

F/22/94436 – 20A High Street, Botley, SO30 2EA.

Context.

The site comprises the terraced buildings and outbuildings of three properties in a mixture of dwellings and commercial units it would appear, at the core of the Botley Conservation Area. The terrace of generally individual looking units continues east to no.12 and as such are considered to be a group of significance within the conservation area.

All these properties stretch back to Warner Mews with a motley collection of out buildings and sheds that are past (or well past) their best, as indeed were the frontages of No's.18 to 20A, with defective tiling and missing guttering at the time of Street View passing. These buildings are part of the truly domestic scale of Botley High Street facing the imposing structures on the south side of the High Street.

The Proposal.

While the nature of the proposed new dwellings is appropriate to the situation with some brick detailing to give interest and a more quality feel, albeit with blue bricks, and clay tiles and bricks which would need to be conditioned, the site layout leaves two thirds of the existing properties with no outside space.

The orientation of the dwellings is unfortunate, although one can understand why, given the existing ownership and access arrangements, leaving all the new private outside spaces facing north. If the frontages were toward Warner Mews, the gardens, kitchens and main living spaces would have a more pleasant southerly aspect.

With only one car space per dwelling, one can easily see vehicles being parked on the already mean pavement space behind the existing buildings. If there were only two units of this size most of these problems could probably be resolved.

Conclusion.

From a conservation perspective there is not a problem with new dwellings within this situation, which is in need of refreshing in any event, provided the materials are of an indigenous type and of quality, with the existing buildings being properly maintained in order that together the two elements will enhance the conservation area. Holding objection.

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