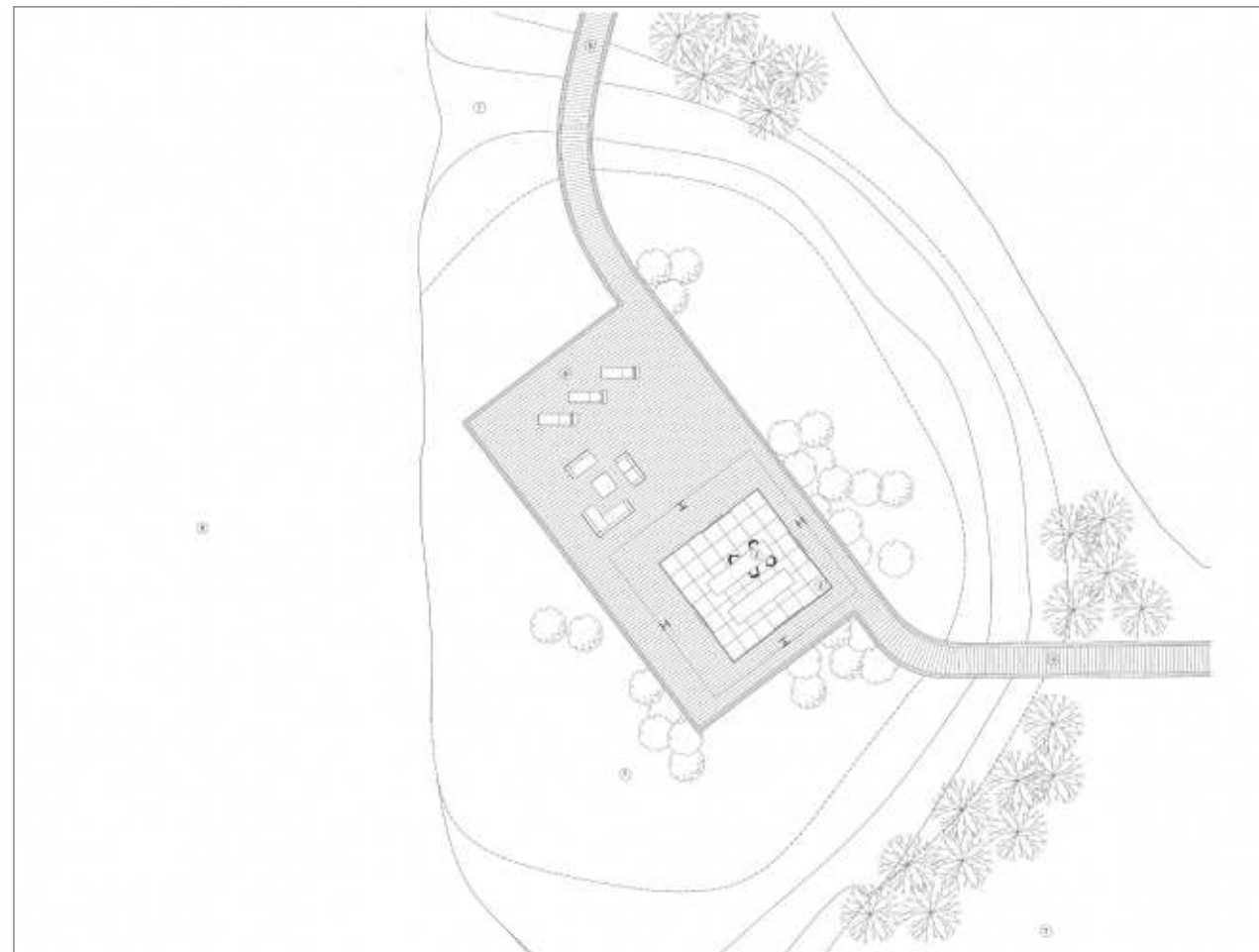
3.2 North Portal Plan



Previously Consented Plan (NTS)



