



PART 2: ANALYSIS

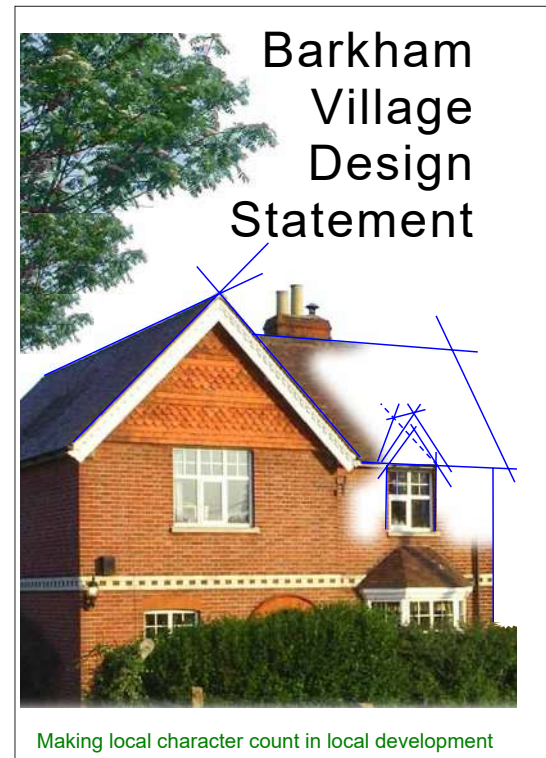
DEFINING CHARACTERISTICS OF **BARKHAM**

2.1 BARKHAM: LOCAL GUIDANCE

LOCAL GUIDANCE

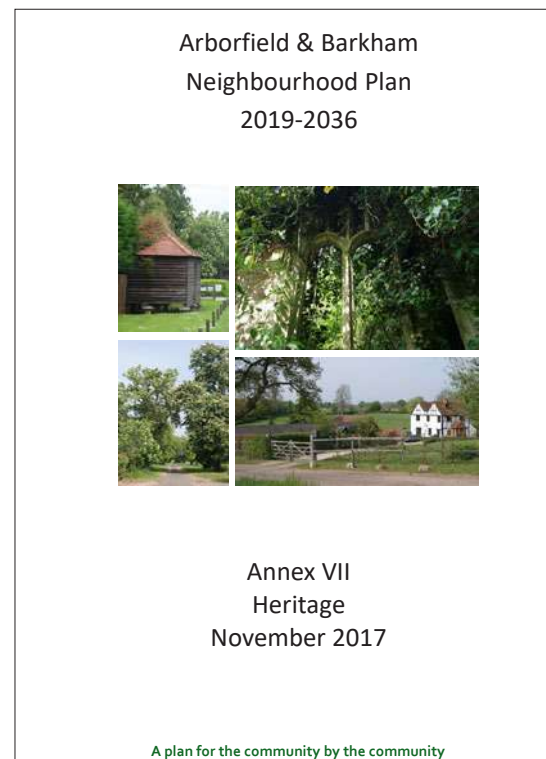
The following pages intend to establish the defining characteristics of the local area, drawing upon the local guidance in two key sources: the **Barkham Village Design Statement** and the **Arborfield & Barkham Neighbourhood Plan**

Our exploration aims to identify characteristics of the local area including local vernacular, settlement pattern, scale, grain and materiality. This is intended to inform how a forthcoming proposal can fit in with the **overall form and layout of their surroundings** in line with NPPF Paragraph 139.



Old Barkham – Main Design Features

- Rural character with scattered settlement pattern
- Buildings set back from roads and well screened
- Individually styled older houses, farmsteads and cottages
- Houses generally have low roof lines
- Red bricks and old red clay roof tiles; also some rendered houses
- Examples of patterned brickwork
- Parking is off-road
- Abundance of trees and mature hedge boundaries



