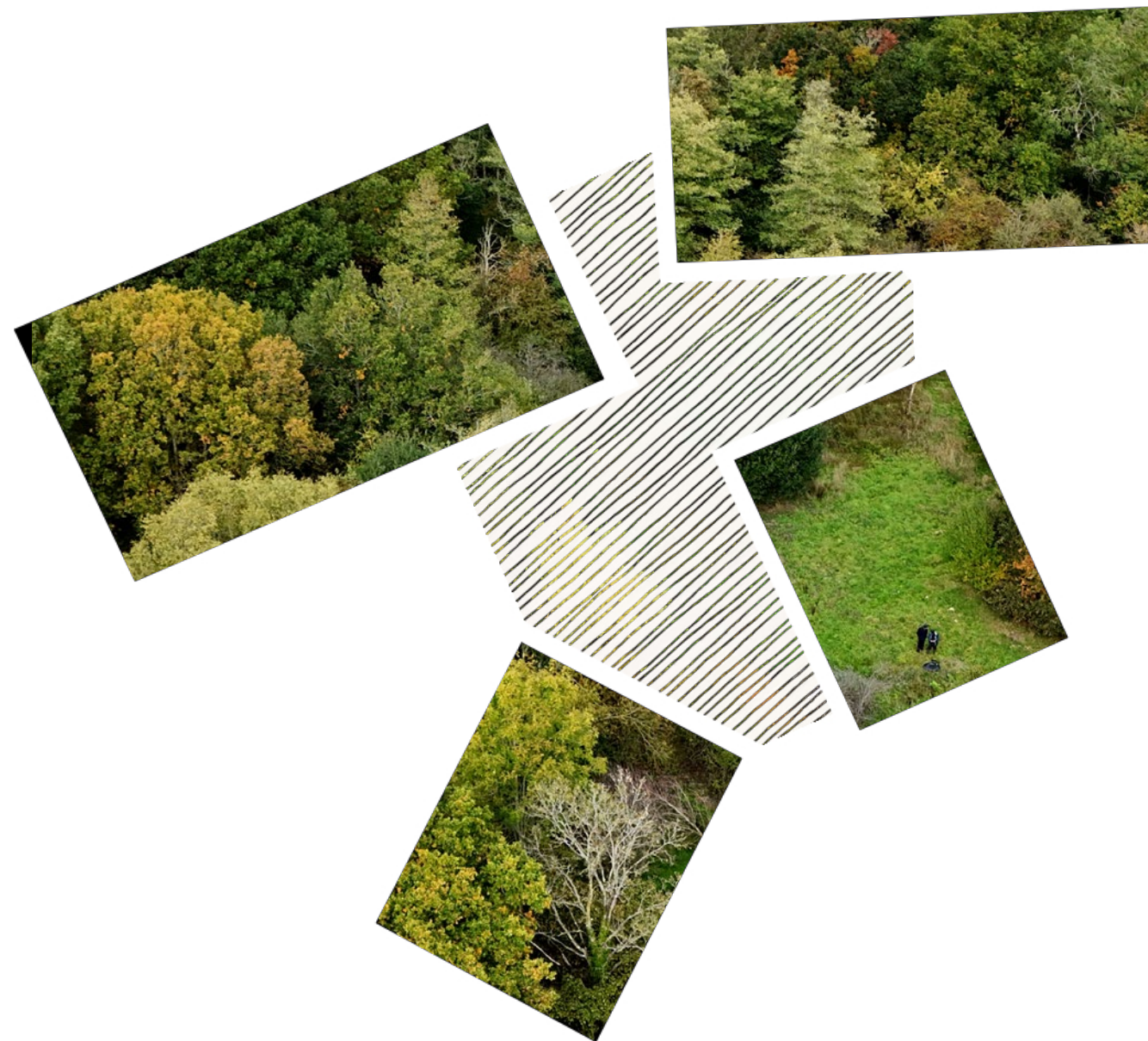


HOUSE OF THE WOODS

LAND NORTH OF BARKHAM ROAD



DESIGN DOCUMENT FOR PLANNING

JULY 2026

LAND NORTH OF BARKHAM ROAD

Wokingham
Berkshire
RG41 4TJ

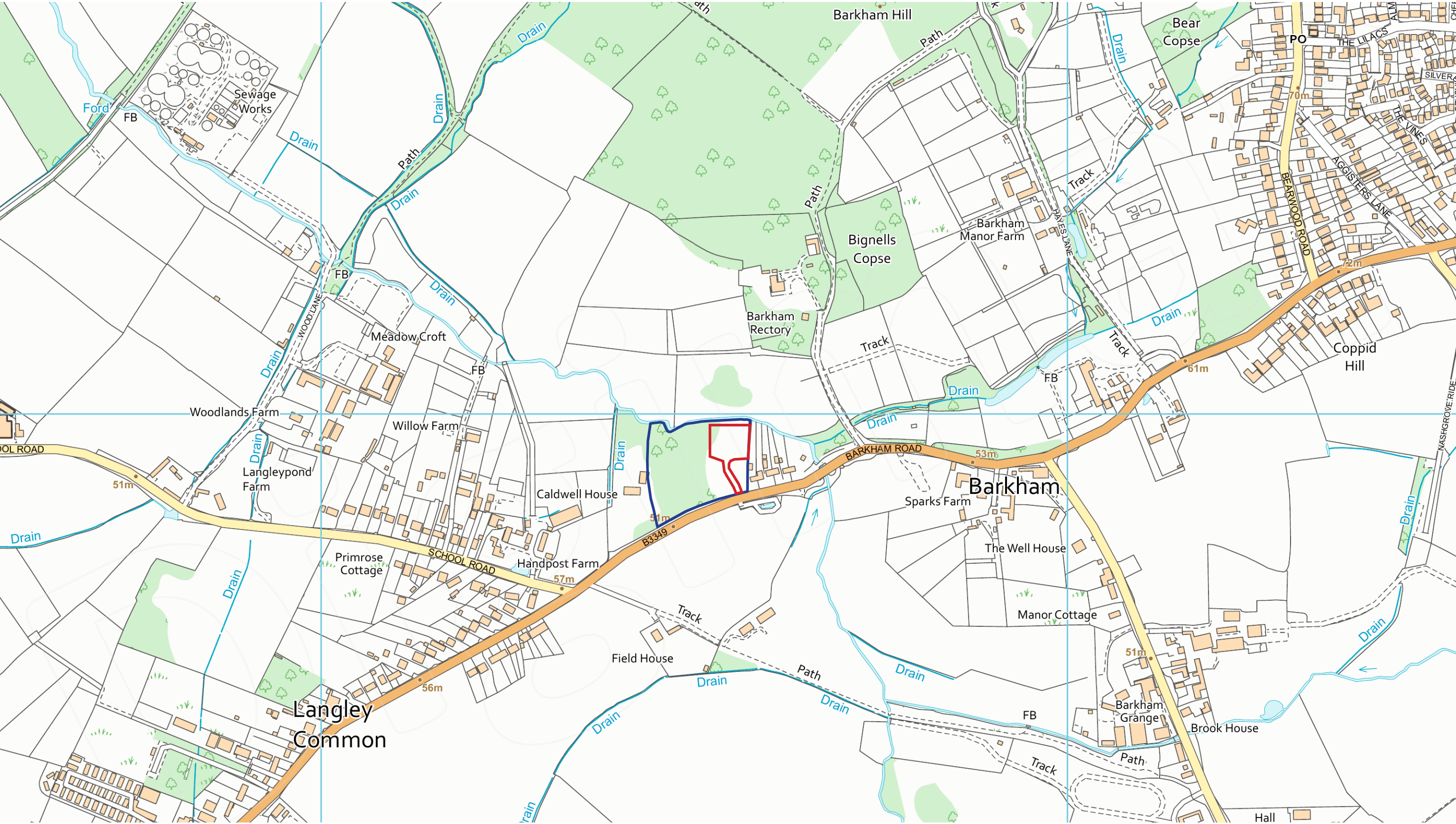
HAWKES
architecture

| SITE AERIAL



SITE LOCATION PLAN

LAND NORTH OF BARKHAM ROAD, WOKINGHAM, RG41 4TJ



1:5000

- APPLICATION SITE BOUNDARY
- AREA UNDER APPLICANT OWNERSHIP

DESIGN TEAM

This document has been prepared by Hawkes Architecture Ltd in collaboration with PAD Studio Landscape Architects, and Axiom Planning, on behalf of Mr Draggon with regards to the design of a new dwelling on land north of Barkham Road, Wokingham.