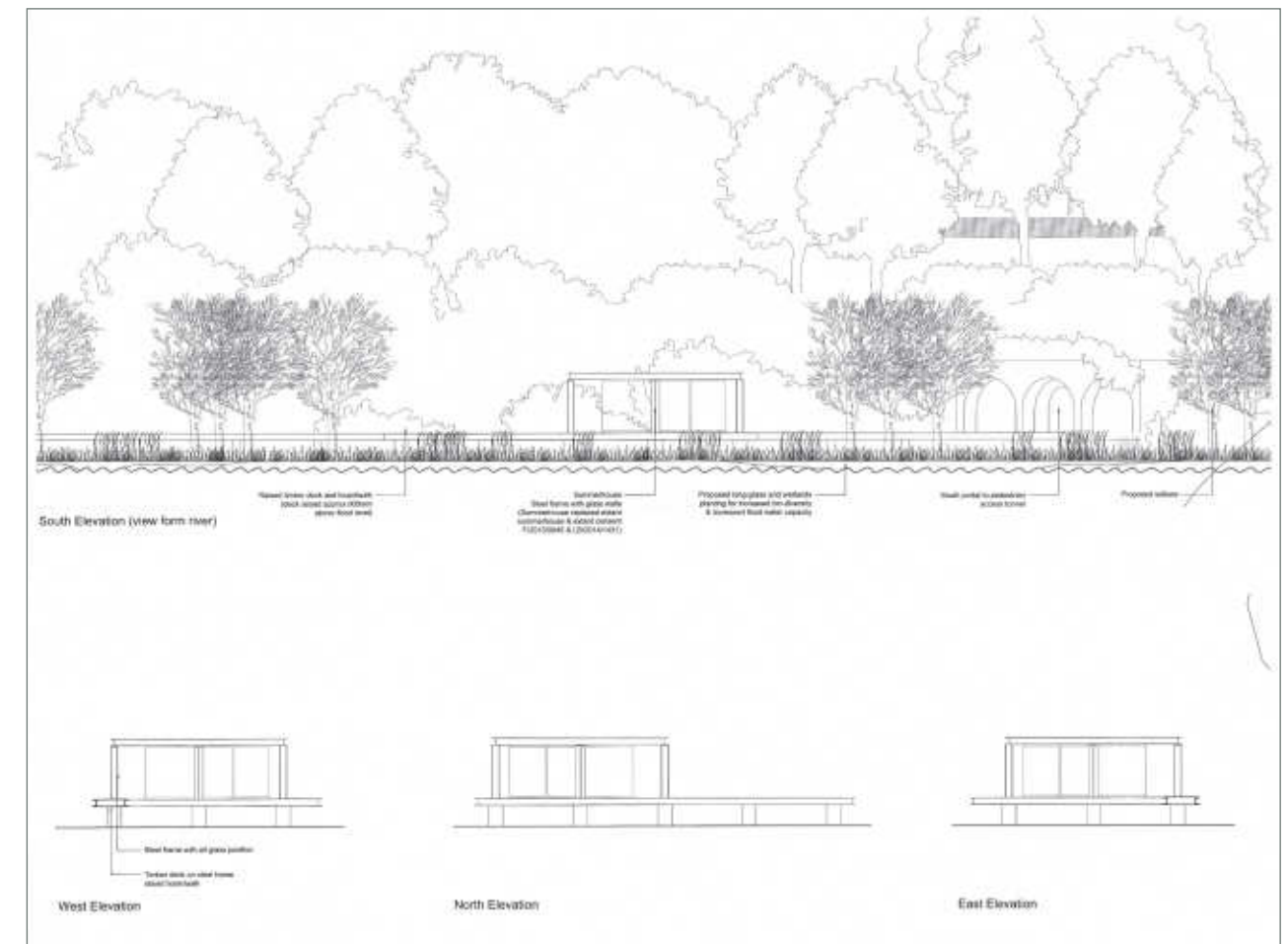
3.3 Riverside Pavilion Plan



Previously Consented Plan (NTS)



3.4 Riverside Pavilion Elevations



Previously Consented Elevations (NTS)