Barkham Hill and Langley Common – Main Design Features

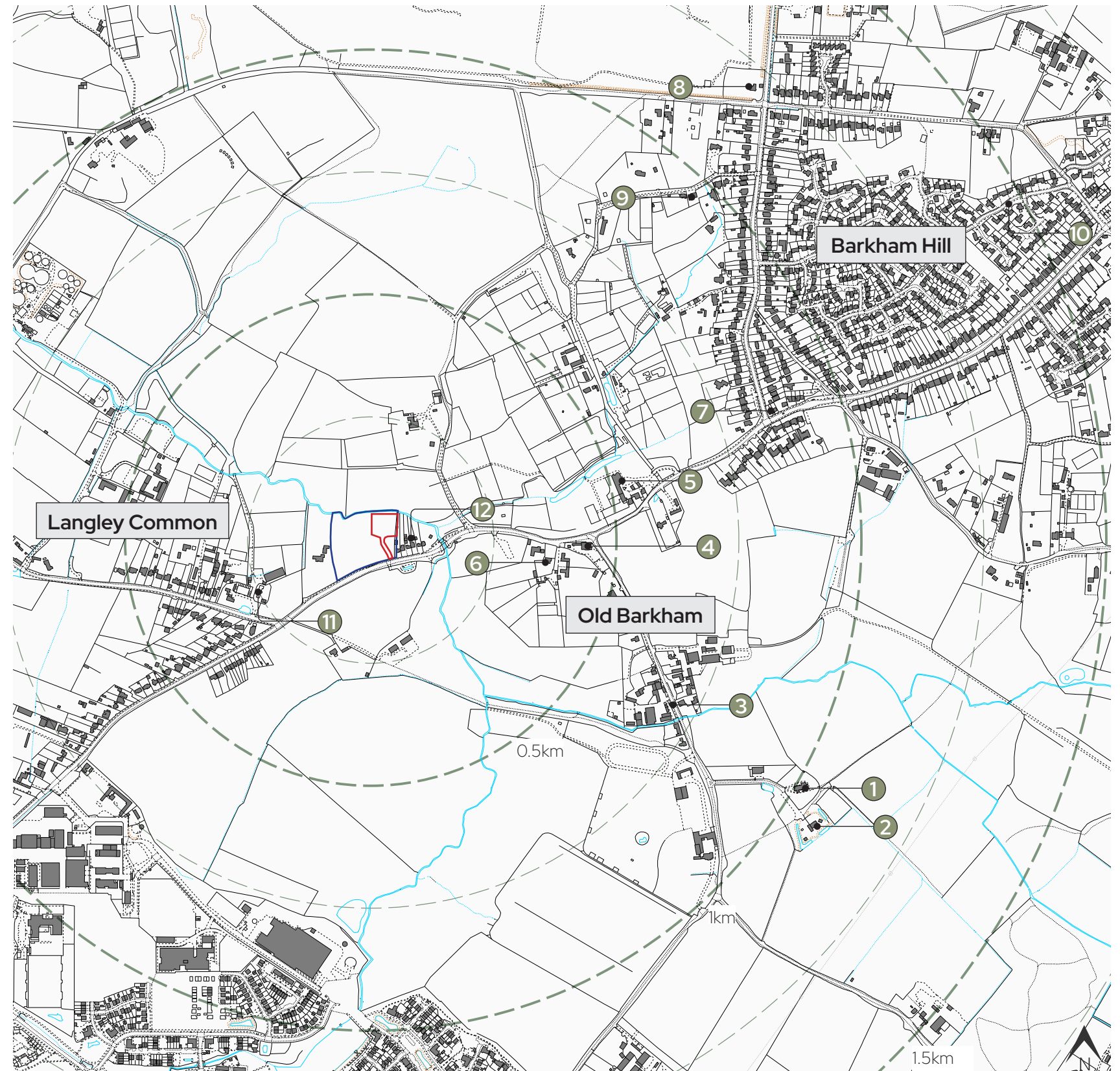
- Rural character with low housing density
- Houses set back from road, with ample off-road parking
- Housing styles vary widely creating sense of individuality
- Roof lines generally low
- Dormer style houses, with various types of gables or hip roofs
- 1960s and 1970s houses have flat roofed dormers
- Older houses feature red bricks and red clay roof tiles
- Abundance of trees
- Boundaries usually hedges or shrubs, often with open wooden fences
- Lanes are an important local amenity for walking and horse riding

2.2 BARKHAM: DEFINING CHARACTERISTICS

Our analysis has located key buildings identified within the Local Guidance documents across the three key areas Old Barkham, Barkham Hill and Langley Common.

The analysis shows a wide variety of characters, styles and materials with no predominant local vernacular. The extract below is from the Barkham Village Design Statement.

"The real character of Barkham lies in its diversity, together with the attractive landscape comprising farmland and woodland that still cover the majority of the parish. The absence of any predominant style of vernacular architecture and the great variety of building designs contribute to this diversity. Barkham's character also reflects its scattered settlement pattern and the lack of the usual nucleated structure expected in an English village."



