



Portland House, 29 High Street, Botley

Heritage Statement

28/05/2026

Quality Assurance

This document has been prepared in accordance with the high quality standards of Snug Architects as a RIBA Chartered Practice.

The document has been prepared on behalf of and for the exclusive use of Mr & Mrs Devall. It is subject to and issued in connection with the provisions of the agreement between Snug Architects and Mr & Mrs Devall. Snug Architects accepts no liability or responsibility for, or in respect of any use of, or reliance upon this document by any third party.

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Contents

1.0 Introduction	04
2.0 Building History	05
2.1 Designation	06
2.2 Building History	08
3.0 Heritage Significance	10
3.1 Assessment of Values	11
3.2 Assessment of Significance	13
4.0 Heritage Impact	14
3.1 Assessment of Heritage Impact	15
5.0 Conclusion	17



1.0 Introduction

This Heritage Statement has been prepared by Snug Architects in support of an application for Listed Building Consent for proposed internal alterations to the Grade II listed Portland House located at **29 High Street, Botley, Southampton, SO30 2EA**. The application is prepared on behalf of the applicant, Mr & Mrs Devall, who are the current owners of the property.

The purpose of this statement is to assess the significance of the heritage asset and to evaluate the potential impact of the proposed works on its special architectural and historic interest, in accordance with national and local planning policy and guidance.

The report:

- Describes the heritage significance of Portland House;
- Assesses the contribution made by its setting to that significance;
- Outlines the proposed works;
- Evaluates the potential impact of the proposals on the identified heritage significance.

The application for Listed Building Consent at 29 High Street follows a positive Pre-Application Response from Eastleigh Borough Council - Application No: Q/26/101201.

The Planning Officer stated in their response that the internal alterations put forward within the application were ***'all likely to be acceptable'***.

This Heritage Statement should be read alongside the Design & Access Statement, accompanying drawings and supporting documentation, submitted as part of the application.



01_Front Elevation, Snug Architects



Section 02_

Building History

2.1 Designation

Listing

Portland House is a Grade II Listing Building located on the south side of High Street in Botley.

According to one source, Portland House dates from circa **1866** (<https://www.botley.com/itineraries/historic-botley>). The Historic Environment Record (HER ID: 5650) suggests that the house dates from **1835 - 1865**.

The property is Listed under the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended, for its special architectural or historic interest.

The official List Entry details the following:

- Heritage Category: Listed Building
- Grade: II
- List Entry Number: 1203558
- Date first listed: 14-Feb-1983
- List Entry Name: Portland House
- Statutory Address 1: PORTLAND HOUSE, 29, HIGH STREET
- County: Hampshire
- District: Eastleigh (District Authority)
- Parish: Botley
- National Grid Reference: SU 51261 12981

The Listing Description is set out below:

'Mid C19. Fine 2-storeyed Victorian house in Gothic flavour, featuring many gabled projections. Slate roofing. Stepped chimney stacks have double-pitched tops extending widely over brackets. Gables end in ornate barge boards with finials, scalloped edges, projecting over curved braced brackets. Yellow brickwork in Flemish bond, flat and some cambered openings. Sashes in reveals, one ground floor bay. Simple doorway. A building of character, unaltered.'



01_View of Portland House from the High Street, Savills Property Listing

2.1 Designation (cont.)

Botley Conservation Area

Portland House is located within the designated Botley Conservation Area (01). Botley is a historic settlement with medieval origins, characterised by:

- A traditional High Street core;
- Historic brick buildings;
- C18 and C19 domestic and commercial development;
- Strong street enclosure;
- Varied roofscapes with pitched clay tile roofs and prominent chimney stacks.