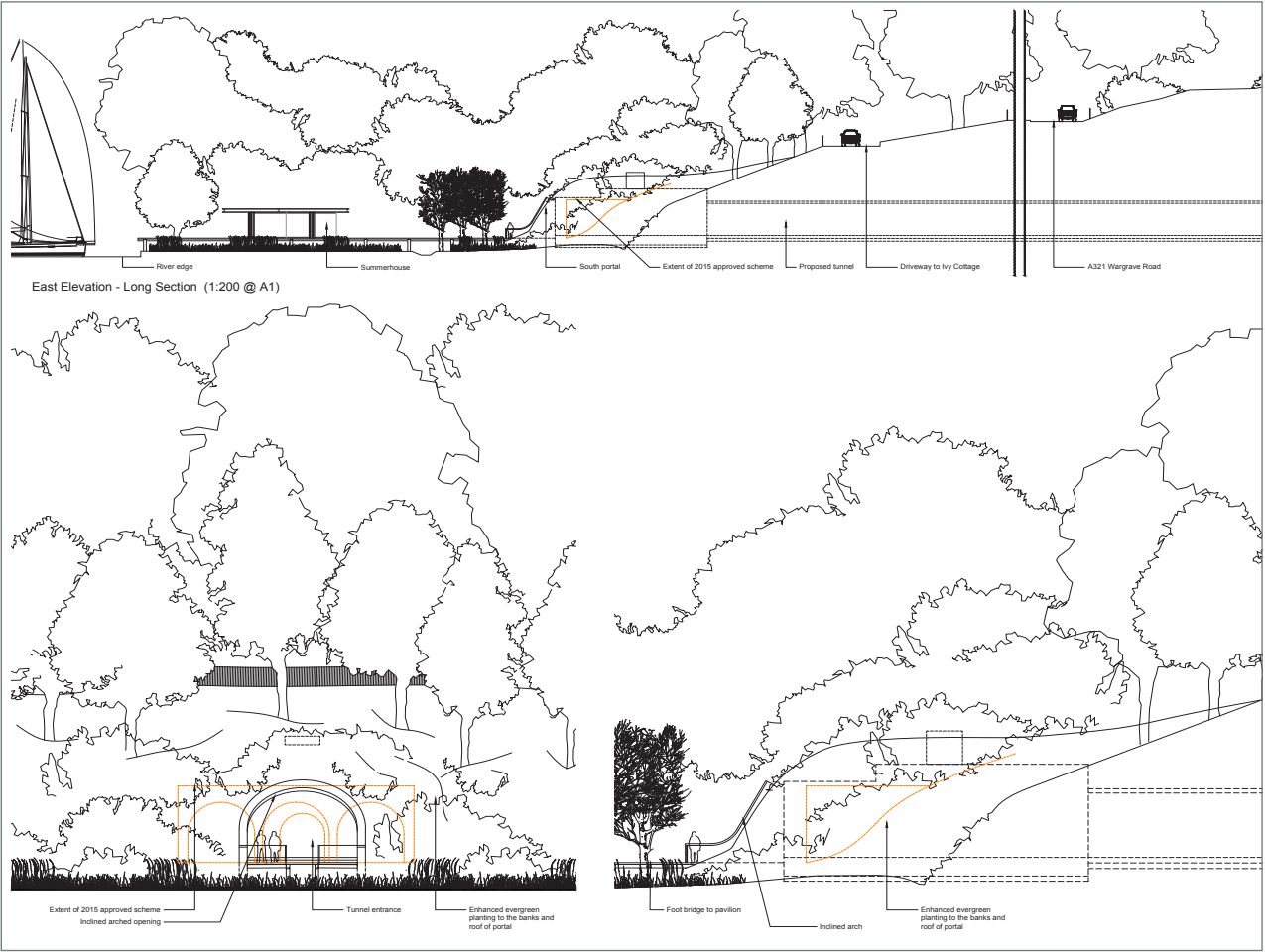
3.5 South Portal Plan & Roof Plan



Previously Consented Plan (NTS)



3.6 South Portal Elevations



Previously Consented Elevations (NTS)

4.0 The Proposed Design

4.1 Riverside Pavilion

The original consent provided for a contemplative, seasonal pavilion accessed via a tunnel and board walk. This updated proposal largely retains that vision and the previously consented functional uses. The structures remain ancillary to the main estate, are strictly non-residential, and are not intended for overnight accommodation, supporting casual enjoyment of the riverside setting as discreet, landscape-sensitive interventions.

The pavilion remains largely unchanged from the previously approved scheme. The design remains as a contemporary steel-framed ‘glazed box’ with a flat roof, constructed with high-quality materials and workmanship with its key dimensions unchanged: an overall height of 4.0m and a width and depth of 8.0m each. The pavilion is modest yet elegant, sitting lightly within the riverside landscape, with generous glazing and planted elements ensuring transparency and permeability, allowing the architecture and landscape to remain closely integrated.

The only amendment proposed to the pavilion relates to flood mitigation. Following an updated Environment Agency flood risk assessment, the finished floor levels and the timber board walk and deck on which the pavilion sits have been raised by 500 mm to ensure protection against a 1-in-100-year storm event. Due to the increased height, a glass balustrade is proposed to mitigate the risk of falling. Constructed from toughened glass, it maintains the existing language of transparency. This adjustment does not alter the pavilion’s form, function, or relationship with the riverside setting and is consistent with the previously approved design.

4.2 North Portal & Tunnel

North Portal

The North Portal intent remains aligned with what was previously consented and remains defined by a graded approach road cut into the existing topography, with planted embankments framing the tunnel entrance. The arched Tunnel opening is set within a split flint-clad headwall, designed to become overgrown with ivy. Due to the natural fall of the land, together with existing mature trees and site perimeter hedging, the portal is not visible from the public highway and remains largely screened from views within the wider estate, consistent with the previously approved design.

Tunnel

The proposed subterranean Tunnel beneath Wargrave Road commences at the North Portal and terminates at the South Portal, providing a vehicular connection through the estate.

4.2 South Portal

The South Portal continues to provide ancillary amenity to the riverside site, forming the southern node of the Tunnel. Its function remains as previously consented, and this S73 application seeks only to refine its form to better respond to the site’s topography. Under the original consent, the South Portal comprised an inclined arched opening reinstated by a landform that formed a mound-like profile, within the natural embankment grade.

This refined proposal respects and preserves the existing steep embankment. While similar in form to the scheme approved under the 2015 consent, the proposed portal has been recessed further into the slope to minimise its projection from the topography. The resulting exposed headwall and roof gently step out from the hillside and are designed to blend seamlessly into the landscape through a combination of intensive green roof planting and knapped flint cladding - a material reflecting the vernacular character of Remenham. The cladding is intended to support ivy growth, further embedding the structure within its surroundings. Together, these measures ensure the portal sits lightly in its setting, maintaining both the visual and ecological continuity of the riverside environment.

