

HS458
HERITAGE STATEMENT
Proposed 3 Bedroom Detached Dwelling at
71 High Street, Botley, SO30 2ES.

Location & Context

The settlement of Botley has been in existence since Saxon times, originally located around Church Lane & Brook Lane, but the location of Botley centre as we see it today, developed later from around the 1300's. Botley Conservation area was designated in May 1975 capturing the village centre along with surrounding land extending out and bordering the river Hamble. The Conservation was further extended to the West in October 1988, capturing an additional section of the High Street and adjacent area – this extended area is where the application property no. 71 High Street is located. Interestingly, the 2005 EBC Conservation Area character appraisal for the High Street only includes the area from the former Primary School, and onwards towards the centre of Botley. In summary however, the immediate area surrounding the application site is predominantly residential in nature, with the southern side of the High Street characterised by a mix of detached and semi-detached mainly Victorian/Edwardian properties, largely constructed of red brick with red/brown tiled roofs. These varied properties provide significant visual interest, and whilst they lack significant front gardens, their proximity to the walkway lends a warm 'village' feel to this side of High Street. This is in contrast to the north side of the street, which consists of much newer 'suburban' style development, with significantly greater setback from the road - this does however lend a feeling of spaciousness to the street scene as a whole. The nearest Listed Building is the Church of All Saints, approximately 100m to the East, which due to intervening buildings and trees is not visible from the application site.

Design Proposals

The proposal is to provide a 3 bedroom detached dwelling, of complementary style, height and proportion to the neighbouring character properties, in order to form a coherent and attractive element within the current street scene and periphery of the Conservation Area. The proposed dwelling has been positioned to assimilate within the existing continuous run of properties from no.73 onwards when travelling away from Botley centre. This provides the complimentary result of retaining a significant visual gap to no.71, with resultant views retained through to the recreation ground and avoiding any visual over-enclosure.