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**Old Arngrove Farm,  
Boarstall  
Horton-Cum-Studley  
Buckinghamshire  
OX33 1DG**

**Application for site Entrance Gates**

**Design & Access Statement**

19th March 2021

Rev 0



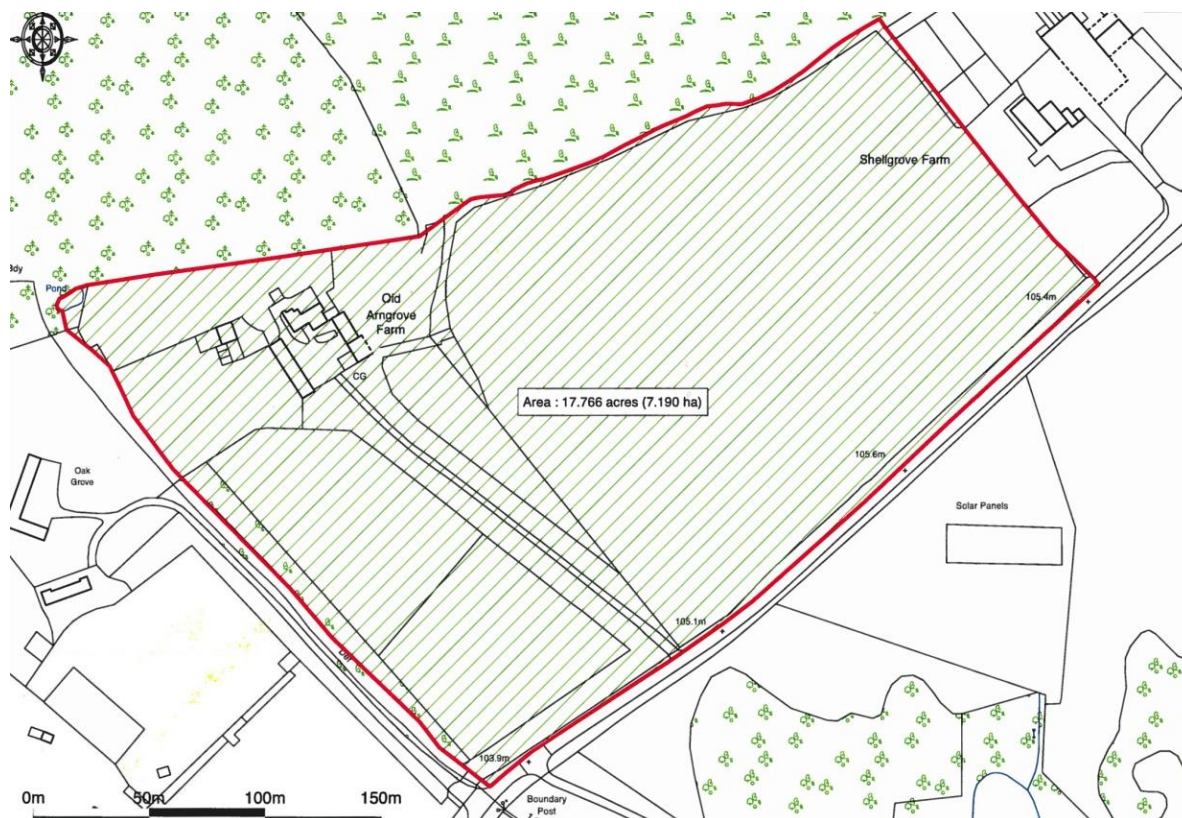
Above: Existing Site Entranceway from Brill Road

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## 1.0 Existing Site Use & History