4.2 Landscape and External Works

The landscape design evolves from the previously consented scheme through the introduction of a more organic, unobstructed pedestrian path through the site. These amendments are minor, representing a subtle refinement of the approved landscaping strategy rather than a substantial alteration. The removal of the previously approved “moat” allows for a simpler, more coherent landscape approach, reducing both construction complexity and potential flood risk. All proposed external elements are carefully scaled and sensitively integrated, ensuring the scheme remains respectful of its unique setting.

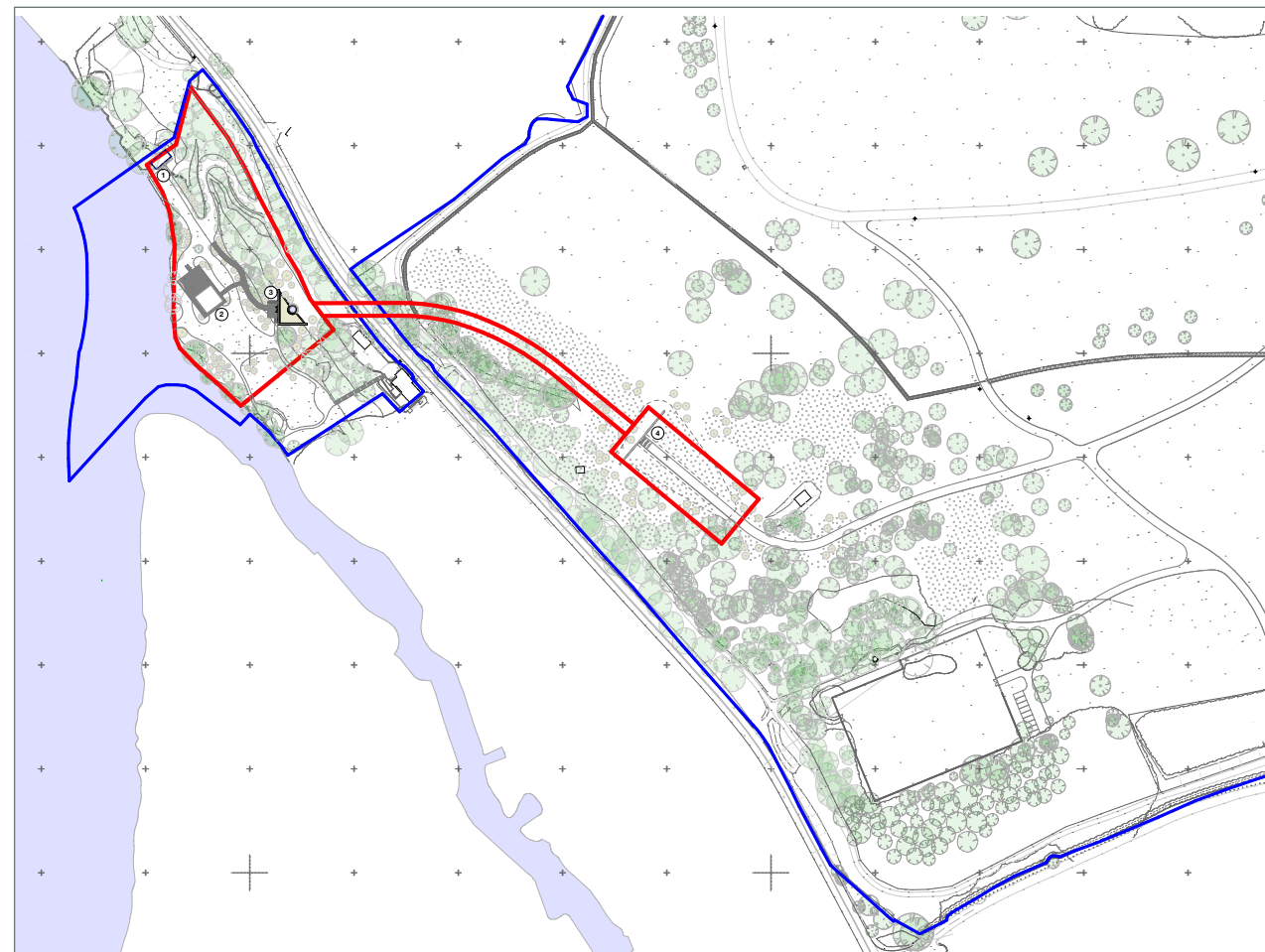


Proposed South Portal - Artistic Impression

5.0 Proposed Drawings

Drawings indicative: for full-scale drawings refer to information provided in the accompanying drawing pack. .

