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**VERELEY HOUSE  
BURLEY**

**NEW ENTRANCE FENCING  
AND GATES**

**DESIGN AND ACCESS  
STATEMENT  
REV C**

**JOB NO. 8136**

**JAN 2022**

MEAD MILL, MILL LANE, ROMSEY, HAMPSHIRE SO51 8EQ

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## 1. Introduction

This statement is prepared to support a planning application for works proposed to Vereley House in Burley.

The site lies within the New Forest National Park and is approx. 6.9 hectares in area. The site is shown in red on the location map and aerial photograph below.



*Aerial View*



## 2. Historic Background

The area occupied by Vereley House was formerly a large piece of medieval encroachment land associated with Burley Manor with a small satellite encroachment to the northeast called Turf Croft. The area appears to have been under cultivation from before the 1870s, with Vereley Farm shown on the 1870 Ordnance Survey map. In addition, there were a number of small cottages existing at this period on later smaller post medieval encroachments on the western and southern edge of the former Manor lands. At the end of the 19th century, the Manor land was broken up and a large area was sold off to William Wathen-Bartlett, who constructed Vereley House in 1894, together with large landscaped parkland and a fishing lake. The 1909 Ordnance Survey map shows that the remaining area of former manor land had also been broken up and several smaller country houses had been constructed. There are no listed buildings within the immediate area, however, eleven unlisted buildings have been identified as being of local, vernacular or cultural interest.

Vereley House was constructed in 1894 by William Wathen-Bartlett. It is a substantial small country house in a diluted Victorian French chateau style. The building has steeply sloped clay tile roofs with tall chimneys, mock timber framing to gables, multi-sided hipped roof dormers, large French style timber windows with a smaller rectangular glazed element above a twin opening casement window, and a large conservatory. It has retained its setting within a wider planned landscape and is concealed from public view by mature tree planting and the topography of the area. The house is accessed via a private drive, with a lodge house at the western end.

Existing photographs are included overleaf.





*View from garden to the east*



*View from entrance drive*





*Wall and gates to front of Vereley House*



### 3. Development Proposals

The current owners wish to undertake alteration works to the front entrance fencing to the estate to replace the existing white painted timber fencing. Photographs of the existing estate entrance are shown below.



*View approaching Vereley House Estate from Vereley Lodge*



*Entrance into Vereley House Estate*



#### 4. Planning History

The following applications have been made in relation to the property:

- a) Relocate office accommodation out of the existing building and into alternative accommodation within the curtilage of the main house. This application under Reference 17/00313 was approved in May 2017 and works are now complete.
- b) Construct a new natural pond to the south of the house. A planning application was made under Ref: 17/00821 in October 2017. Following comments from the owner of the neighbouring property this application was withdrawn.
- c) Construct a replacement barn with first floor, resurfacing of hardstanding, new access track and replacement fencing and gate was approved under reference 18/00148.
- d) Undertake engineering works for a new ornamental pond to the rear of the main house. A planning application was approved under reference 18/00758.
- e) Construct a new greenhouse and lean to structure within the walled garden to the rear of the main house. A planning application was approved under reference 18/00745.
- f) Construct new estate fencing alongside access road through estate with re contouring of the edge of the existing paddock. A planning application was approved under reference 19/00197.
- g) Construct two storey side extension to the main house. The application was approved under reference 19/00423.
- h) Partial Replacement of 1.8m high boundary wall with 2m high brick piers. This application relates to the main entrance of the estate. Due to objections raised by the Conservation officer regarding bulk and massing, the application was refused under reference 19/00759.
- i) Creation of new ornamental pond. This application was a resubmission of the approved 18/00758, which was soon to expire. Planning Permission has now been granted under reference 21/00737.
- j) Construct new 0.4m High boundary wall, 1.6m high fencing and 2.4m high gates to estate entrance (removal of existing fencing) under Ref: 21/00976. Due to objections raised by the Conservation Officer and Landscape Officer, the application was withdrawn.



## 5. Design Proposals

New entrance fencing and gates are proposed to replace the existing white timber fencing to provide a more cohesive entrance into the estate. The existing timber fencing and absence of solid entrance gates offer a wide view over the estate with the access drive winding up to the main house. There is an imposing entrance wall and metal security gates immediately to the front of Vereley House as shown in the photographs above.

The adjacent properties Vereley Lodge and Verley Farm have tall brick walls and metal entrance gates to the front, typical of many larger properties within the New Forest area, as shown in the photos below. The immediate boundary with Vereley House has timber fencing. Approaching Vereley House along the gravel track from Vereley Lodge the existing entrance is denoted by a low white painted picket fence on either side of a cattle grid and pedestrian gate.