Locations of key local buildings identified within the Local Guidance in relation to the site.

0m 1000m 1:10000

□ APPLICATION SITE BOUNDARY

□ AREA UNDER APPLICANT OWNERSHIP

2.3 BARKHAM: BUILDINGS IDENTIFIED WITHIN LOCAL GUIDANCE



Church of St James the Apostle, Old Barkham
[Image Source: Wikipedia]



Church Cottages, Church Lane, Old Barkham
[Image Source: Google Street View]



The Granery, Barkham Street, Old Barkham
[Image Source: Google Street View]



The Bull Pub, Barkham Road, Old Barkham
[Image Source: whatpub.com]



Barkham Manor, Barkham Road, Old Barkham
[Image Source: berkshirehistory.com]



Sparks Farm, Barkham Road, Old Barkham
[Image Source: Google Street View]



Coppid Hill Cottages, Barkham Road, Barkham Hill
[Image Source: Google Street View]



Barkham Lodge, Coombes Lane, Barkham Hill
[Image Source: Google Street View]



Hamilton House, Hayes Lanes, Barkham Hill
[Image Source: Google Street View]



The Woodlands, Barkham Hill
[Image Source: Google Street View]

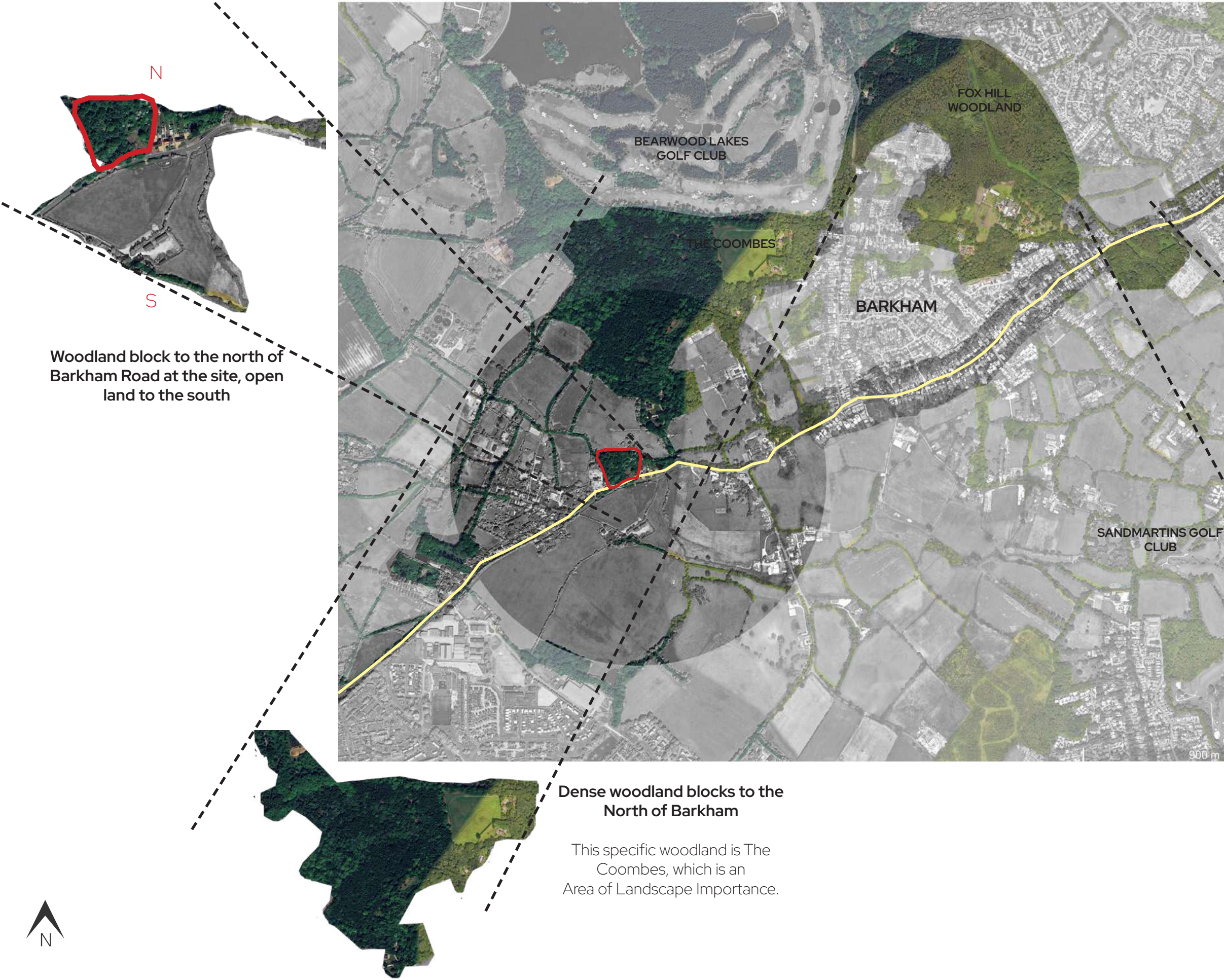


Handpost Barn, School Lane, Langley Common
[Image Source: Google Street View]



Bridge Cottages, Barkham Road
[Image Source: Hawkes Architecture]

2.4 BARKHAM: SURROUNDING WOODLAND



'The real character of Barkham lies in its diversity, together with the attractive landscape comprising farmland and woodland that still cover the majority of the parish.'

'Enhancements should include attempting better integration of the garrison in its landscape setting, and more general improvements to woodland, farmland and habitat management'

'The key characteristic to be conserved through ongoing management is the woodland.'



Pockets of woodland blocks between suburbia

One of Barkham's more distinctive features is the dense woodland blocks that surround the settlement to the north, and break up the suburbia. The site itself is one of these woodland blocks, marking the end of the settlement.

2.5 BARKHAM: HOMES WITHIN WOODLAND BLOCKS (1 OF 2)