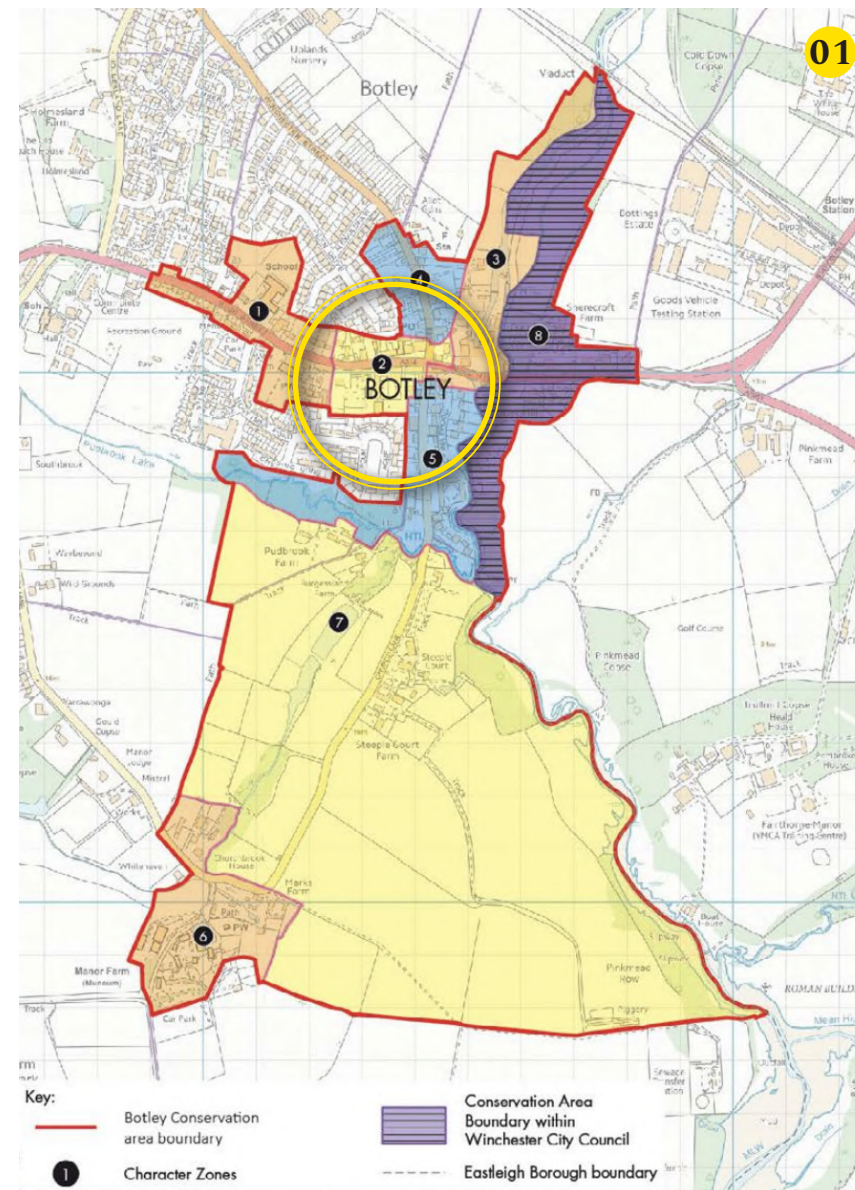
The area contains a number of designated heritage assets, including listed buildings.

Portland House makes a positive contribution to the character and appearance of the Conservation Area, being a well-preserved example of a Victorian house. Its traditional scale and massing and vernacular details and materials reinforce the historic character of the area. The building retains a number of original features, including sash windows and ornate facade detailing, which contribute positively to the Conservation Area.

