

H/23/96042 – 44 Winchester Street, Botley, SO30 2AA.

Context.

No 44 Winchester Street is situated in the middle of the northern boundary of zone 4 of the Botley Conservation Area. This zone is centred on Winchester Street itself running from the Square at its southern end up to No. 41 on the opposite side of the street, a little up from the adjacent fire station.

The architecture of this area ranges from 1610 (No.8) through 18th.C and early 19th.C to this one of circa. 1840 apparently and generally gets progressively more modern as one proceeds up the street with the exception of later infills to make better use of the available land.

The house is a generous plot, orientated east/west, facing west with a ground floor veranda and set well back from the road, unlike the nearest listed building, No. 38 two doors down and hard onto the pavement. With its mature hedge and trees along the front boundary this house is not easily seen by the casual passer by, so the setting of Hope House will remain unaffected.

The Proposal.

The scheme is to sensitively update the existing building including double-glazing within the existing wooden windows, so that the front elevation will remain apparently unchanged. An extension right across the rear elevation consisting of two storeys to the south side of it and one to the right hand side of it will bring the accommodation up to current family standards while preserving the look of the building.

A plain tile roof with a slightly lower ridge than the existing will render the extension subservient while matching materials including wooden windows, apart from the bi-folds, will ensure the building presents as a whole and respects the host structure.

Conclusion.

This proposal respects the existing building and extends with an entirely suitable extension in keeping with the main structure that will ensure the longevity of it by creating an up to date home within a Victorian shell. No objection.

02.10.2023.

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