

25 HIGH STREET BOTLEY Southampton



Proposed Dwelling to the rear of Botley House

HERITAGE STATEMENT

September 2023

Michael Ricketts Associates

**No.25 High Street, Botley,
Southampton SO30 2EA
Proposed New Dwelling to the rear
of Botley House:**

Heritage Statement – Sept 2023

1. Introduction

1.1 Botley House, No.25 High Street is a prominent C18th Century building situated in the centre of Botley village. It fronts a wide plot in the street on the south side, which stretches back to a large garden. The house is statutorily listed Grade II and lies with the Botley Conservation Area.

1.2 Earlier this year a pre-application enquiry (ref: Q/23/94706) was made for the erection of a two storey house in the back garden of Botley House, with access from the existing driveway to the street. The response from the Local Planning Authority dated 23 March 2023, considered that there was scope for a two-storey detached dwelling on the site, subject to appropriate car parking and more garden given to the existing listed building together with good quality of design and detailing for any house. Additional information would also be required to ensure the amenity of existing residents, including safeguarding important trees and measures for ecology and drainage are included.

1.3 Following the pre-application enquiry a formal planning application is now to be submitted. This heritage statement should be read together with any Design and Access Statement submitted by the applicant's main agent ADP Architects in support for the proposed dwelling as presented on any drawings and documentation and other consultants on behalf of the client Mr Giles Dixon.

2. Planning and Heritage Policy

2.1 The following policy matters are relevant to any considerations concerning the proposal in relation to the setting of the listed building and its setting within the Botley Conservation Area (adopted 2005),

including the Adopted Eastleigh Borough Local Plan (2016 – 2036) and any supplementary planning documents. National policy will be guided by the 1990 Act and the National Planning Policy Framework (NPPF – updated 2021).

3. The Site and Context

3.1 The site situated to the rear of Botley House within the central part of the Botley Conservation Area, first designated in 1975. Botley House, itself is an imposing 18th Century brick building fronting the High Street (A334) and one a few buildings on this south side of some size. Portland House adjacent to the west is a large Victorian villa, also on a large plot and statutorily listed Grade II. Botley House sits on a large plot which extends to the south, with a driveway to the west side leading from the street.



Botley House frontage with driveway to the side

3.2 The garden is in two parts with the formal part immediately to the rear of the house itself. The second part, more informal lies to the rear, mainly laid to grass with a small vegetable patch. It is rectangular in shape running from east extending to westwards past the rear of the neighbouring Portland House (see Architect's block plan). The site has a number of surrounding trees along the south and east boundaries enclosed by brick walls, which shield it from the open yard of Botley Tyres and a 'modern' housing development (Four Acre) to the south. Trees also line the west side to a

high brick boundary wall with the extended back garden to Portland House.



Formal garden near to house from the driveway



The informal garden further to the rear



Driveway approach to the rear garden

3.3 The site is accessed by the existing driveway on the west side of Botley House, through a set of gates, changing to a gravel finish and which extends to the rear garden. Here there is room for turning with a timber-framed garage located on the right-hand side.



Timber garage with gravel forecourt space

3.4 The surroundings to this rear garden is taken up by the open yard of the neighbouring tyre centre, with a small industrial estate further south. To the west is the large, extended back garden of Portland House, the other prominent building in the street.



The site looking towards the west boundary

Assessment

3.5 Botley House is a sizable property in with an extensive garden for the context. The proposed site has the benefit of the existing access from the High Street and is large enough to accommodate a single well-designed house, which would be sufficiently distant from any neighbouring properties and not cause any overlooking. Sufficient parking and turning space can be accommodated on site, without detriment to the approach to the existing driveway, (which would become shared) and the low outbuildings either side of the entry. Although the High Street is a busy thoroughfare, the driveway is sufficient to enter and exit onto the highway safely.



Existing side access leading to rear driveway

3.6 Comment was made at the pre-application enquiry stage that the proposed position of a new garage be moved south, in order to allow parking in front of the building clear of the driveway.

3.7 The main consideration will be the impact upon the setting of Botley House itself as a designated heritage asset. Fortunately, the listed building has a reasonably-sized formal garden to its immediate rear, which is sufficient to maintain its setting. The rear part of the plot reads visually as a separate external space, together a physical divide in the form of a low brick wall and is sufficiently distant (some 21 metres) from the main house (see Architect's drawings).



Enclosure of the formal garden from 'the site'

Thus, the setting of Botley House, due to its scale, immediate garden space and distance from the proposed site should not be unduly harmed.