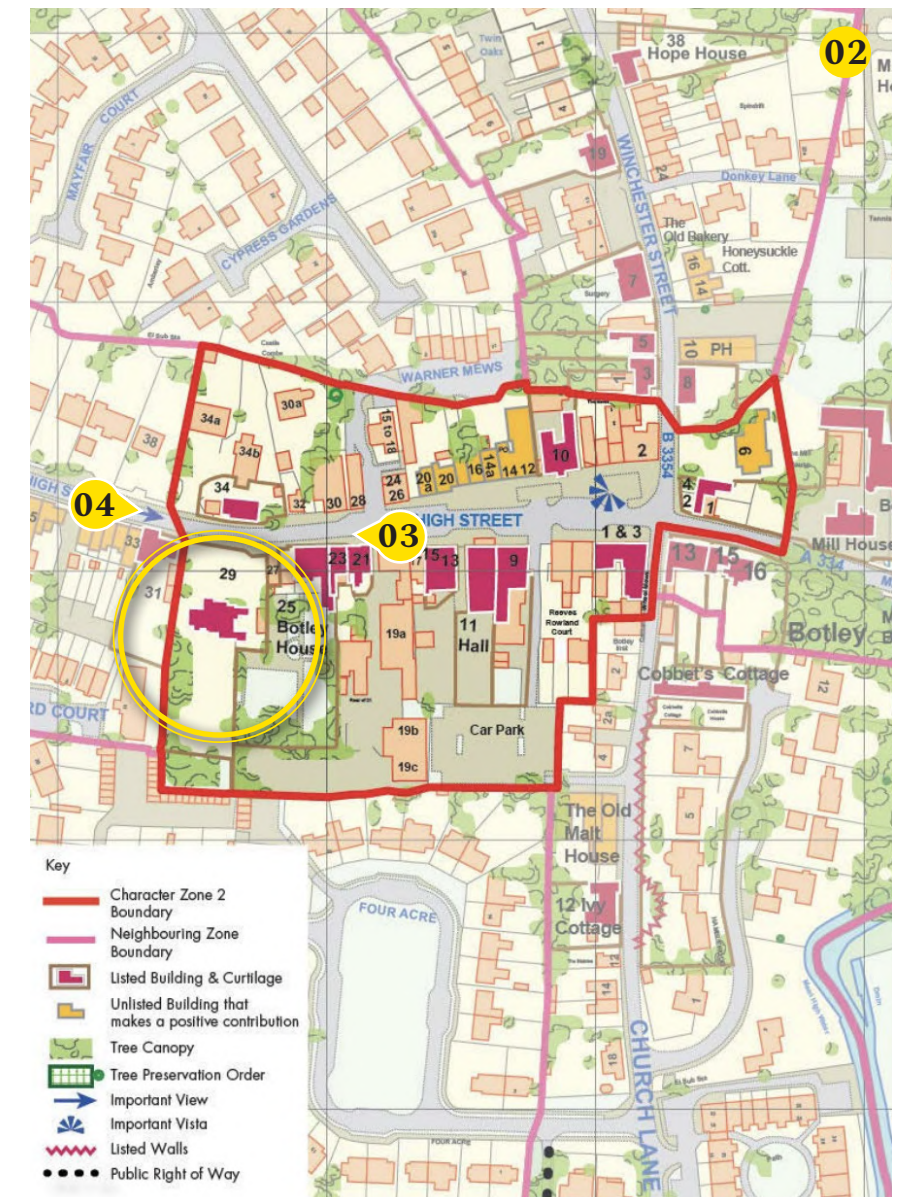
Portland House is located on the western edge of 'Zone 2 - The Square', as defined in the Botley Conservation Area Appraisal and Management Proposals SPD (02).

The majority of properties in 'Zone 2 - The Square' front directly onto the pavement. Portland House is the only traditional property in this area which is set back from the street, with a red brick boundary wall defining the street edge. It is not, therefore, visible in some of the views down the street.

'Only as the High Street bends around the Old Forge (No.34) opposite the elegant Portland House, standing aloof, set well back within its walled garden and built of Beaulieu white bricks, does the Square reveal itself from the western approach. The buildings are tightly packed and sited on the back of the pavements...' (p. 24).



01_Character Zones, Botley Conservation Area Appraisal and Management Proposals SPD



02_Zone 2 - The Square, Botley Conservation Area Appraisal and Management Proposals SPD



03_Site Boundary, Google Street View



04_Site Boundary, Google Street View

2.2 Building History

Historical Development

The historic map extracts opposite indicate that Portland House has occupied a broadly similar footprint from the time of its construction, in the mid C19, through to the late C20.

The List Description also states that the building is 'unaltered'.

