



PART 4

SITE STRATEGIES

4.1 KEY DESIGN CONSIDERATIONS



Site Photograph by Hawkes Architecture - 19th April 2023

NPPF Paragraph 84(e) policy

The design is of exceptional quality, in that it:

‘is truly outstanding, reflecting the highest standards in architecture,’

‘and would help to raise standards of design more generally in rural areas; and’

‘would significantly enhance its immediate setting,’

‘and be sensitive to the defining characteristics of the local area.’

HOUSE OF THE WOODS

Design considerations in response to para 84 policy

The design will reflect the highest standards in architecture through its sensitive integration with the woodland setting, preservation of key oak trees, and careful positioning of buildings in response to topography, drainage, and existing ecological features.

The design would help to raise standards of design more generally in rural areas by demonstrating how contemporary architecture can sensitively respond to its woodland setting through thoughtful placement, natural materials, and integration with the landscape.

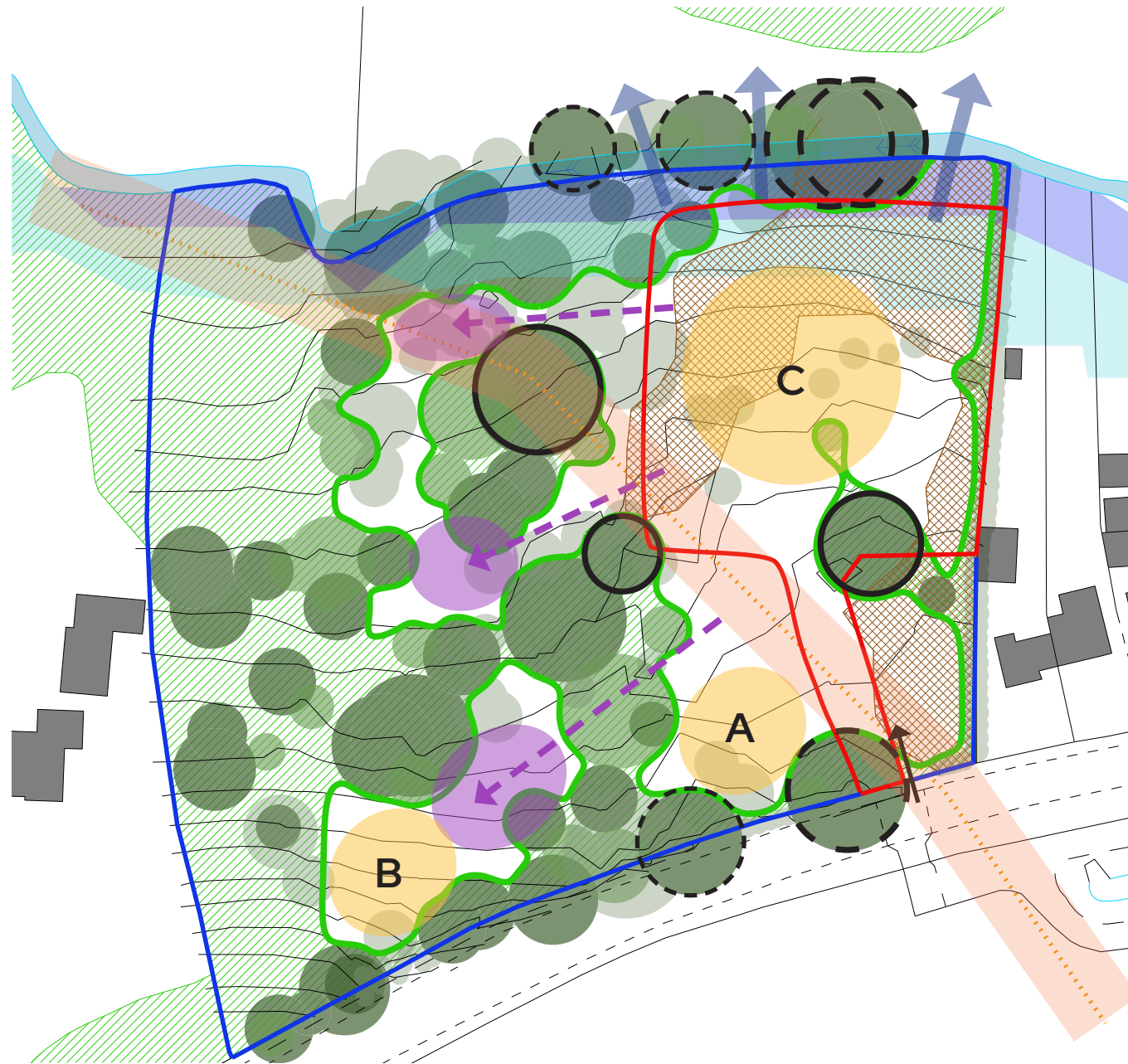
Develop a unified landscape and building proposal which will bring significant ecological enhancements and long term improvements to the site.

Develop an architectural expression which is harmonious with the woodland character and tonally compliments the natural woodland setting.

4.2 CONSTRAINTS AND OPPORTUNITIES



4.3 BUILDING LOCATION OPTIONEERING



Option C is the clear choice for building location. Not only is it the biggest option, but has multiple other benefits. It is set far back enough from the road to allow enhancements to the existing woodland block, and also remain partially visible from the road. It has the best opportunity for views to glades within the site, and to focal trees, and is good for passive solar gains. This is due to a clearing south of option C

OPTION A

SUB-OPTIMAL BUILD ZONE

Proximity to Road

Very close to road and potentially visible, could be detrimental to woodland block character.