This scheme is being submitted in accordance with the special circumstances set out in paragraph 84(e) of the National Planning Policy Framework (NPPF) 2024.

NPPF 2024 Paragraph 84(e)

Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:

e) the design is of exceptional quality, in that it:

- i. is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and
- ii. would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.

HOUSE OF THE WOODS

ARCHITECTS

Hawkes Architecture Ltd is a leading contemporary design studio founded on the ambition to pursue crafted sustainable architecture which has a unique sensitivity to its setting. We specialise in the design of exceptional quality 'Paragraph 84' isolated dwellings in the countryside.

HAWKES
architecture

PLANNING CONSULTANT

Axiom Planning is a leading planning consultancy across the UK, that have worked on a wide range of projects. They take a pragmatic approach and are meticulous when navigating complex planning issues.

Hawkes and Axiom have worked together for many years to successfully achieve planning on several schemes.

AXIOM
PLANNING

LANDSCAPE ARCHITECTS

PAD Studio are landscape architects with 25 years experience specialising in landscape architecture, public realm design and urban greening throughout the UK.

Phil Allen
DESIGN



HAWKES
architecture



PART 01 INTRODUCTION

PART 02 DEFINING CHARACTERISTICS OF BARKHAM

PART 03 DEFINING CHARACTERISTICS OF THE SITE

PART 04 SITE STRATEGIES

PART 05 CLIENT BRIEF AND BUILDING DIAGRAM

PART 06 THE DESIGN REVIEW PANEL PROCESS

PART 07 ARCHITECTURAL CONCEPT: HOUSE OF THE WOODS

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PART 09 DESIGN DETAIL

PART 10 CONSTRUCTION AND ENERGY



PART 1

INTRODUCTION

I INTRODUCTION

1.1 SITE DESCRIPTION

The site is on the north of Barkham Road set between a row of residential semi-detached dwellings and a large detached house in a treed plot. The site is a self-seeded and unmanaged woodland with very low biodiversity but lots of potential. The proposals for a new dwelling on the site creates the opportunity for the woodlands to be managed and enhance to strengthen the woodland character of the site and enhance biodiversity.



I DRONE VIEW COURTESY OF CLIENT - 13TH OCTOBER 2025



I VIEW WITHIN AN OPEN AREA TO THE EAST OF THE SITE



I VIEW WITHIN A TREED AREA TO THE WEST OF THE SITE

Site Photographs by Hawkes Architecture - 19th April 2023

1.2 CLIENT CONNECTION TO SITE

The Applicants' Vision

The applicants have lived in Wokingham for over 20 years, where they have raised their family, built their careers, and established strong ties to the local community. As they approach retirement, they wish to create a sustainable home on their woodland plot in Barkham, allowing them to care for and enhance the land they have stewarded since purchasing it in 2006.

Over the past two decades, the applicants have restored the previously neglected site by removing invasive species, encouraging native vegetation, and improving its ecological value. Living on-site would enable them to provide ongoing management while eliminating the need for frequent car journeys, reducing emissions and supporting a more sustainable lifestyle.

The proposed Paragraph 84 dwelling is intended to be a single-storey, low-impact home that is carefully integrated into the woodland setting. Designed using sustainable principles, it will incorporate features such as renewable energy, rainwater harvesting, natural ventilation, and high levels of insulation to minimise its environmental footprint.

The applicants' long-term vision is to enhance biodiversity, protect the woodland, and leave the site in a better ecological condition for future generations. The proposal reflects a commitment to environmental stewardship, responsible land management, and sustainable living, while providing a home suited to their later years.