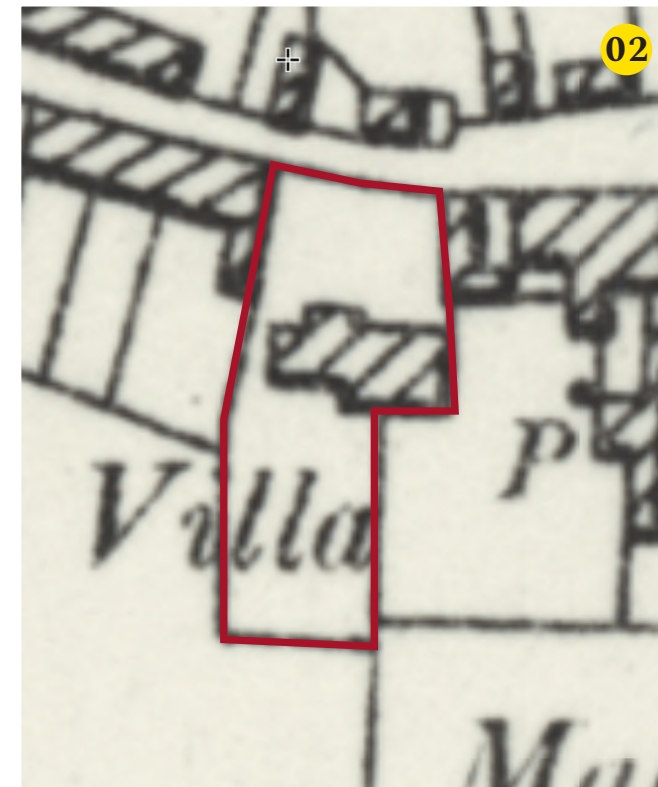
However, the following points should be noted:

- The accuracy and resolution of historic mapping varies and therefore the maps cannot be relied upon as evidence that the building has remained unaltered.
- **The building was first listed in 1983 and the description stating that the building is 'unaltered' is evidently inaccurate today, even if this may have been the case at the time of listing.**

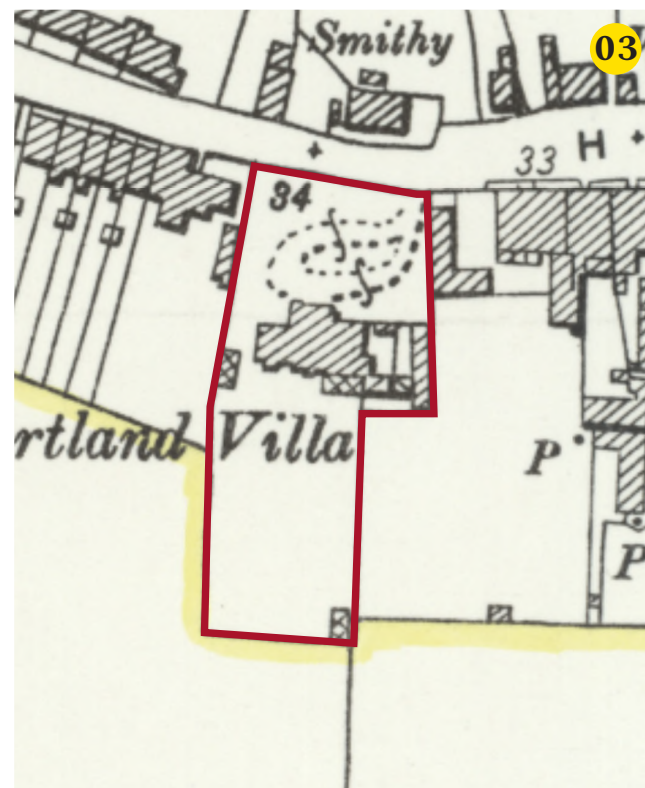
Alterations to Portland House are described on the following page.