4. Significance

4.1 There are certain primary aspects to each listed building which are essential to defining its character and must be safeguarded in any proposed works, or development that may affect it or its setting. In the case of Botley House the following may be described as significant:-

- 1) The overall form, scale and style and detailing of the 18th Century building, two storey and attic with a symmetrical façade, parapet and central pediment;
- 2) Red tile hipped roof with two dormers; hipped and the use of traditional materials – local stock brickwork and plain clay tiles, together with sliding sash windows and related stone details;
- 3) The bold frontage appearance contributing to the streetscene;
- 4) The immediate rear formal garden adjacent to the house, which contributes to the building's setting.

5. The Design Approach

5.1 General Design: The approach follows on from that proposed in the recent pre-application enquiry, for a detached four bedroomed house of a traditional style carefully positioned on the rectangular back part of the property. The existing driveway will serve as a shared-access together with the main house. The main features of this full application are set out as follows (see Architect's drawings):-

- The proposed house to be positioned due south of the main house, leaving the maximum garden space for the latter and distance between, but without compromising the surrounding neighbouring boundaries from overlooking.
- The form for a four bedrooms, two storey house will follow a traditional vernacular style, with a pitched roof

with gables, dormers, chimneys and appropriate details.

- Materials will be hand-made plain clay tiles for the roof, stock brick and tile-hanging for walls.
- Components should be traditional elements such as windows being timber casements.
- The new garage for the new dwelling will be located close to the end of the existing driveway, but allowing for sufficient parking and manovering on the site.
- A new garage will also be provided at the end of the driveway opposite to the existing garage.
- Existing significant trees will be retained on site as part of a comprehensive landscaping scheme to enhance the site as well as safeguarding the setting of Botley House.

Justification

5.2 The site is within the attractive centre of Botley and therefore in policy terms within the urban edge. The proposed site is sustainable in terms of its location and the availability of local facilities and services. The site is within the within the setting of a listed building and within a conservation area and the earlier pre-application enquiry established that the proposed dwelling in this location was in principle acceptable, subject to a revision of parking arrangements and location of the two new garages at the end of the driveway. The revised site layout reflects this re-arrangement and also provides more garden area given to the immediate setting of the listed building. Overall the proposed traditional design of the new dwelling was considered to be of good quality and this approach has been followed and developed in the latest design (see Architect's drawings).

5.3 Other aspects such as the provision of a suitable drainage system and a comprehensive landscape scheme, which will involve local ecology will enhance the site overall and maintain the setting of the listed building.

6. Summary

6.1 The proposal for a new dwelling to be located on the distant rear part of this large plot for Botley House should not inhibit the setting of the listed building. Leaving the plot-wide, northern 'formal' garden part closest to the main house will maintain the essential setting of the house to the rear.

6.2 The new plot will be sensitively landscaped to compliment the positioning of the new dwelling and has the benefit of being able to use an existing access, albeit being shared with the main house. In view of the updated proposals for what should be a quality development it is hoped that the Local Planning Authority will support the application.

7. List Description

Statutory Address: BOTLEY HOUSE

Grade: II GV

Listing Entry Number: 1112071

Date first Listed: 05-Dec-1955

Date of most recent amendment: 14-Feb-1983

County: Hampshire

District: Eastleigh (District Authority)

Parish: Botley

National Grid Reference: SU 51295 13002

Details

1 205230 BOTLEY HIGH STREET (south side)

No.25 (Botley House) formerly listed as Botley, SU 5112 NW 9/31 SU5113 SW 9/31 51255.

C18, 2 storeys, with attic and basement. Five windows. Red tile roof, hipped at ends and at 2 dormers. Symmetrical façade has a parapet and is formed into a pediment above the middle part of the front, enclosing an oval opening (blank) with 4 keystones. Coping stone to high parapet (having panels above end windows) becomes a brick dentil cornice in the pediment. Red brick walling in Flemish bond, rubbed flat arches, cambered heads to panels within high plinth. Side elevations have walls of blue headers. First floor central window is round-headed, with projecting keystone and impost blocks in brick. Sashes in exposed frames (ground floor later). Bold pedimented doorcase of simple form with cornice on brackets and panels for pilasters; 5 steps have side rails.

Listing NGR: SU5129313002

Legacy System number: 354874

Legacy System: LBS

Associated records

Eastleigh Borough Local Plan 2016-2036, Adopted Policies;
Botley Conservation Area Appraisal 2005;
National Planning Policy Framework 2021;
The Town and Country (Listed Buildings & Conservation Areas) Planning Act 1990;
Hampshire Records Office;
Ordnance Survey.

MBR/ 25 High Street, Botley - Heritage
Statement: September 2023. Rev A.

Copyright: Michael Ricketts Associates.