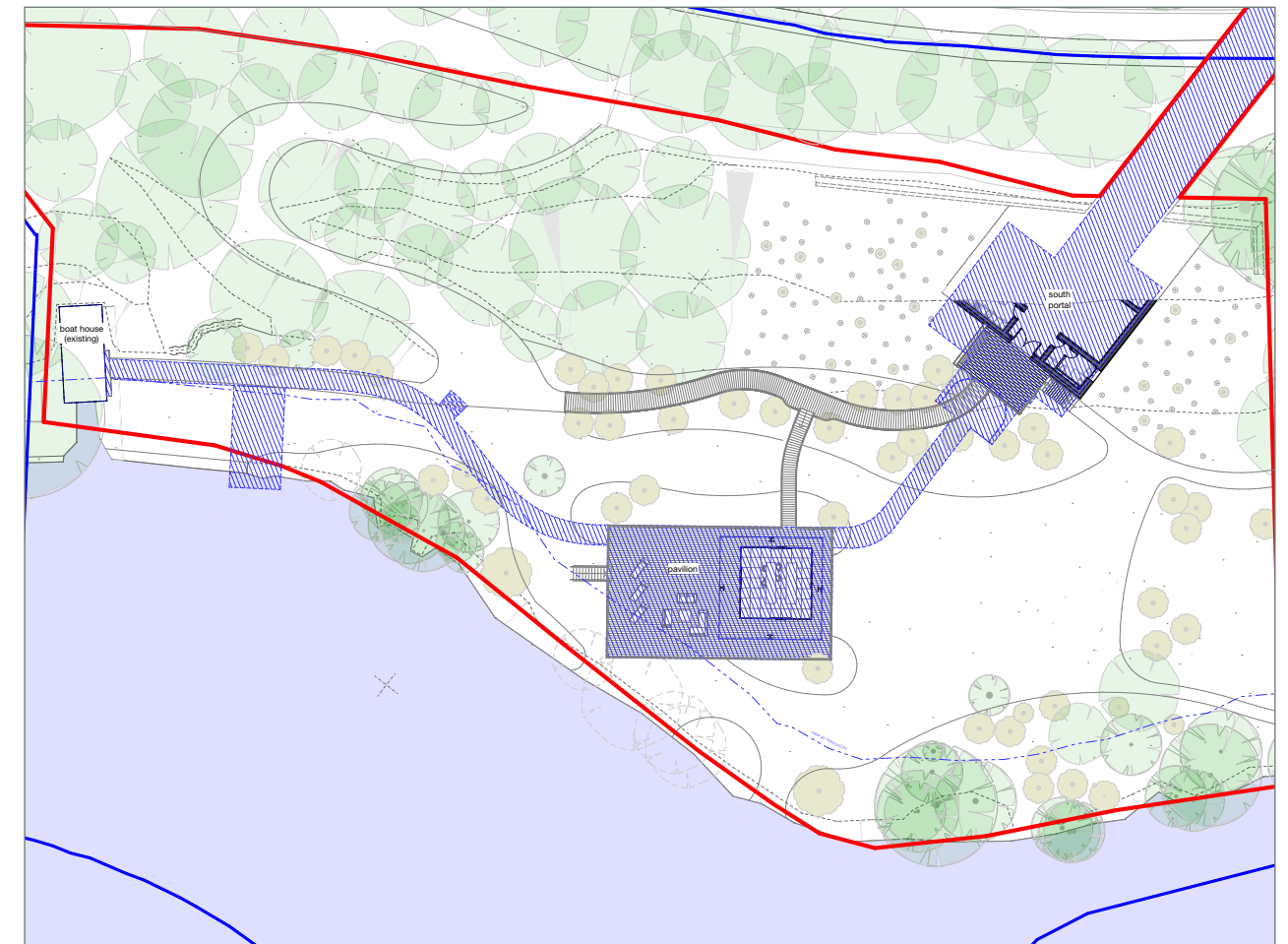
5.1 Riverside Site Plan



Proposed Site Plan (NTS)