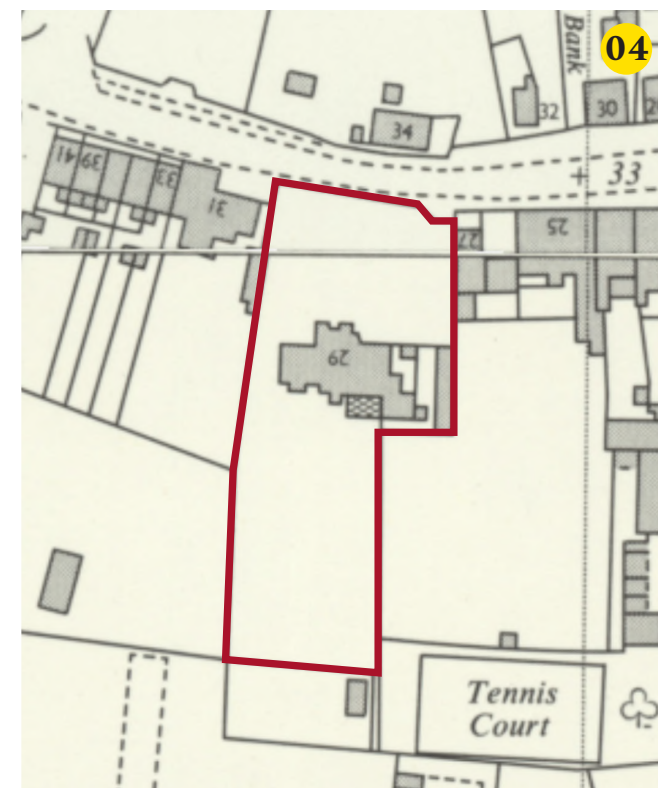
1830s-1880s
01_Six-inch 1st edition Ordnance Survey



1888-1915
02_Six-inch 2nd edition Ordnance Survey



1841-1952
03_25 inch Ordnance Survey



1940s-1970s
04_National Grid Maps Ordnance Survey

2.2 Building History (cont.)

Building Alterations

It is of note that the listing description covers only external features and that the house's contribution to the Conservation Area is from the front and sides. The rear elevation has undergone change externally since the listing in 1983.

The existing rear porch (C) and conservatory (D) are modern replacements, following Statutory Permissions in 2009 and 2021 respectively. This is evidenced by the following relevant Planning Applications:

2009

Erection of rear conservatory, following demolition of existing greenhouse

Planning Application Number - L/21/91264

Application Type - Listed Building Consent

2021

Construction of new Porch on south (rear) elevation replacing existing Lobby

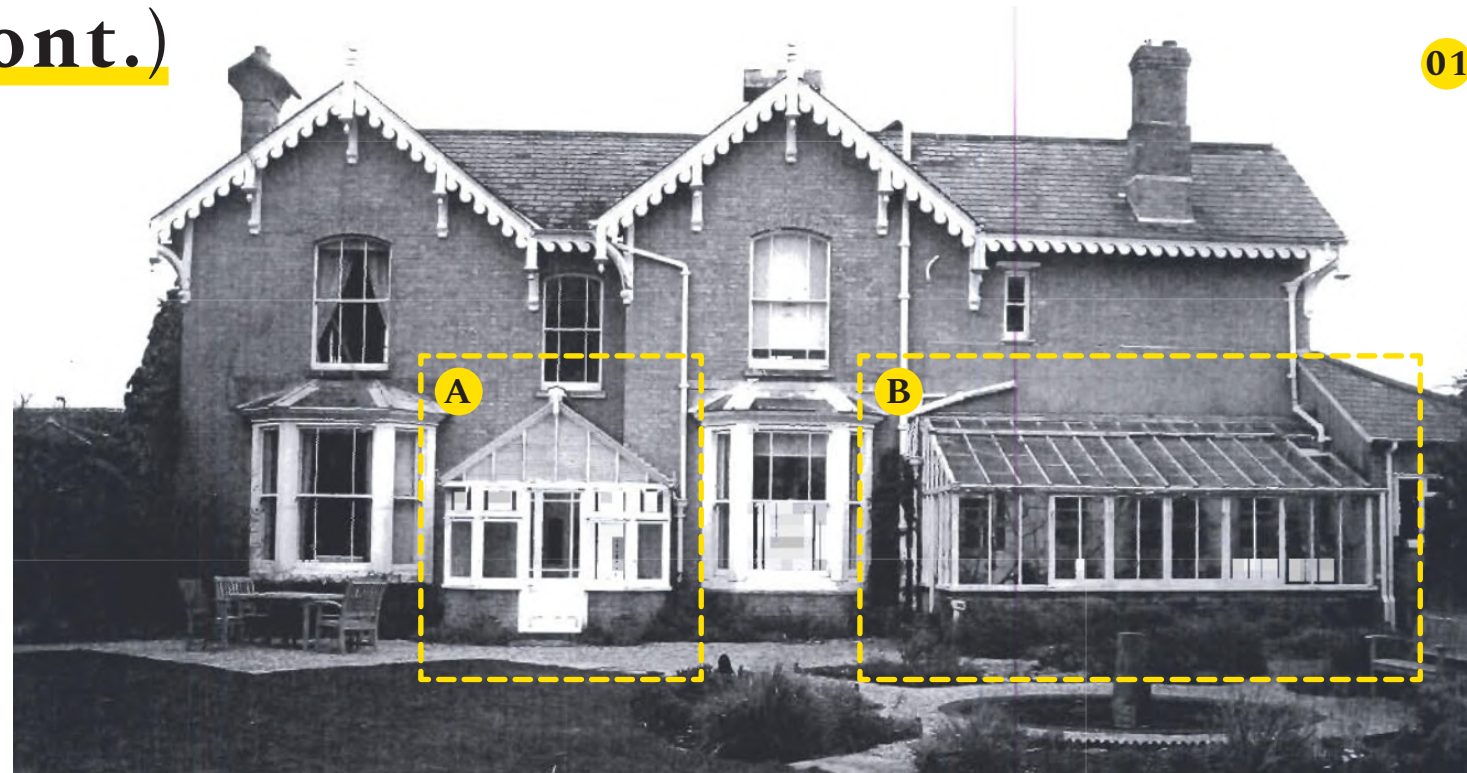
Planning Application Number - L/21/91264

