



46004 Botley Mills: re-roofing and PV panels
Design and Access and Heritage Statement

Preface

Revisions

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1. Introduction

- 1.1 This statement is in support of an application to replace the existing roof sheeting to the silo building at the Botley Mills site.
- 1.2 Botley Mills makes a major contribution to the character and vitality of Botley village. The Mill has been a central feature to the village since at least 11th century although the current buildings date from circa 1770.
- 1.3 The Mill and the associated buildings have been adapted over the years to accommodate the many uses and there are today around 40 different businesses operating from the site. This necessitates the ongoing maintenance of existing buildings and improvements to site sustainability and these have been subject to Planning and Listed Building applications in the past where relevant.
- 1.4 The current proposals are to replace the existing asbestos-sheet roof of the 4-storey provender mill building with a modern profiled metal product to match, and to install PV panels.

2. Existing buildings

- 2.1 The curtilage of Botley Flour Mills contains two Listed Buildings. These are the Botley Flour Mills and the Mill House.

- 2.2 Botley Flour Mills has a List Entry Number 1322641 and was first listed on 5th December 1955; it is a Grade II Listing. The Listing states:

1 5230 BOTLEY FAREHAM ROAD (Mill Hill) (north side)

*Botley (Flour) Mills SU 5113 SE 9/20 SU 5113 SW 9/20 5.12.55
II GV*

2. Circa 1770 mill, still in use. Front is a near-symmetrical design of 2 storeys with attic; 3+1+3 windows, projecting centre of 3 storeys with brick dentilled pediment gable. The red tile roof has a series of hipped roof dormers at front and rear; a parapet has a decorative brick band below the coping. Walling is red brick (Flemish bond) with blue headers, red-rubbed cambered arches to windows. First floor band, stone cills; a wide arch at east is the carriage entrance; another under the centre unit gives on to the entrance door. Casements. At the rear, the water reaches first floor level, where there are 3 windows on either side of a central door. Within, the structure is a heavy timber frame, with much old equipment still in use. To the north side there is a rearward extension of similar date. To the south a tall modern structure of 1922 is attached.

- 2.3 The Mill House has a List Entry number of 1281683 and was Listed on 5th December 1955; it is a Grade II Listing. The Listing states:

1. 5230 BOTLEY FAREHAM ROAD (Mill Hill) (north side)

*The Mill House SU 5113 SE 9/19 SU 5113 SW 9/19 5.12.55
II GV*

2. Circa 1770. Two storeys, 4 windows. Red tile hipped roof with red brick dentil eaves on projecting band. Front wall in blue header band, with rubbed red flat arches, return in Flemish bond with a plinth. Sash windows in exposed frames. Central doorway is wide, of coarse detail; a pediment on coupled pilasters with an oval arch containing a fanlight and a 6-panelled door (4 being glazed). At rear an early C19 extension has a low-pitched slate roof and a porch with oval arches to doorway and coupled windows.

- 2.4 The original mill buildings comprise red brick walls, with clay plain tile and timber arch-headed windows which together impart much character to the appearance of the site.

- 2.5 This original building has been extended at several points in the past, including the taller 4-storey provender mill building which was added in the 1950's and connects to the original building via the arched walkway. This too has red facing brickwork but the roof comprises a profiled asbestos sheet ('big 6' sinusoidal profile) supported on timber purlins and timber trusses, which are exposed internally on the upper floor. The roof has timber fascias on all sides.

- 2.6 The country store building, built in the 1970's as a steel-framed 2-storey building, sits in front of the provender mill and now comprises timber cladding (replacing original metal cladding) and a profiled metal roof. The roof has a PV array.

3. Wider site context

- 3.1 The site sits just to the west of the village of Botley, with pavements facilitating a short walk from the centre and its public car parks and transport links.
- 3.2 The site straddles the River Hamble; the western side of the site accommodates all of the Mill buildings, mill shop and craft units. Surrounding these buildings are areas used for parking and deliveries. The front parking forecourt has recently been designated as visitor-only and this has had a dramatic improvement on parking availability.
- 3.3 Vehicular and pedestrian access is available at two points to the front of the site from Mill Hill (A334)
- 3.4 The grounds of Botley Mills to the east of the Hamble has a substantial number of trees. The eastern part of the site accommodates a car park for tenants in a clearing, connected via a bridge to the main part of the mills site.

4. Proposals

- 4.1 The provender mill building has the original profiled asbestos sheet roofing which makes carrying out alterations to improve energy efficiency difficult, and impossible to use as a substrate for the installation of PV panels. It is therefore proposed to replace the sheeting with coated metal sheeting, with a sinusoidal profile to match the existing. This allows the retention, repair and redecoration of the timber fascias.
- 4.2 The existing structure below will remain in-situ with new sheeting affixed to the existing purlins.
- 4.3 The new roof sheeting will have a grey coated finish to match the tone and depth of the existing asbestos sheeting.
- 4.4 New low-profile PV panels will be installed to both faces of the roof, with cabling routed to the rear where it can be discretely routed into the building.

5. Assessment of the impact of the proposals

- 5.1 The provender mill, whilst connected to the original Listed mill building, is of a different era and character. Nonetheless, it is accepted that this building element is a prominent one on the site given its height and the Botley Mills signage affixed to the front elevation.
- 5.2 It is notable that the surface of both of the roof pitches are not visible from within the site, and hardly visible from outside of the site boundary. Therefore the character of the roof to the provender mill is determined largely by the sinusoidal profile visible at eaves level, and the timber fascias below. These two characteristics remain unchanged with the new materials proposed.
- 5.3 In the same way, the installation of the PV panels will have little visual impact given the height of the building, the pitch and the way in which this is hardly visible from outside of the site.
- 5.4 It is therefore held that these proposals will have negligible impact in the existing buildings and their heritage value.

6. Photos of the existing building



Front elevation of building; the provender mill building is in the centre



Limited view of provender mill building viewed from the east



View of provender mill between adjacent buildings to the east



Photo demonstrating that face of roof to provender mill is not visible within the site



View of site from Mill Hill, showing that surface of the roof is only just visible



Internal view of roof showing timber trusses and purlins



Typical interior view of the third floor level