Above: Site Plan Showing Boundary

- Old Arngrove Farm is situated in open countryside to the North-East of the village of Horton-cum-Studley and lies just within the county boundary of Buckinghamshire. The site area in all is approximately 17.7 acres. The farmhouse at Old Arngrove Farm sits at the head of a lime tree lined drive on a site situated in open countryside. This private driveway does not currently have a secure barrier from the public road.
- On the site is a 17<sup>th</sup> Century grade II listed farmstead including a farmhouse with a range of outbuildings, gardens and four paddocks. The property was altered during the 19<sup>th</sup> Century and there have been later additions including a single-storey link extension in 2000 (please refer to below planning history). The gardens are located principally to the side and rear of the house. The wooded areas to the North of the property are owned by Berks, Bucks and Oxon Wildlife Trust.
- The property dates back from the 17th Century when it was part of the Boarstall Estate. Boarstall Tower which now belongs to the National Trust was fortified by the Royalist Sir William Campion during the Civil War. It was laid siege to and eventually captured by the Parliamentarian Army led by General Fairfax. After the war two ashlar stone gate piers were moved to the entrance of the courtyard in front of Old Arngrove Farm and they are Grade II Listed in their own right. It is rumoured that a cannon ball dating from the time of the siege was once found embedded in one of the piers. The property was listed as Grade II on 26th February 1985 (List entry Number: 1332775) and further details of the listing can be found below.



### Listing Details:

- The property was listed as Grade II on 26th February 1985 (List entry Number: 1332775)

SP 61 SW 5/9

BOARSTALL HORTON-CUM-STUDLEY

Old Arngrove Farm (Formerly listed as Old Arngrove)

GV II

*"House with range of outbuildings attached to right. C17, altered C19. L-plan house, the main wing with some timber framing but mostly rebuilt in brick early and mid C19. Gabled bay projecting to front of right bay is of thin brick. Small timber framed bay with brick infill attached to right end. Old tile roofs, chimney partly of thin brick between left bays. One storey and attic, 3 main bays. Ground floor has 3-light wooden casements with segmental heads. Attic has similar 2-light in gabled bay and another in central gabled dormer. Door and lean-to porch between left bays. C19 extension to rear. U-plan range of tiled brick outbuildings, partly of thin brick, is attached to projecting bay and forms right side of yard in front of house.*

*RCHM I p. 59-60 Mon. 11*

*Listing NGR: SP6104813885"*

- The pair of gate piers circa 20 metres to South of Old Arngrove Farm was listed as Grade II on 26<sup>th</sup> February 1985 (List entry Number: 1124285)

*"BOARSTALL HORTON-CUM-STUDLEY Pair of gate piers c.20m to S. of Old Arngrove Farm (Formerly listed as Pair of gate piers c.20m to S. of Old Arngrove)*

*Pair of gate piers. C17, altered. Ashlar. Square in plan with off-set pyramid caps. Said to have come from Boarstall Manor."*

Please refer to below site plan and photographs illustrating the location of the Grade II listed assets.







*Above: The Grade II listed assets shown located on the site plan*



1) The farmhouse with range of buildings attached (List entry Number: 1332775)

