



Brook Farm

Design, Access and Heritage Statement Replacement Dwelling House

Brook Farm
Barkham Street
Barkham
RG40 4PH

10 August 2026
Reference: 2526-P600-P1



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Introduction

This Design and Access Statement has been prepared by Holtham + Newman Architects Limited on behalf of Mr and Mrs Chard and outlines the proposal for demolition of the current dwelling house and construction of a new dwelling House at Brook Farm, Barkham Street.

This report will present the design proposal alongside relevant surrounding context and planning policies.



Site Location and Context Cont.

The site is located on the eastern side of Barkham Street, in Barkham. The street is located between Barkham Road and Barkham Ride on the southern side of Barkham. The site is part of a larger farm at Brook Farm.

An area of Brook Farm was sold to the owners in early 2025 and the farmhouse and gardens, approximately 0.0595 hr, are shown as the proposed site on the location plan accompanying this application. The site comprises of the farmhouse, a detached 2-storey residential building and an outbuilding. There is a shared driveway onto the property, allowing access to the house, the day nursery, the stables and the remaining farm buildings. All of this land is currently owned or maintained by the owners of the site.

The farmhouse is set back from the street front, with an old front door facing west onto Barkham Street. There are hedges and a fence along the front boundary with the road, which forms the residential garden to the property. A timber fence also forms the northern boundary with the access road. The other boundaries are proposed to be altered to accommodate the proposal.



Front elevation of the current farmhouse, from the residential garden



Site Location and Context Cont.

The immediate surrounding buildings forms part of the farm, with a mixture of residential and commercial buildings within close proximity.

Brook Farm is the first building along this side of the street, when accessed from Barkham Road, leading on to residential properties also set back from the main street elevation. To the south of the site, there are a number of shared driveways, with Brook House forming the end of this cluster of buildings.

On the other side of the road there are a number of houses which face directly onto the street, with some shared access driveways, and commercial properties.

There is a real mix of building lines and street scenes in this area. It should be noted that the street is not that wide, with slim or no footpaths.



View from google maps, looking south along Barkham Street at Brook Farm entrance



Heritage Statement

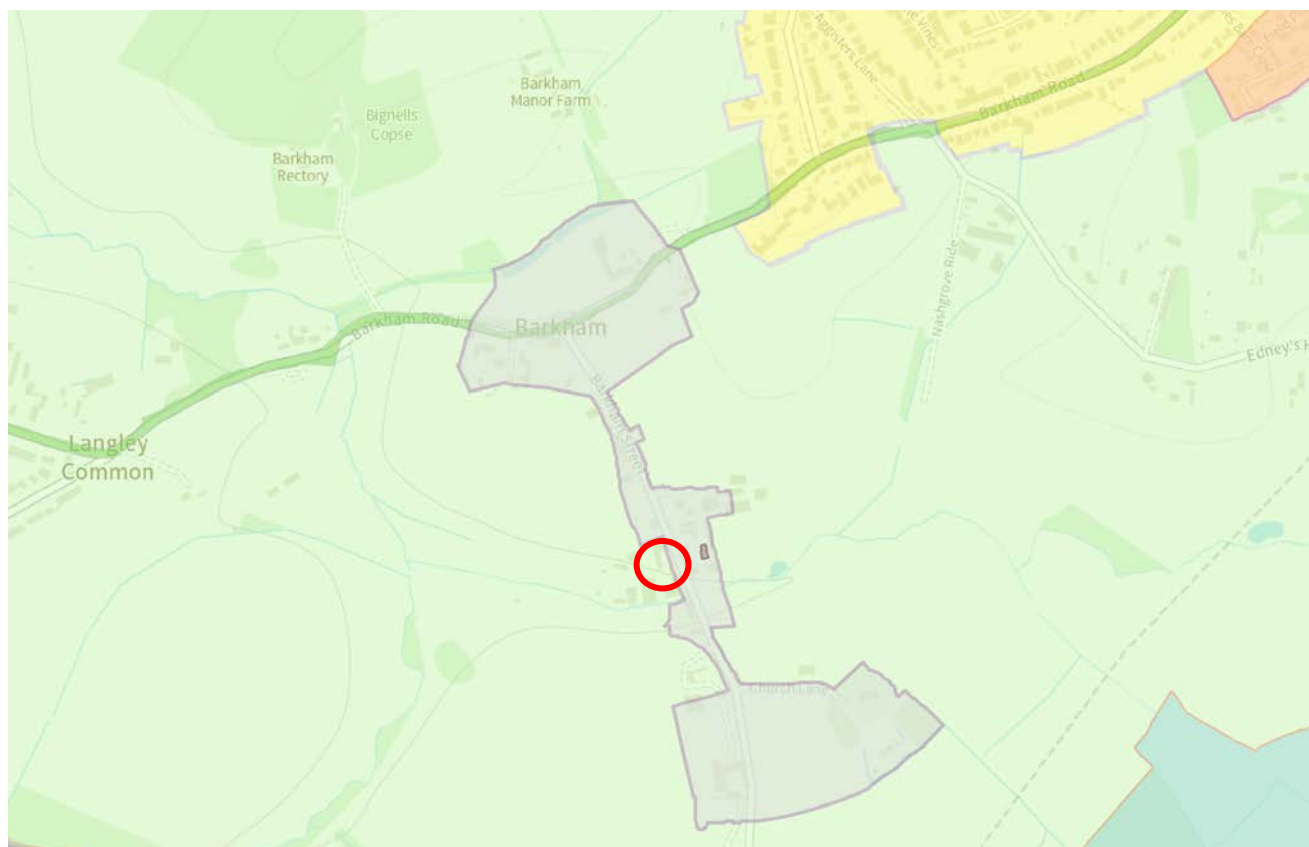
The site falls within the designated countryside and the Barkham Church and Manor Area of Special Character (ASC), as identified on the Council's Policies Map. There are no listed buildings within or immediately adjoining the application site.

