

H/23/95308 – 1 Quayside, Church Lane, Botley, SO30 2UG.

Context.

Although entitled 1 Quayside the access to this property is directly from Church Lane separate to and to the north of Quayside itself. In the 18th. and 19th. centuries this area of Hamblewood Court to the north of the site and Quayside was an important port and industrial centre with many stores, wharfs, coal yards and boathouses. During the late C19th. it was two timber yards and the more southern part a boatbuilding yard following the second world war until about the 1970's. The main slip-way is still evident at the most southerly point.

In the draft revision to the Botley Conservation Area Appraisal SPD this site is within Zone 5 which also contains the nearest listed structures of Ivy Cottage (No 12 Church Lane), the wall opposite it and to the north Cobbett's Cottage with the former stable block. Just to the south of the Quayside development is the Old Bark Store which is noted as being an unlisted building that makes a positive contribution to the conservation area as is the Old Malt House to the north of Ivy Cottage (now converted into three cottages).

As one comes down Church Lane approaching the single track section, just a glimpse of the northern end of the conservatory might be seen across the Hamblewood Court frontage partly obscured by a strategically placed bush, together with a glimpse of the west end of the Bark Store in the distance through the tree-lined lane.

The Proposal.

The existing conservatory has a very low-pitched lean-to roof, which will be replaced by a stand-alone duo pitched glass roof with a back gutter having a similar ridge height. The existing structure being almost semi-circular in plan, looks a very inefficient shape to furnish and use but the replacement, being rectangular, will be a far more useable plan form and fit better with the style of the host building.

The position at the rear of the building and being some distance from the heritage assets will not materially affect their settings and will have a minimal effect generally.

Conclusion.

Although in a conservation area, this proposal will be virtually unnoticeable and only seen in it's full glory from the river, which represents a very small number of people. The proposal is in keeping with the host building and there will be no detrimental effect on the heritage assets in the vicinity, so no objection.

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