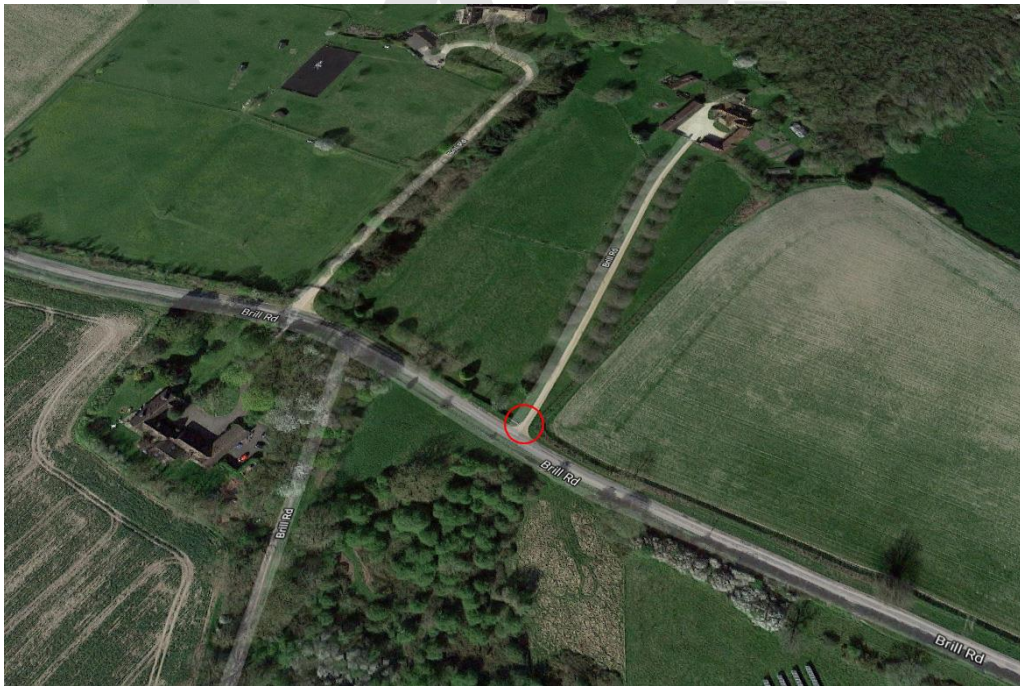


2) The pair of gate piers (List entry Number: 1124285)





Above: Aerial View of Site Showing Boundary



Above: Aerial View of Site Showing Location of proposed entrance gates highlighted





## 2.0 Planning History

1. Appeal - The lowering of the cills to the openings in the north-eastern elevation; installation of a new concrete floor slab to the former cowshed; installation of Pavatex Pavadentro wood fibre board to the internal face of the existing masonry walls and rebuilding of the NE elevation without retaining the existing timber elements. Ref No. 20/00052/NONDET; Decision Date 06 Jan 2021; Appeal Decision - Appeal Dismissed
2. The lowering of the cills to the openings in the north-eastern elevation; installation of a new concrete floor slab to the former cowshed; installation of Pavatex Pavadentro wood fibre board to the internal face of the existing masonry walls and rebuilding of the NE elevation without retaining the existing timber elements. Ref No. 19/02504/ALB & 19/02503/APP; Received: Mon 08 Jul 2019 | Validated: Mon 08 Jul 2019 Status: Appeal lodged - non determination.
3. Internal alterations to the main farmhouse; Conversion of the historic cow and cart sheds to accommodate modern family living. Ref. No. 18/02902/ALB & 18/02901/APP Status: Approved on Wed 27 Feb 2019
4. Ref. No: 18/01591/APP & 18/01592/ALB | Validated: Thu 03 May 2018 | Status: Withdrawn/Not Proceeded With
5. Single storey link extension Ref. No: 00/01548/APP | Received: Tue 27 Jun 2000 | Validated: Tue 27 Jun 2000 | Status: Approved
6. Single storey link extension and alterations including the demolition of porch Ref. No: 00/01549/ALB | Received: Tue 27 Jun 2000 | Validated: Tue 27 Jun 2000 | Status: Consent Granted
7. Storage/Drying Silos Ref. No: 94/00132/AGN | Received: Sat 01 Jan 1994 | Validated: Sat 01 Jan 1994 | Status: No Objection
8. Agricultural Dwelling Ref. No: 94/00305/ADP | Received: Sat 01 Jan 1994 | Validated: Sat 01 Jan 1994 | Status: Approved
9. Conversion and Restoration of Redundant Farm Building Ref. No: 91/00218/ALB | Received: Tue 01 Jan 1991 | Validated: Tue 01 Jan 1991 | Status: Consent Granted
10. Conversion of redundant farm building to form accommodation for farmhouse Ref. No: 91/00217/APP | Received: Tue 01 Jan 1991 | Validated: Tue 01 Jan 1991 | Status: Approved
11. Site for agricultural dwelling Ref. No: 90/02434/AOP | Received: Mon 01 Jan 1990 | Validated: Mon 01 Jan 1990 | Status: Approved
12. Erection of club house new access parking area to serve proposed golf course Ref. No: 89/01247/AOP | Received: Sun 01 Jan 1989 | Validated: Sun 01 Jan 1989 | Status: Approved
13. Change of use of agricultural land to golf course Ref. No: 89/00846/APP | Received: Sun 01 Jan 1989 | Validated: Sun 01 Jan 1989 | Status: Approved
14. Residential extension to existing barn to accommodate elderly relative Ref. No: 85/00750/AV | Received: Tue 01 Jan 1985 | Validated: Tue 01 Jan 1985 | Status: Approved
15. Extensions and alterations Ref. No: 85/01132/AV | Received: Tue 01 Jan 1985 | Validated: Tue 01 Jan 1985 | Status: Approved