Passive Solar Gains

Reduced potential for solar gains due to proximity of southern trees to the build zone.

View Out

No potential views beyond the site to the north due to distance from boundary.

Views In

Potential for views within the site to some focal trees and glades

OPTION B

SUB-OPTIMAL BUILD ZONE

Proximity to Road

Very close to road and potentially visible, however far from the entrance. Could be detrimental to woodland block character.

Passive Solar Gains

Reduced potential for solar gains due to proximity of southern trees to the build zone.

View Out

No potential views beyond the site to the north due to distance from boundary and dense woodland.

Views In

Little potential for views within the site to glades, due to the dense woodland surrounding the build area.

OPTION C

OPTIMAL BUILD ZONE

Proximity to Road

Similar distance from Barkham Rd as Caldwell House (adjacent). Potential for enhancements to woodland block character to the south of site.

Passive Solar Gains

Good potential for solar gains due to large build zone presenting an opportunity for a clearing to the south of the proposal.

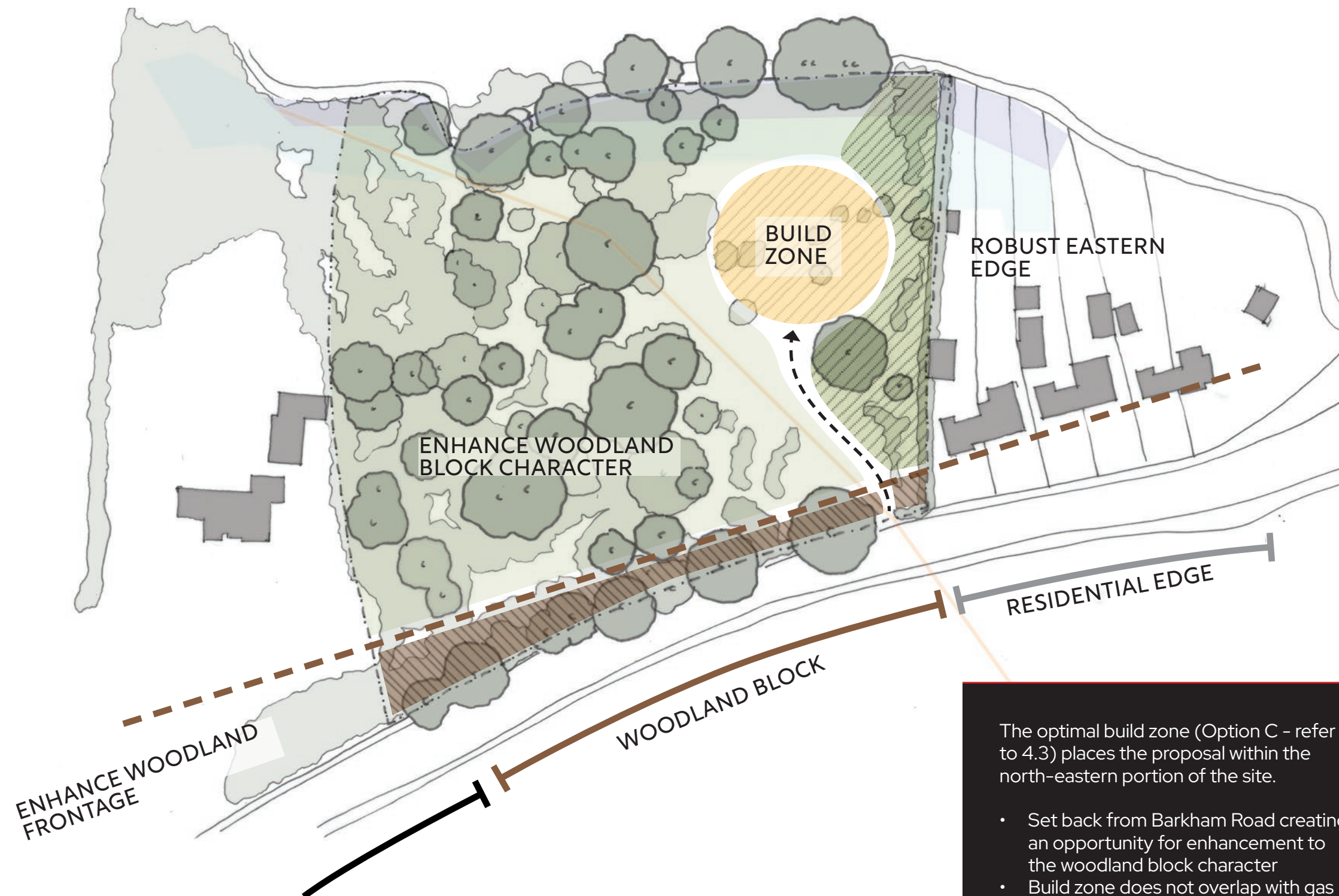
View Out

Views through and into the woodland glades. Framed views beyond the site to the north.

Views In

Potential for views within the site to some focal trees and glades

4.4 LANDSCAPE CHARACTER ENHANCEMENT



The optimal build zone (Option C - refer to 4.3) places the proposal within the north-eastern portion of the site.

- Set back from Barkham Road creating an opportunity for enhancement to the woodland block character
- Build zone does not overlap with gas pipe line or high risk flood zone.
- Location create opportunities for views to the north and within site
- Natural clearing and distance from trees create opportunities for optimal solar gain



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