a. 0.2km from the site



b. 0.7km from the site



c. 1.4km from the site



d. 1.8km from the site

KEY DESIGN CONSIDERATIONS

- Barkham contains extensive areas of dense woodland.
- A small number of homes are located within these wooded areas.
- These houses have distinctive architectural forms and roof colours that stand out against the surrounding trees.
- Parts of the woodland have been cleared to create lawns of varying sizes, showing disruption to the natural landscape
- Many properties have long, winding driveways that weave through the trees
- These driveways provide access while keeping the homes hidden from public view.
- The dwellings generally have relatively large footprints.

2.6 BARKHAM: HOMES WITHIN WOODLAND BLOCKS (2 OF 2)

a. 200m from the site



b. 700m from the site



KEY DESIGN CONSIDERATIONS

- Distinctive roof forms that make them stand out against the surrounding trees.
- The first property has an extensive lawn that creates a noticeable disruption to the woodland block
- Long driveways set back from the main road, keeping them completely hidden from public view.
- They typically have outbuildings



2.7 BARKHAM: A JOURNEY DOWN BARKHAM ROAD

Dense woodland block and open land marking the end of the settlement

Houses become further set back from the main road



Thick treeline concealing houses from public view

Suburban development continues to the north, with fields opening up to the south, concealed from view



Dense woodland block breaking up suburbia

The site, dense woodland to the north, and open fields to the south

KEY DESIGN CONSIDERATIONS

- Barkham Road typically features dense woodland blocks that break up the linear suburban development, one of which is the site
- There is a discontinuous row of shrubbery and trees that is staggered down the road, concealing some houses from public view
- The fields that open up to the south of the road aren't visible due to the thick treeline