*Entrance gates to Vereley Lodge*



*Entrance gates to Vereley Farm*



*The existing boundary between Vereley Lodge and Vereley House Estate entrance*





This revised scheme consists of new metal estate fencing to match the existing (as approved in application 19/00197) approximately 1m high above ground level. See Drg. 8136 P03A Proposed Elevations. There will be new metal entrance gates to the front of the cattle grid, with a pedestrian gate to one side. The new entrance will still offer good views over the estate for visitors when approaching the property.

It is important to note that this proposed scheme will be in keeping with the existing estate fencing, which was encouraged during our previous application 21/00976:

“The existing picket fence could be replaced for estate style fencing and railings to tie in with the railings along the access track, and create a more unified estate aesthetic, without requiring such a statement design” – *Conservation Officer Emily Dee, 30<sup>th</sup> December 2021*

“As can be seen from the photos submitted in the Design and Access Statement, black painted estate railing is already in place within the site and I would support a vehicular and pedestrian gate (just one of the latter) designed in the style of an estate railing, which has a dominant horizontal bar rather than vertical as per the railing already in evidence within the site. Examples of such gates are commonly seen in historic settings on the boundaries to estates, often with cattle grids, as the proposal states, with more ornate and substantial gates closer to the property, as seen at Vereley House. The traditional Shepherds crook feature is usually featured on the top of estate railing gates, which gives a rustic and distinctive embellishment.” – *Landscape Officer S. Kelly, 30<sup>th</sup> November 2021*

## 6. ECOLOGY

The application site is currently a gravel and tarmac access drive adjacent to an open paddock. The perimeter of the paddock adjacent to the tarmac access drive has recently been re-contoured and seeded as per the approval under 19/00197. The area has limited ecological value and an ecology survey has not been undertaken.

## 7. LANDSCAPING

There is an existing tree on the boundary between Vereley Lodge and Vereley Estate entrance. The boundary is identified by a timber fence. New metal railings will link the new entrance wall and existing boundary fence. The works will not affect the existing tree roots. A tree survey has not been undertaken.



## 8. LANDSCAPE PROTECTION

As stated, **no trees** will be affected by the works. The existing trees which are to be retained will be protected strictly in accordance with BS 5837 2012 with protective Heras fencing 2m high min introduced along the dripline of existing trees as per the diagram below.

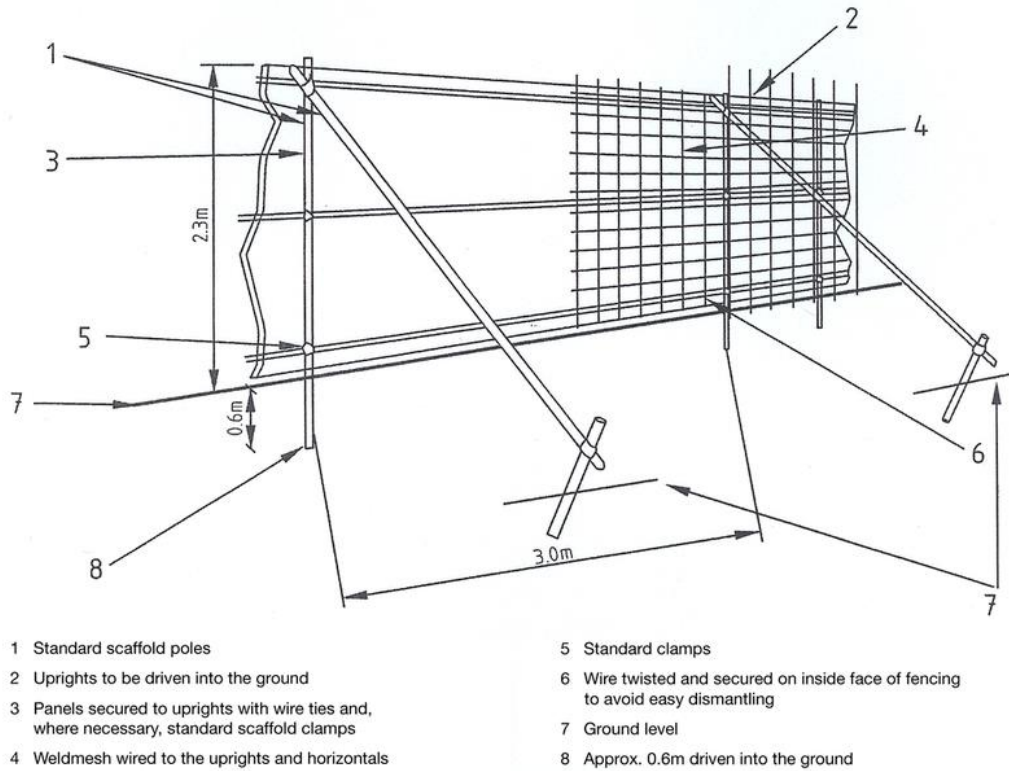


Figure 2. – Protective fencing for RPA