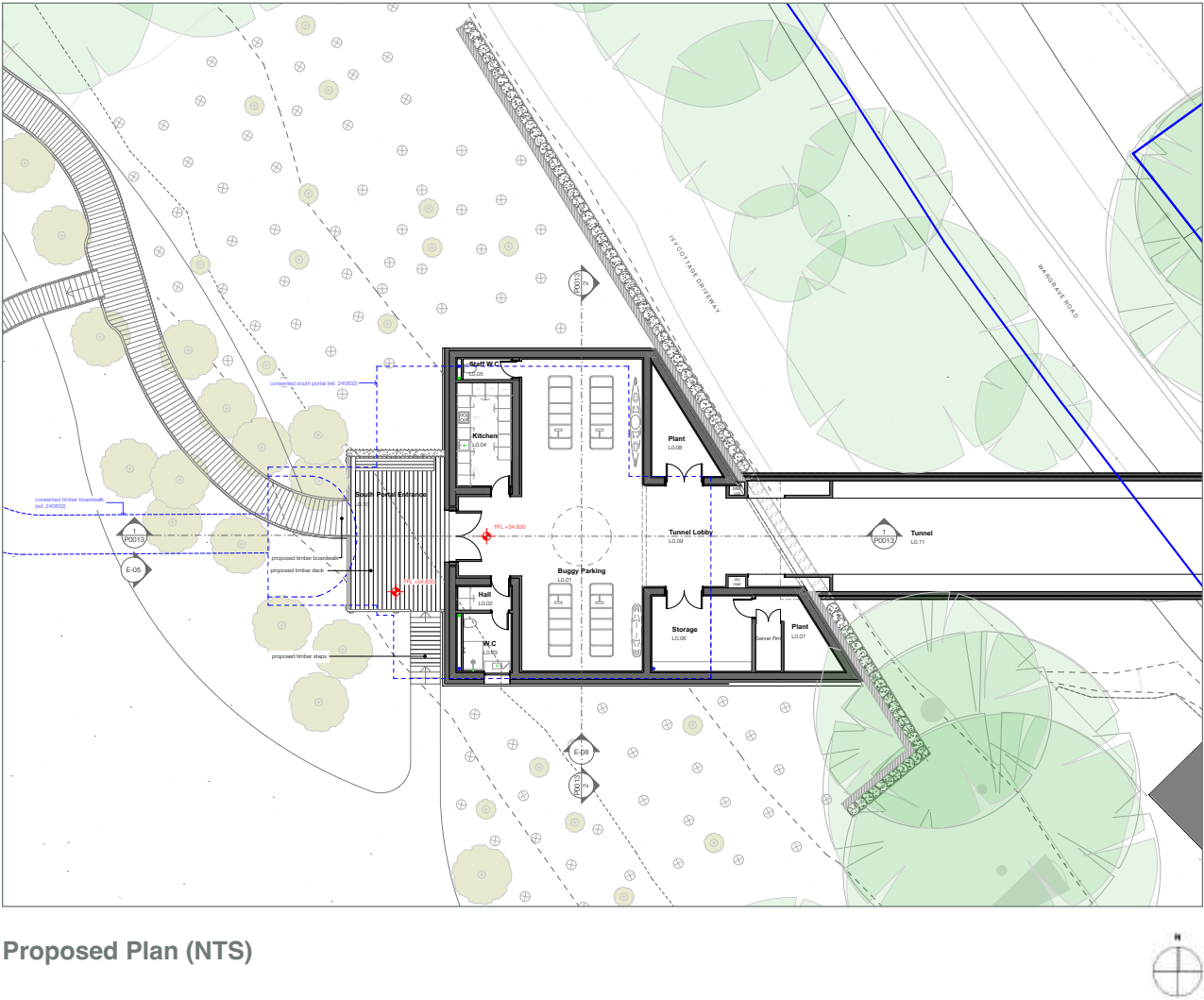
5.2 Riverside Comparative Plan



Proposed Plan (NTS)