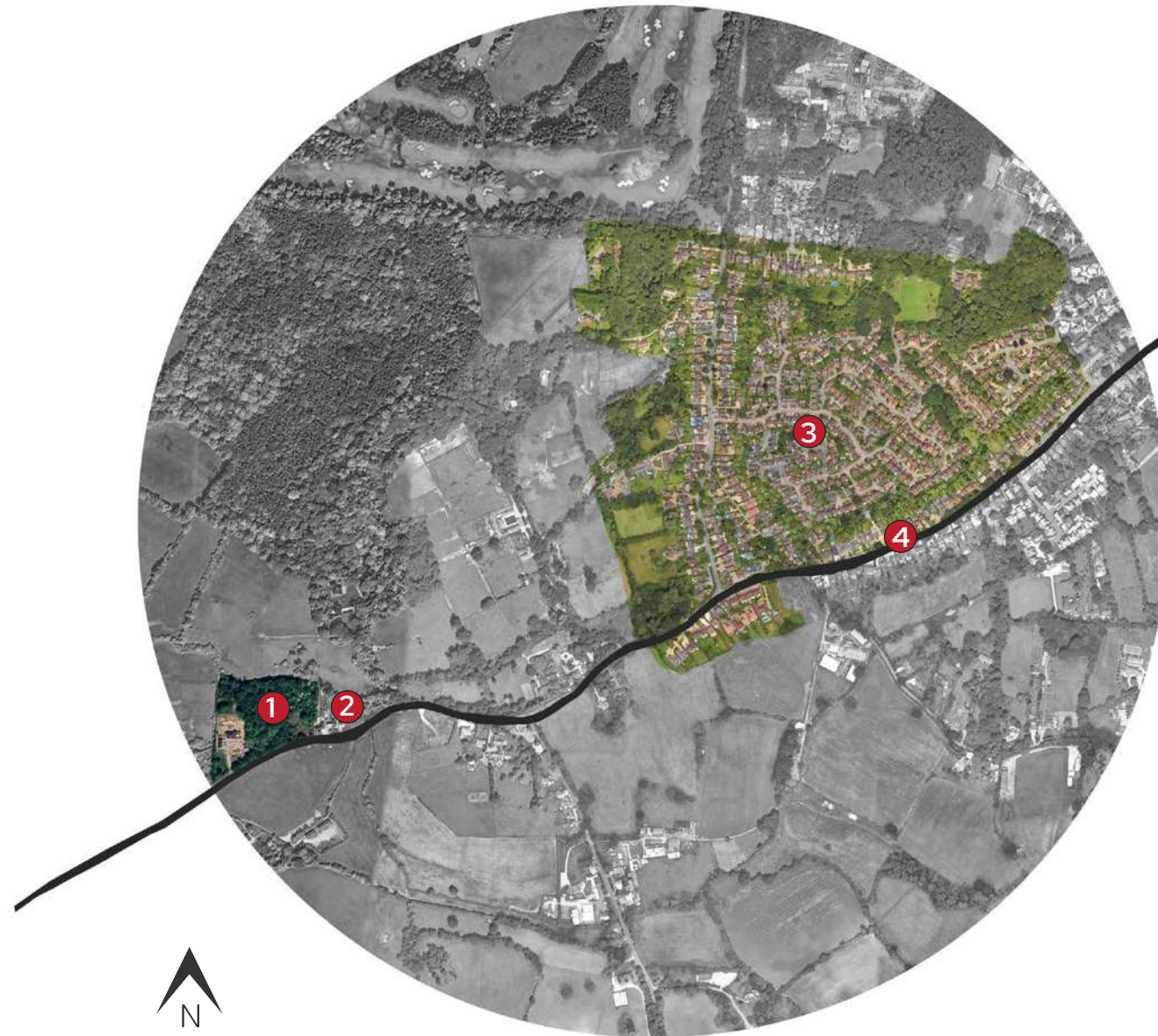
2.8 BARKHAM ROAD: RURAL BREAKS AND SUBURBAN DEVELOPMENT



KEY DESIGN CONSIDERATIONS

- Barkham Road is generally more open to the south than to the north, where breaks in the treeline reveal stretches of linear suburban development.
- As you travel along the road, sections of tall shrubbery and mature trees partially obscure some homes from view, creating a sense of rural enclosure.
- This natural screening is occasionally interrupted, allowing views of the properties and surrounding landscape.

2.9 BARKHAM: MATERIALITY



'Encourage use of local styles and vernacular materials in new buildings'

'One of the attractions of Barkham is the great variety of architectural styles. In Old Barkham this is a consequence of buildings having been built at different times over the last 500 years and also the variety of materials and finishes used.'

'Frontages with a mix of materials, e.g. a mix of brickwork and rendered surface, timber or tile facings for the upper floor.'

'The use of vernacular materials such as red bricks, red clay tiles, decorative timber and weatherboarding should be encouraged to maintain the traditional character of Barkham.'