Wings Over Water by Kamermans Architects New Zealand



Roland Reisley House



I VIEW OVER STREAM ALONG NORTHERN SITE BOUNDARY



I VIEW THROUGH OAK TREES TO NORTH

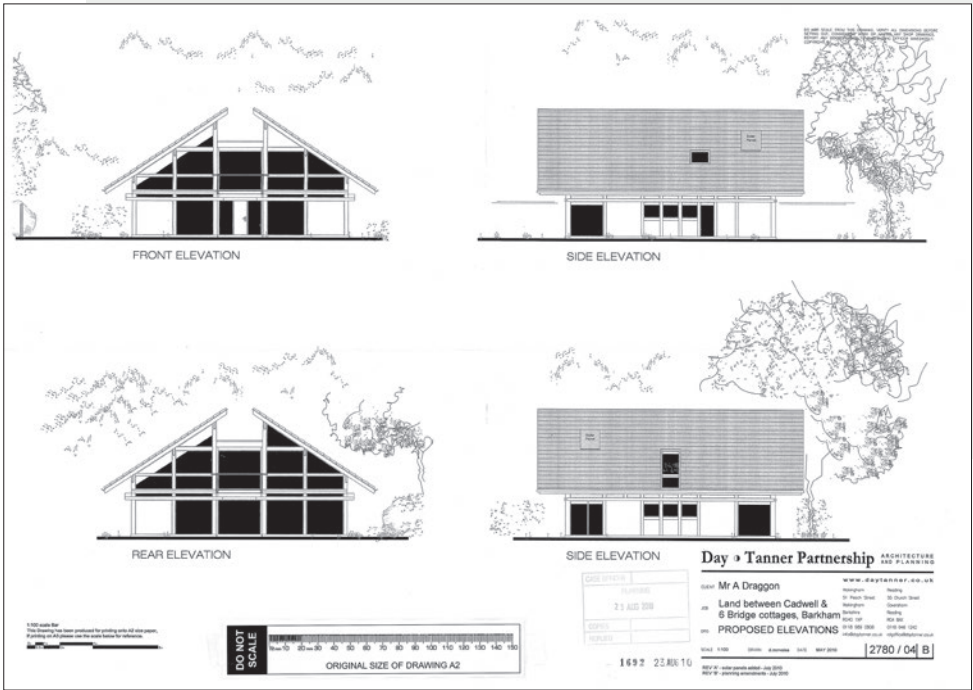
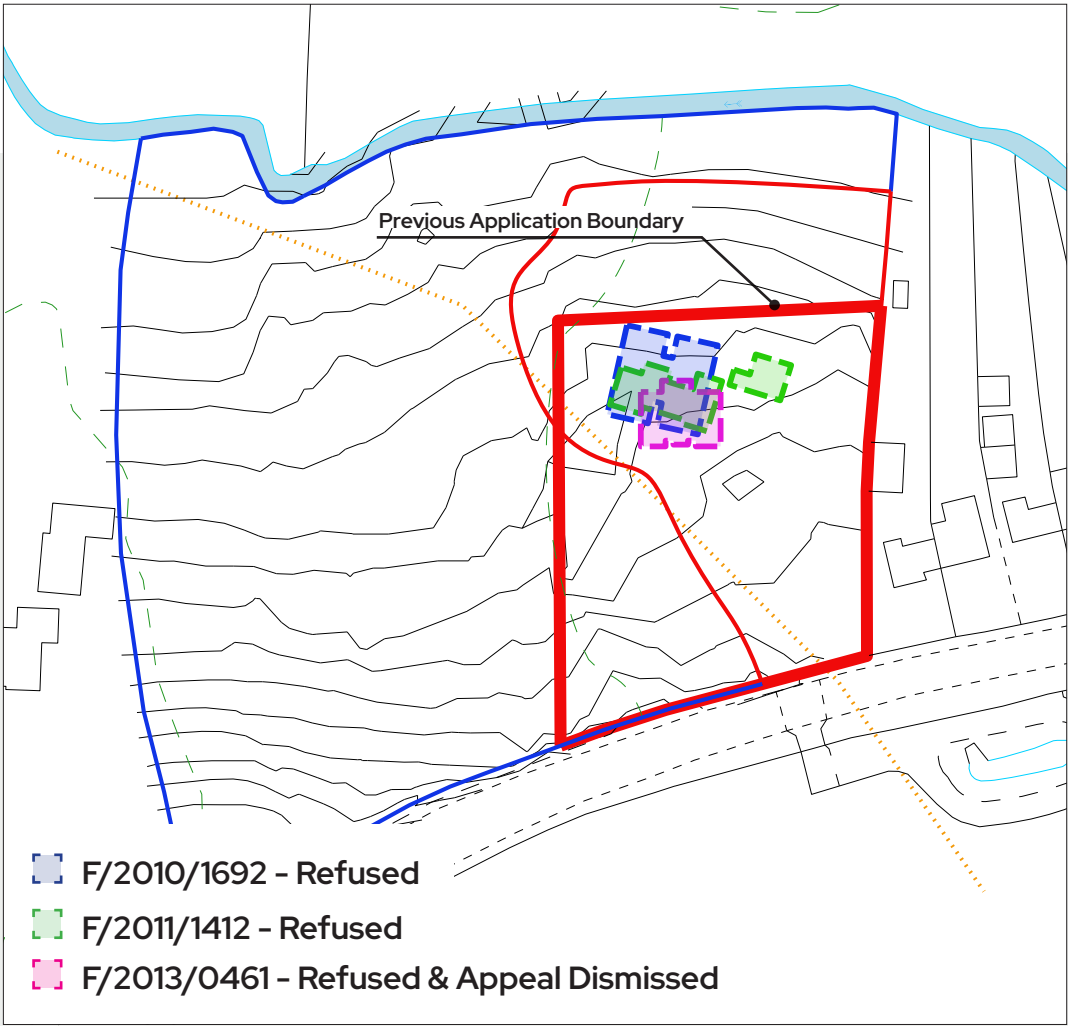
Site Photographs by Hawkes Architecture