The Council's assessment of the ASC identifies the surrounding agricultural landscape and the farmland character associated with Brook Farm, including the existing stables, as positive contributors to the area's special character. The application site is located to the west of the existing stable block, which forms part of the established group of buildings accessed from the shared driveway serving the dwelling, stables and day nursery to the south.

The proposal seeks to replace the existing dwelling within its established residential plot. The replacement dwelling has been carefully positioned to increase the separation from the stable building from approximately 12.5 metres to 15.5 metres. This allows for the creation of a private driveway between the dwelling and the stable block and enhances the visual distinction between the two buildings.

The proposal remains wholly within the established residential curtilage and occupies the footprint and position of the existing dwelling. It continues to address Barkham Street in the same manner as the existing building, without extending towards the surrounding agricultural land or encroaching into the open countryside. As no material expansion is proposed towards the site boundaries or wider rural landscape, the development would preserve the key characteristics of the Barkham Church and Manor Area of Special Character, with no adverse impact on its agricultural setting, adjoining stable buildings, or wider rural character.

Accordingly, it is considered that the proposal would result in no harm to the significance, character or appearance of the Barkham Church and Manor Area of Special Character, and would preserve its special qualities in accordance with local and national heritage objectives.

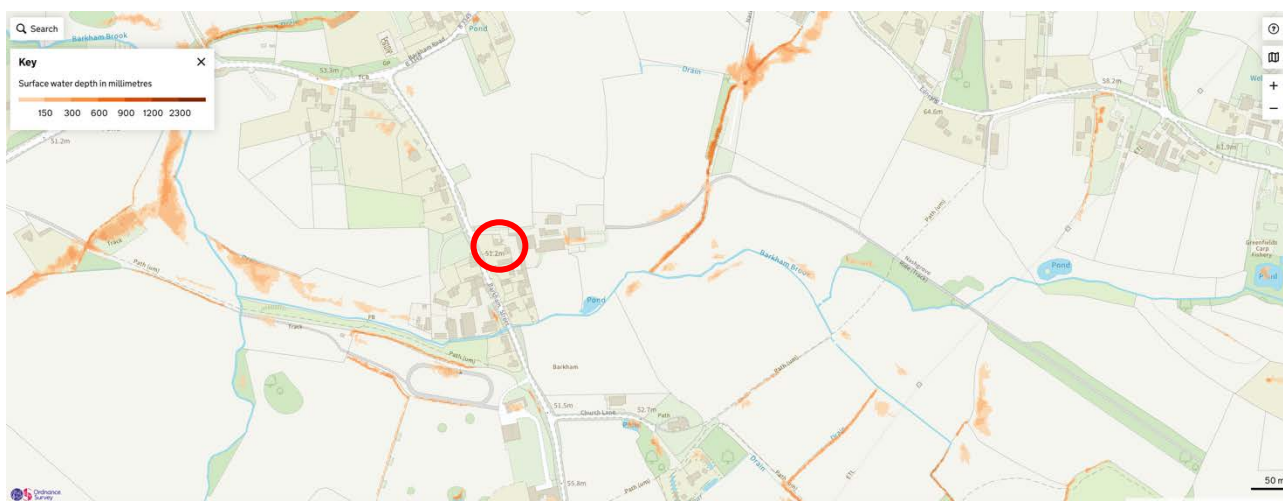
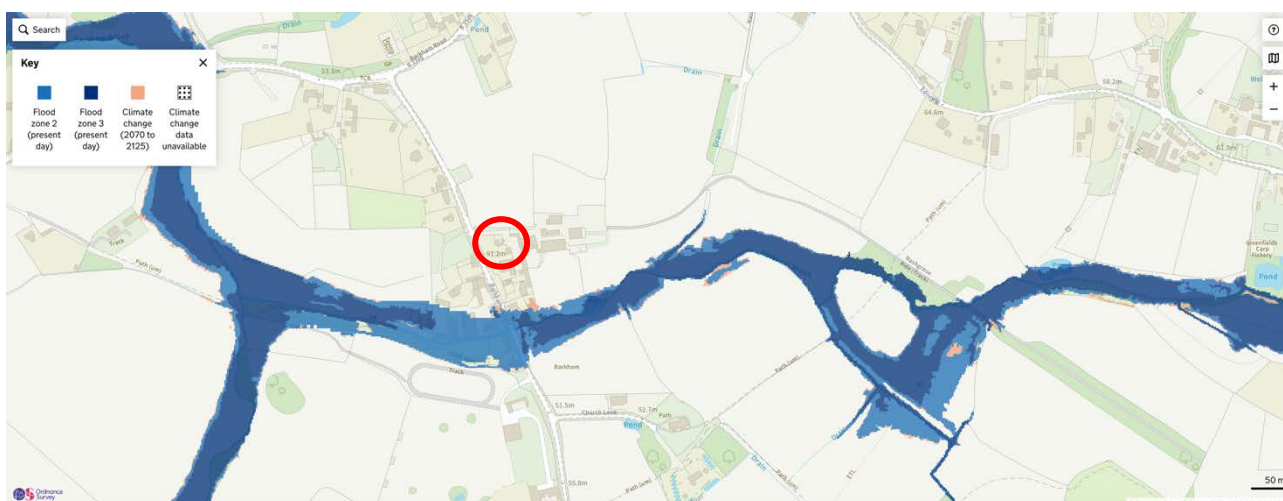


