



Image 51: View looking south of Abingdon Road to the proposed stable block mansard roof at Pre-planning Applicant Stage showing a roof slope of 70 degrees with end dormer window



Image 52: View looking south of Abingdon Road to the improved proposed stable block mansard roof showing a reduced pitch slope of 50 degrees and dormer window removed



Image 53: View looking north of Abingdon Road to the proposed stable block mansard roof at Pre-planning Applicant Stage showing a roof slope of 70 degrees with end dormer window



Image 54: View looking south of Abingdon Road to the improved proposed stable block mansard roof showing a reduced pitch slope of 50 degrees with end dormer window removed



Image 55: Proposed site plan

6.7 PROPOSED BOAT HOUSE AND IMPROVED LANDSCAPE

The design proposal encompasses landscape improvements and the construction of a new boat house to enhance the utilization of the property's gardens and watercourse.

The proposed design aims to sensitively integrate with the existing landscape, providing functional spaces for recreation and leisure. Emphasis is placed on encouraging the use of the gardens and watercourse for residents and visitors, whilst also improving the ecology of the gardens.

The new timber Boat House is constructed using prefabricated components, minimizing disruption to the gardens, tree roots, archaeological features, and flood attenuation of the site. The design and construction methodology prioritize sustainability and environmental responsibility.

The boat house will feature a raised concrete floor slab bearing on lightweight screw pile foundations, ensuring stability while minimizing ground disturbance. This approach allows for flexibility in design and construction while safeguarding the integrity of the surrounding landscape and trees.

Situated on external raised timber decking, the boat house will be slightly elevated from its surrounding environment. The decking will extend to the full perimeter of the structure, providing continuous access to the internal timber floors and offering stepped access to the gardens, further enhancing the connection between indoor and outdoor spaces. The floor level of the boat house and underside of structure is located above the flood risk level.

The boat house will feature folding/sliding double-glazed timber-framed doors, facilitating easy access and maximizing natural light intake. Its structure will comprise hardwood cross-laminated timber with insulated hardwood timber cladding and vertical timber batten joints, ensuring durability and visual appeal.

The facade composition will be simple yet elegant, characterized by a regular rhythm defined by the building's structure. Glazed and solid infills will create visual interest and harmony with the natural surroundings, with the east facade predominantly glazed to offer views towards the principal house and main gardens.

The north facade, in close proximity to the watercourse, will feature wall-mounted timber racks for canoe storage. The roof will have a larger overhang at this point to protect the canoes from the elements, ensuring their longevity and preservation.

The boat house will be equipped with WC facilities, with a new waste connection to Abingdon Road for convenience. A biodiverse green roof with a single fall to the gutter will enhance environmental sustainability, while rainwater collected via two down-pipes will be dispersed into the garden soil via a perforated drainage pipe.

A dark zinc perimeter parapet and gutter will provide a cohesive aesthetic and functional element, ensuring efficient rainwater management while complementing the boat house's design and surroundings.

This comprehensive approach to minor landscape enhancements and boat house development provides an architectural intervention which is sympathetic with the natural environment, creating a sustainable and visually appealing addition to the property.

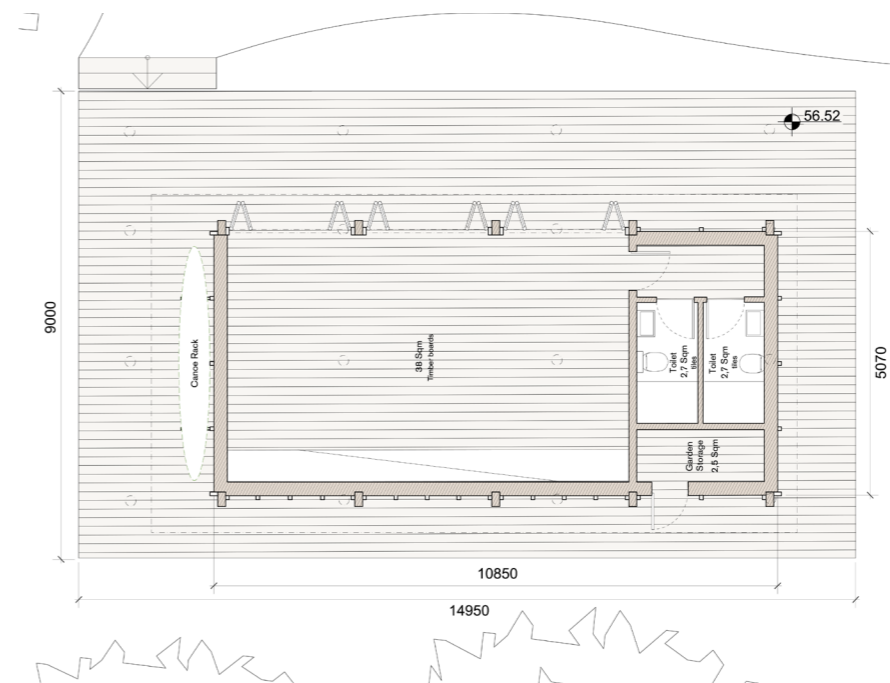


Image 56: Proposed boat house plan



Image 57: Visualization of proposed boat house seen from the pedestrian walkway

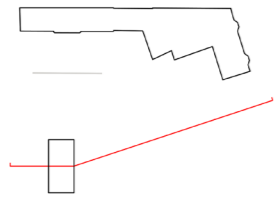


Image 58: Proposed boat house section