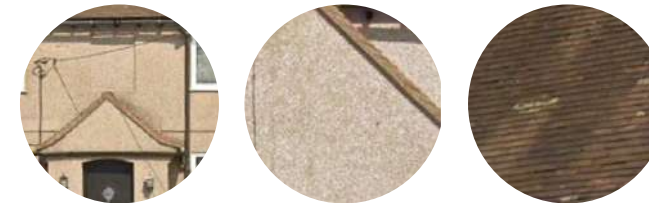
4. Barkham Road: A snapshot of homes, showing the mix of forms, materials, and eclectic styles



1. The site



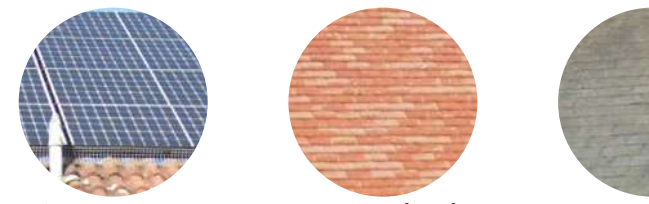
2. Adjacent buildings



3. Barkham Estate



Variety of brickwork



Solar Panels

Variety of roof tiles



Horizontal timber cladding

Vertical timber cladding

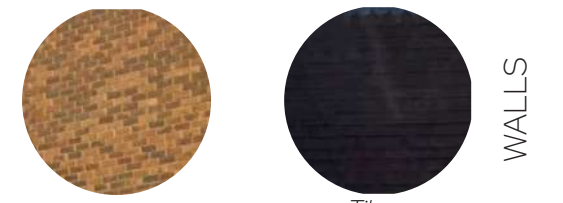
Half Timbered facade



Timber Detailing

White framed

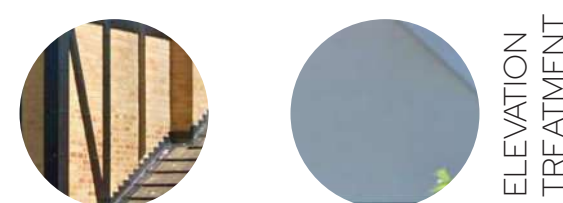
Timber framed



Tiles



Thatching



White Render



White Render

WALLS

ROOF

ELEVATION
TREATMENT

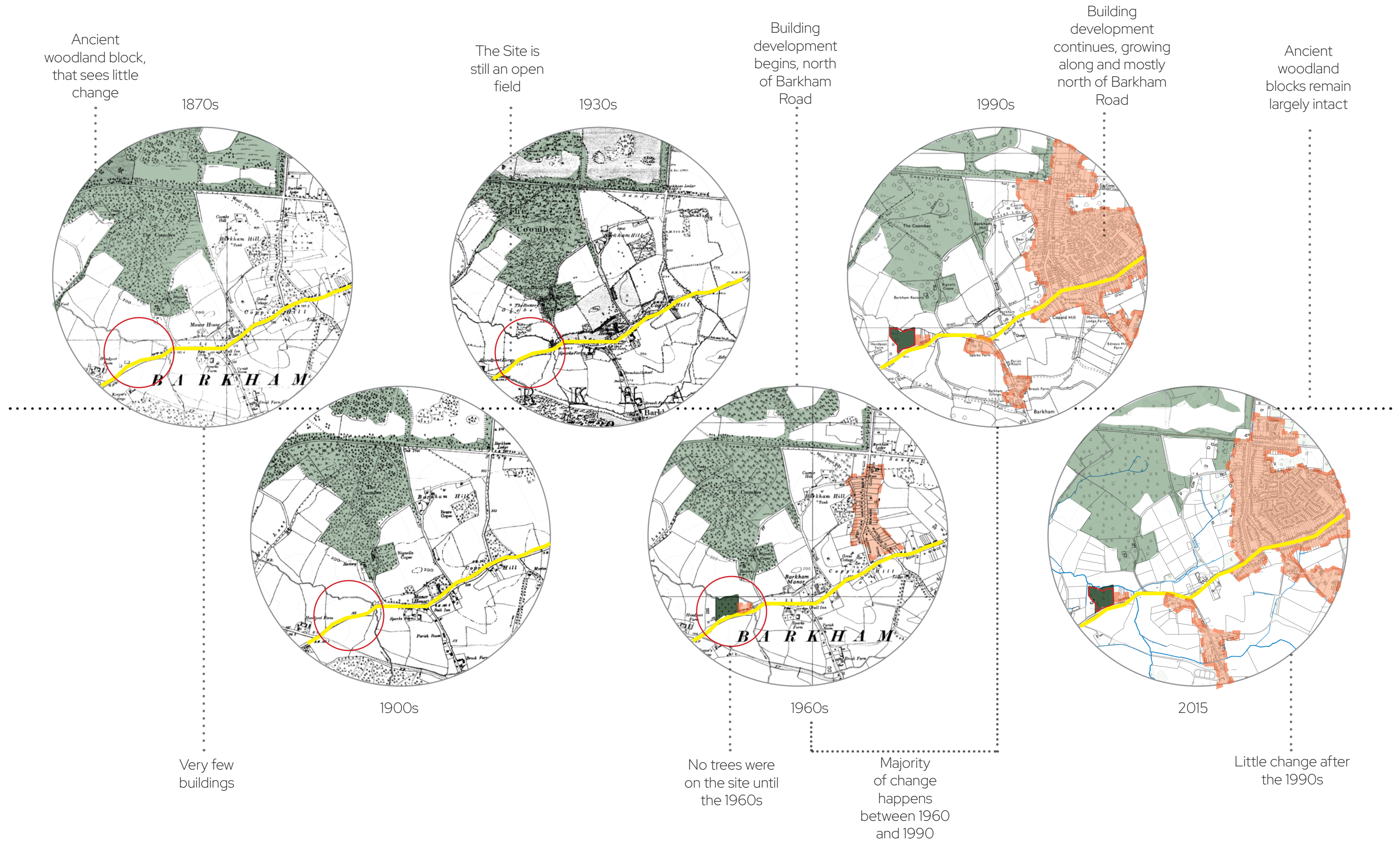
FENESTRATIONS

HOUSE OF THE WOODS

KEY DESIGN CONSIDERATIONS

- A key aspect of Barkham's distinctive character is the diversity of its architectural forms and materials.
- The Village Design Statement highlights that one of the area's main attractions is this very variety.
- Although the site lies outside the defined settlement boundary and is therefore not directly subject to the design guide, the document helps explain the area's distinctive character.

2.10 BARKHAM: OVER 150 YEARS



2.11 BARKHAM: SUMMARY OF DEFINING CHARACTERISTICS



1: WOODLAND BLOCKS

REVIEW

- To the north of Barkham Road lies dense woodland, with open land to the south.
- This woodland, known as The Coombes, is designated as an Area of Landscape Importance.
- It forms part of the distinctive woodland blocks that define Barkham's northern edge and mark the transition from suburbia to countryside.

DESIGN STRATEGY OPPORTUNITIES

'The key characteristic to be conserved through ongoing management is the woodland.' - Barkham Design Guide



2: HOMES WITHIN WOODLAND BLOCKS

REVIEW

- Barkham features extensive dense woodland with a few houses scattered within.
- These homes have distinctive architecture and roof colours that contrast with the trees.
- Some woodland has been cleared for lawns, altering the natural landscape.
- Long, winding driveways weave through the trees, providing access while keeping the large-footprint homes mostly hidden.

DESIGN STRATEGY OPPORTUNITIES