Extract of Wokingham Council's Policy Map



Flood Risk and Surface Water

Please see the maps below from the Government website, which shows the site falls into flood risk zone 1 and outside of any surface water zones.



Maps taken from Gov.uk website August 2026



Pre-Application

A pre-application was submitted in 2025 and under the Design/Character of the Area / Impact on the landscaping, comments were provided that have addressed. Please refer to these below:

The “development must be appropriate in terms of its scale, mass, layout, built form, height and character of the area and must be of high-quality design.”

‘The scale of the dwelling, particularly its roof, will need to be carefully considered and justified as part of a future planning application in light of the countryside location and development needing to be of an appropriate form and scale.’

We have carefully reviewed the scale, massing and footprint of the proposed dwelling in response to the comments above. The revised design incorporates a shallower roof pitch and a reduced footprint, resulting in an 18% reduction in the overall increase in volume. These amendments retain the traditional character and appearance of the dwelling whilst reducing its visual impact and ensuring a high-quality design that responds positively to the site's context.

“street scene elevation would be required alongside any future planning application and careful design of the rear elevation would still be required”

We have provided existing and proposed street scene elevations, to help review the proposal within its wider context.

“The textured brickwork detailing and sills in the image within your pre-app report are positive and would add an extra degree of visual interest and are suitable within this farm/ countryside setting. This will be especially important to the rear elevation which would face Barkham Street as this lacks focus points particularly at ground floor level – more glazing on this elevation perhaps could be explored as there are substantial portions of the elevation that may appear blank. Additionally, a greater degree of fenestration alignment on the rear elevation could be explored, or the spacing of the first-floor pitches so they are not concentrated at one end of the elevation and to balance with the ground floor.”

A full review of the fenestration design, roof line and brick detailing has been undertaken, to provide a more detailed proposal, addressing all elevations, as noted above. We have taken on board these comments to create



Design Proposal

The proposal seeks planning permission for the demolition of the existing three-bedroom dwelling and the construction of a replacement family dwelling. The proposal increases the footprint and overall volume of the existing property to provide a modern family home that better meets the needs of its occupants whilst remaining appropriate to its plot and surroundings.

The existing dwelling is modest in scale, with bedrooms located within the roof space and an internal layout that has evolved over time. As a result, the property provides limited storage, inefficient circulation and a poor relationship between the principal living spaces and the site access arrangements. The existing entrance is accessed via a conservatory to the rear of the property, whilst the original front door facing Barkham Street functions primarily as a secondary access. The dwelling has been occupied by the same family for many years and currently accommodates two generations.

The replacement dwelling has been designed to provide a 4/5 bedroom family home with improved internal accommodation, creating a clear distinction between communal living areas and private family spaces. The design makes more effective use of the site whilst maintaining an appropriate relationship with neighbouring buildings and the wider character of the area.