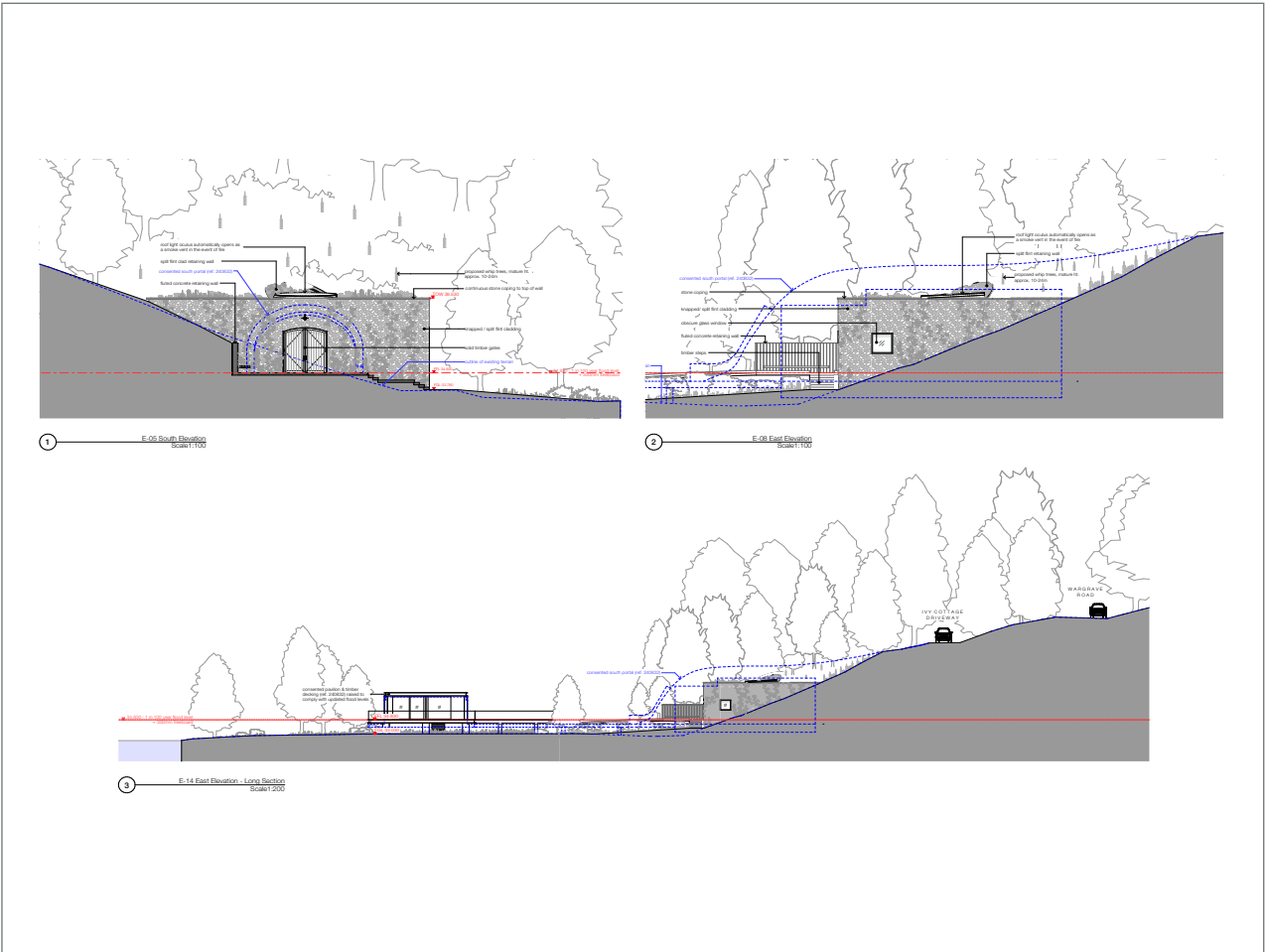


5.5 South Portal Plan



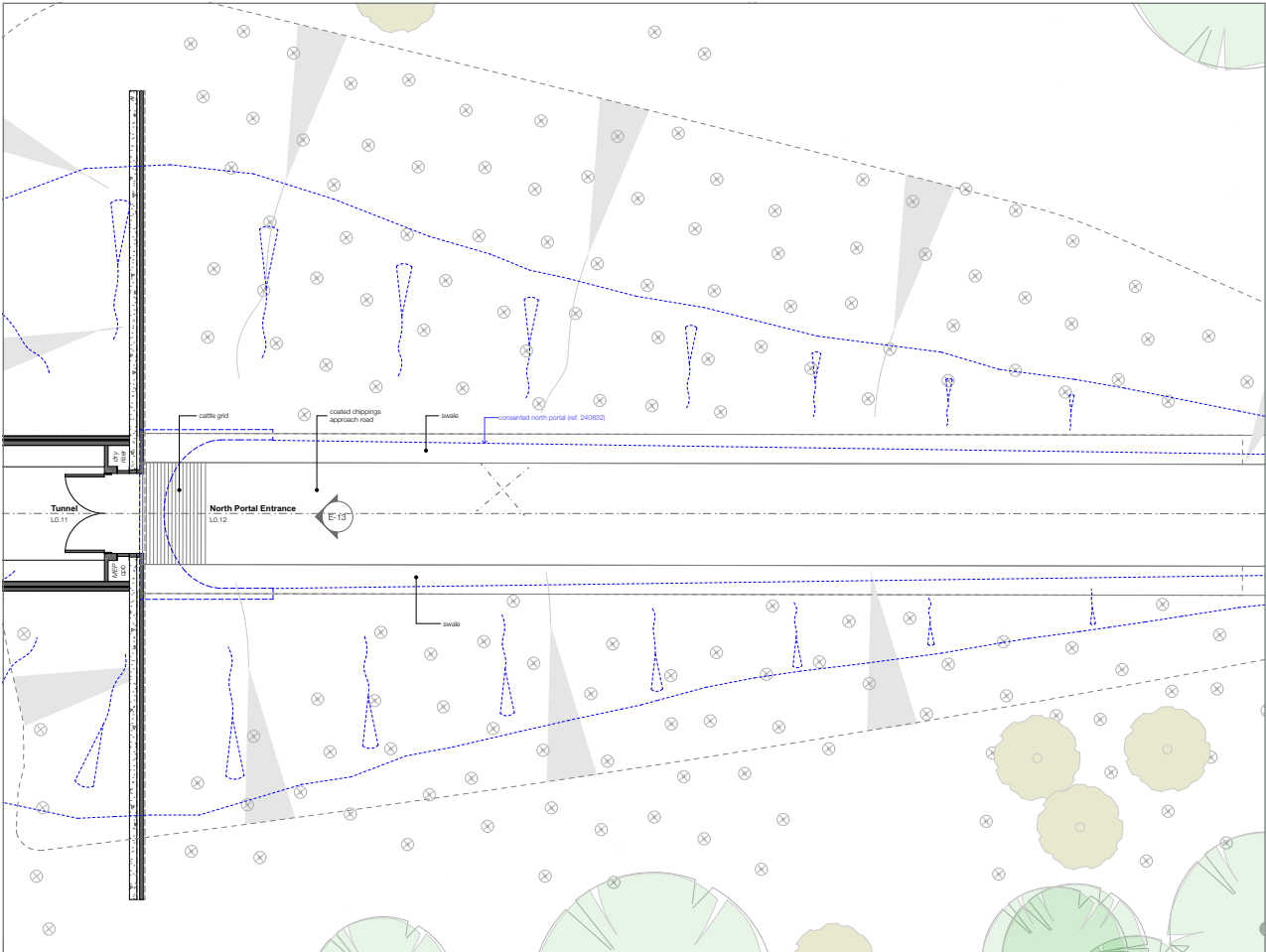
Proposed Plan (NTS)