1.3 PLANNING HISTORY

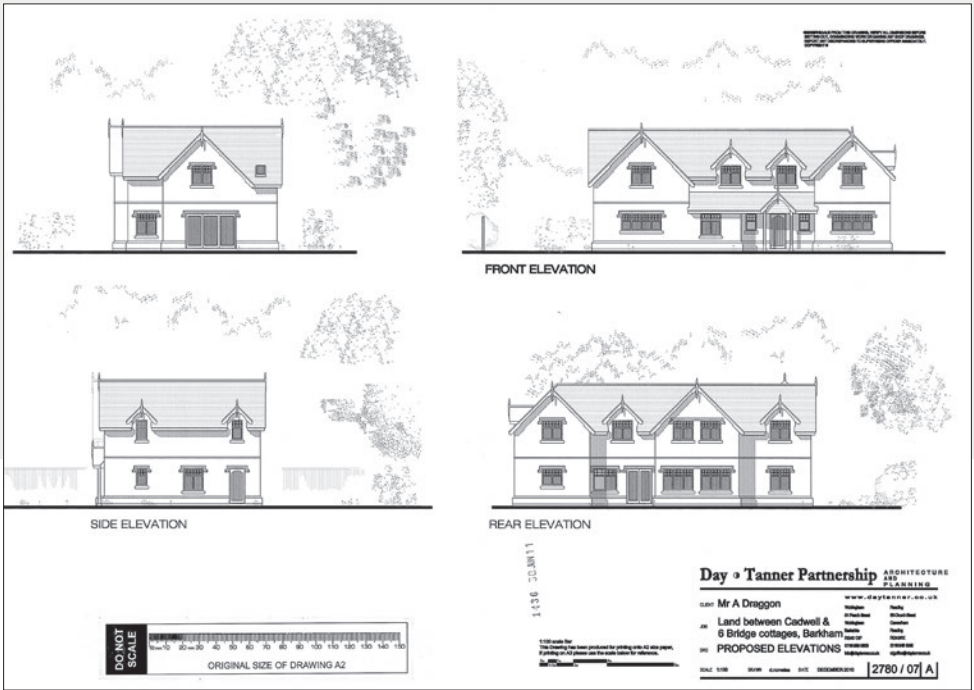
Previous Applications on Land North of Barkham Road

The site has been subject to a number of previous applications for dwellings on the site which have been refused. Below are extracts from the officer’s report for the final application **F/2013/0461**:

- The proposed development lay outside the settlement boundary and was not in one of the categories acceptable in such a location as set out in Core Strategy Policy CP11;
- The proposal would be an intrusive visual effect and not enhance the countryside for its “intrinsic character and beauty”;
- The proposal would fail to make satisfactory provision of adequate services, amenities and infrastructure needs;
- No suitable mitigation for the Thames Basin Heaths Special Protection Area was proposed;
- No suitable protection for a BAP priority habitat was proposed;
- The proposal failed to address the need for affordable housing.



F/2010/1692 - Refused



F/2011/1412 - Refused



F/2013/0461 - Refused & Appeal Dismissed