The principal elevation has been reorientated to address the shared driveway accessed from Barkham Street, improving legibility and creating a more logical entrance. Additional glazing has been incorporated into the east and west elevations to maximise natural light and take advantage of views across the surrounding countryside. Openings to the southern elevation have been carefully considered to maintain privacy for the established day nursery located to the south, whilst still providing visual interest and natural daylight to the dwelling.

The accommodation extends into the roof space, providing an additional bedroom and flexible living accommodation. This has been achieved without the need for dormer windows, ensuring the dwelling retains the appearance of a traditional two storey building and avoids unnecessary visual bulk within the roofscape.

The proposed dwelling follows the established building line of the existing property whilst extending modestly towards Barkham Street. This positioning reflects the pattern of surrounding development, including the neighbouring barn conversions located further forward within their plots. The revised siting also enables the provision of dedicated off-street parking, private garden space and pedestrian access around the building. Associated facilities, including cycle storage, refuse storage and provision for an air source heat pump, have been integrated within the site layout to support sustainable living and the long term functionality of the dwelling.



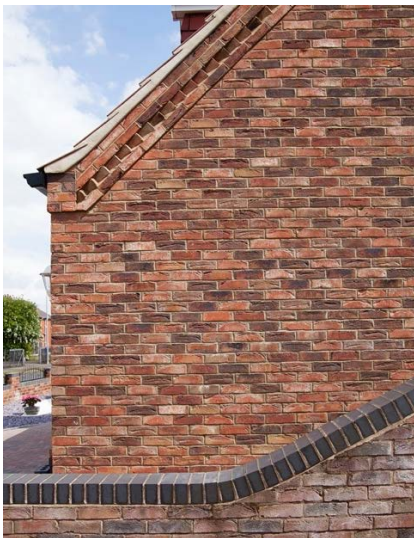
Materials

The proposed dwelling has been designed to reflect the traditional architectural character of the surrounding area whilst providing a high-quality family home suited to modern living. The building will be constructed using traditional red brickwork with a clay tiled roof, materials that are commonly found within the local area and which contribute positively to the character of the street scene and wider rural setting.

Traditional style double glazed windows are proposed throughout, providing modern levels of energy efficiency whilst maintaining a domestic appearance appropriate to the dwelling's setting. Bi-fold doors are proposed to the principal garden elevation, improving the connection between the internal living spaces and the private outdoor amenity areas without detracting from the overall traditional character of the building.

The dwelling adopts a simple and traditional form, incorporating a pitched roof and gabled elevations that reflect both the existing property and the character of neighbouring buildings. Architectural interest is provided through carefully considered detailing, including small pitched canopies above selected first floor windows, decorative brickwork banding between the ground and first floors, and brick detailing to the gable verges. These elements introduce visual interest and articulation to the elevations whilst remaining sympathetic to the overall design approach.

The proposed palette of materials and architectural detailing has been selected to create a dwelling that is both distinctive and respectful of its context, resulting in a high-quality replacement dwelling that integrates successfully within its surroundings.





Volume Calculations

The site is set within the countryside and therefore please see below the volume calculations.

	Original House	Pre-App Proposal	Planning Proposed
Volume (m3)	442m3	923m3	841m3
Percentage increase	100%	208.8%	190%
Footprint GEA (sqm)	94sqm	130sqm	120sqm
Percentage increase	100%	138.3%	127.6%

The above shows that the new proposal has taken the area and volume calculations into account and provides a reduced proposals from the pre-application, in line with officer's comments.



Community Engagement

Early engagement with neighbouring residents has been undertaken as part of the design process to help identify and understand any concerns relating to the proposed development. This approach has allowed the design to be reviewed and refined where appropriate, ensuring the proposal responds positively to its context and relationship with surrounding properties.

Residents at the following addresses were contacted regarding the proposals:

Manor Cottage, Barkham Street – Located Northwest of the proposed site

Stable View, Barkham Street – Located Southeast of the proposed site

The feedback received has been carefully considered and, where appropriate, incorporated into the development of the scheme, helping to inform the final design submitted as part of this application.



Conclusion

The proposed replacement dwelling has been carefully designed to provide a high-quality family home that better meets the needs of its occupants through improved internal accommodation, enhanced circulation and increased living space. The design also incorporates features to maximise natural daylight, improve energy efficiency and support sustainable long-term occupation.

The proposal responds positively to its site and surroundings, respecting the character of the countryside location and preserving the qualities of the Barkham Church and Manor Area of Special Character. The development makes efficient use of the existing residential plot whilst maintaining generous private amenity space, providing appropriate parking and access arrangements, and safeguarding the privacy and amenity of neighbouring properties. As a result, the proposal represents a well considered and sympathetic form of development that integrates successfully within its setting.