5.6 South Portal Elevations



Proposed Elevations (NTS)

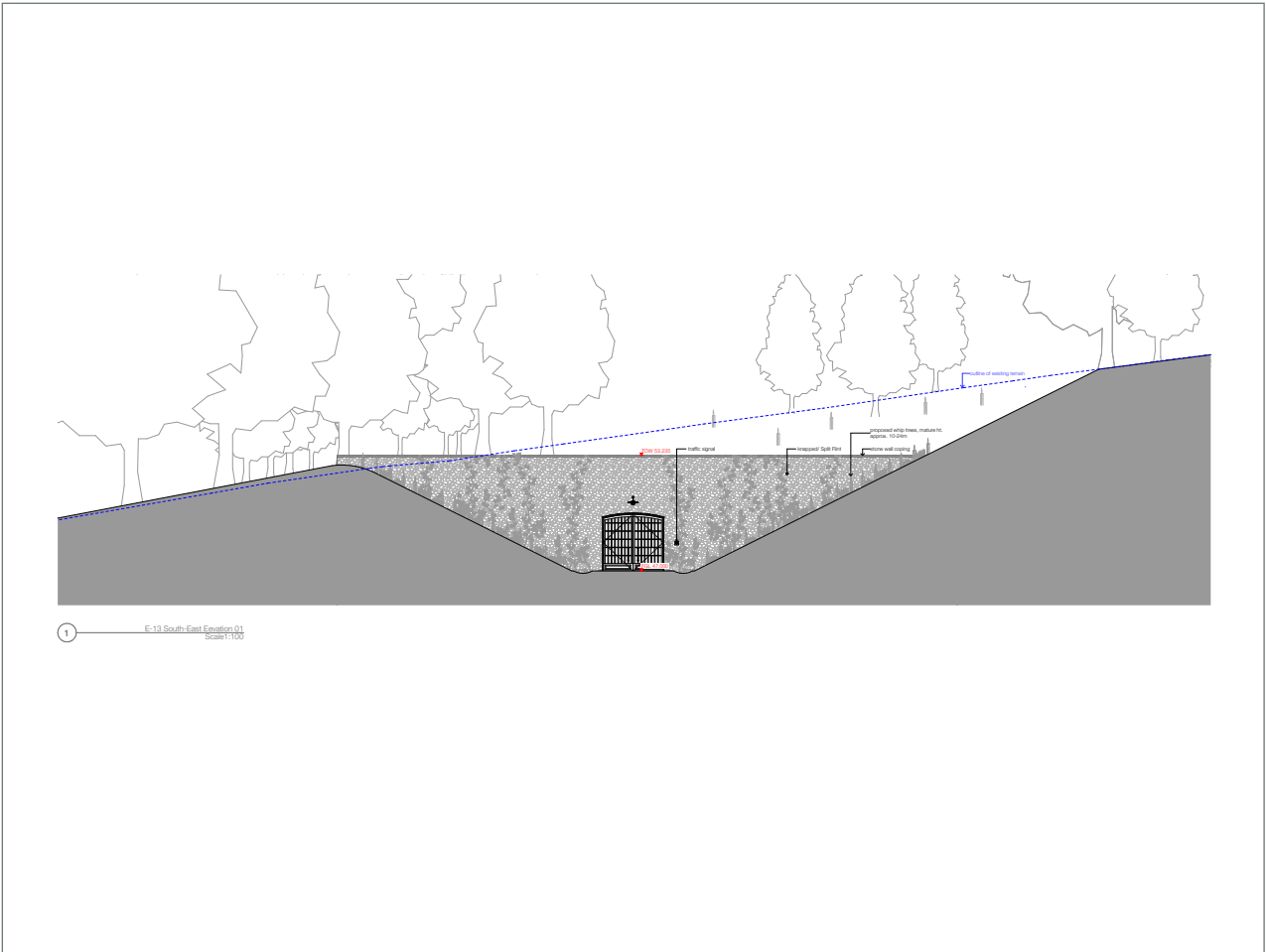
5.7 North Portal Plan



Proposed Plan (NTS)



5.8 North Portal Elevations



Proposed Elevation (NTS)

6.0 Conclusion

This proposal remains firmly rooted in the original intent: to create high-quality ancillary structures that enable year-round, passive enjoyment of the riverside landscape. The design thoughtfully responds to updated flood data and evolving client requirements, ensuring resilience and usability, while retaining the architectural sensitivity, ecological awareness, and seamless integration with the natural surroundings established in the original scheme.



Proposed North Portal - Artistic Impression