- Distinctive roof forms make the houses stand out among the trees.
- Long driveways set back from the main road keep the homes hidden from view.
- They often include outbuildings.



3: BARKHAM ROAD

REVIEW

- Barkham Road typically features dense woodland blocks that break up the linear suburban development, one of which includes the site.
- The road is more open to the south, while dense woodland and staggered rows of shrubs and trees to the north conceal many houses from view.
- These natural screens create a sense of rural enclosure, with only occasional breaks revealing nearby homes and the surrounding landscape.

DESIGN STRATEGY OPPORTUNITIES

- The site is located in a woodland block on Barkham Road, concealed, and outside of the settlement
- The site is located next to some open, revealed, housing



4: MATERIALITY

REVIEW

- A key aspect of Barkham's distinctive character is the diversity of its architectural forms and materials.
- The Village Design Statement highlights that one of the area's main attractions is this very variety.
- *'One of the attractions of Barkham is the great variety of architectural styles. In Old Barkham this is a consequence of buildings having been built at different times over the last 500 years and also the variety of materials and finishes used.'* - BVDS

DESIGN STRATEGY OPPORTUNITIES

In the Barkham and Barkham Road area, there is a wide variety of materials in use. Brick is the most prominent, yet it feels somewhat out of place within the woodland setting, being more characteristic of the houses that front onto Barkham Road.



5: HISTORY

REVIEW

- The majority of built change happens between 1960-1990s
- No large changes have occurred since 1990s
- The ancient woodland north of Barkham has been there for over 150 years, and has remained largely unchanged
- Barkham Road has remained the same
- Built forms remain to the north of Barkham Road

DESIGN STRATEGY OPPORTUNITIES

The site was an empty field space until the 1960s, where it became a self seeded woodland block. This means that none of the woodland is ancient. This is also when the site's boundary became defined.