16. Extensions and Alterations Ref. No: 85/01046/AV | Received: Tue 01 Jan 1985 | Validated: Tue 01 Jan 1985 | Status: Approved
  
17. Conversion of existing barn for residential purposes Ref. No: 84/01955/AV | Received: Sun 01 Jan 1984 | Validated: Sun 01 Jan 1984 | Status: Withdrawn/Not Proceeded With
  
18. New Farm Bungalow, carport and storage building Ref. No: 76/01520/AV | Received: Tue 12 Oct 1976 | Validated: Tue 12 Oct 1976 | Status: Approved





### 3.0 Design Statement

It is proposed to remove the existing non-historic gate arrangement and replace with new vehicular and pedestrian gates. The proposed entranceway has been designed to incorporate the following:

- Secure vehicular gates to the private driveway with entry intercom,
- Pedestrian gate with post box
- Concealed bin storage
- Low level lighting

The proposals have been carefully considered to ensure that it feels like an entrance to a traditional farmstead, contributing to the rural and historic nature of the site.

The origins of the main house are, due to their age and former use, vernacular and traditional, and it is considered that the proposal for the gates should also have a traditional feel.

The proposal for the gates has been designed taking into consideration the heritage assets on the site, which includes the Grade II listed gate piers, since it is felt that the proposed new entrance gates should be subordinate to the heritage assets so not to devalue the historic asset.

We have considered the local context and entrance gate precedents in the surrounding area, in terms of their scale and height and materials.

The entranceway has been designed to ensure the consistent height of the brick walls and the gate is in keeping and proportionate with the hedging, fencing and views across the paddocks and driveway. It is intended that the gates form a secure barrier to the private driveway, but do not take away or block the views.

#### Proposed Entrance Gates - Impact on the setting of the heritage assets

Although the proposed site entrance is set far away from the main house and the listed gate piers, it does form part of the setting of both of these heritage assets.

The proposals have been carefully considered to ensure they are appropriate to the setting of the heritage assets.

It is felt that the proposed site entrance should be rural, and vernacular and subordinate to the grander entrance formed by the listed gate piers, which forms the courtyard of the main house and outbuildings.

The layout and form have been designed to allow secure access to the site and to provide bin storage. The lighting has been kept to simple and inconspicuous low-level lighting.

The materials have been carefully considered to reflect the rural characteristics of the area/entrance and protect the setting/status and therefore significance of the heritage assets.



There are no decorative elements to the design, keeping to timber gates and timber gate posts and brick walls constructed in a traditional English bond brickwork to match the buildings and structures on the site. The walls would be capped with a rowlock course of bricks.



Above: traditional English bond brickwork which is typical of the buildings and structures on the site.



Above: The existing site entrance is open and not secure. There is no bin storage currently provided.







Above: The existing site entrance is open and not secure.



Above: View of the private driveway to the courtyard and farmstead.



## 4.0 Access Statement

The property is located at the end of a private driveway off Brill Road, a public highway. It is proposed to introduce new vehicular and pedestrian access gates to the site.

### Highway Safety Considerations:

The proposed works to the existing driveway have been designed to ensure that adequate sight lines are maintained to allow safe access to the property. The proposed brick walls have been designed to be slightly lower than the existing hedges and are set back from the road. The proposed vehicular gates have open spindles to the top section to aid with visibility of the highway.





## 5.0 Appendix - Design Precedents

The below images show the entrance gates to neighboring Oak Grove, on Brill Road.