Application Type - Listed Building Consent

The 2021 application indicates that the former extension (B) likely dates from around the 1960s. While no records have been identified confirming what occupied the area to the rear of the house prior to this period, it is evident that some form of built element has long existed in this location.

These changes demonstrate that Portland House, while undoubtedly a fine Victorian property, has not remained entirely unaltered. Instead, it has evolved over time to accommodate the changing needs and requirements of the families who have lived there.

In this context, it is considered reasonable to propose further sensitive alterations that will reflect the requirements of the current owners, who intend to make Portland House their home for at least the next 30 years. Internal alterations will not undermine the property's character or contribution to the Conservation Area.



2009 or earlier

01_C/09/65765 - Conservation Area Application - Design and Access Statement

Application for 'Erection of rear conservatory, following demolition of existing greenhouse.'



March 2026

02_Rear Elevation, Snug Architects



Section 03_

Heritage Significance

3.1 Assessment of Values

Historic England define four categories of heritage value: **Evidential, Historical, Aesthetic and Communal**. The significance of the heritage asset should be assessed against each of these values.

1. Evidential Value

Evidential value derives from the potential of a structure or place to yield evidence about past human activity.

Portland House's Evidential Value is found in its ability to demonstrate:

- **A. Victorian Gothic Revival Architecture**, applied to a domestic property in a Hampshire village context.
- **B. The Victorian expansion of Botley**, at a time of local prosperity.

A. Victorian Gothic Revival Architecture

Portland House's listing description states that the building is a *'Fine 2-storeyed Victorian house in Gothic flavour...a building of character, unaltered'*.

Whilst Portland House certainly is a building of character, it is, evidentially, no longer 'unaltered' (see section 2.3). However, alterations are primarily in the form of additions to the rear of the property and, therefore, do not significantly compromise the original fabric and architectural integrity. The house retains a significant amount of historic fabric that enables the building to still 'speak' clearly about the period and the Gothic Revival style in which it was built. Original fabric features include yellow Flemish-bond brickwork, steep gables, ornate bargeboards, chimney stacks, sash windows, and Gothic decorative detailing.

Gothic Revival was an important architectural style in the nineteenth century, most commonly associated with churches, schools, almshouses and other public buildings. Although the style also influenced domestic architecture, it retained particularly strong ecclesiastical associations throughout the Victorian period.

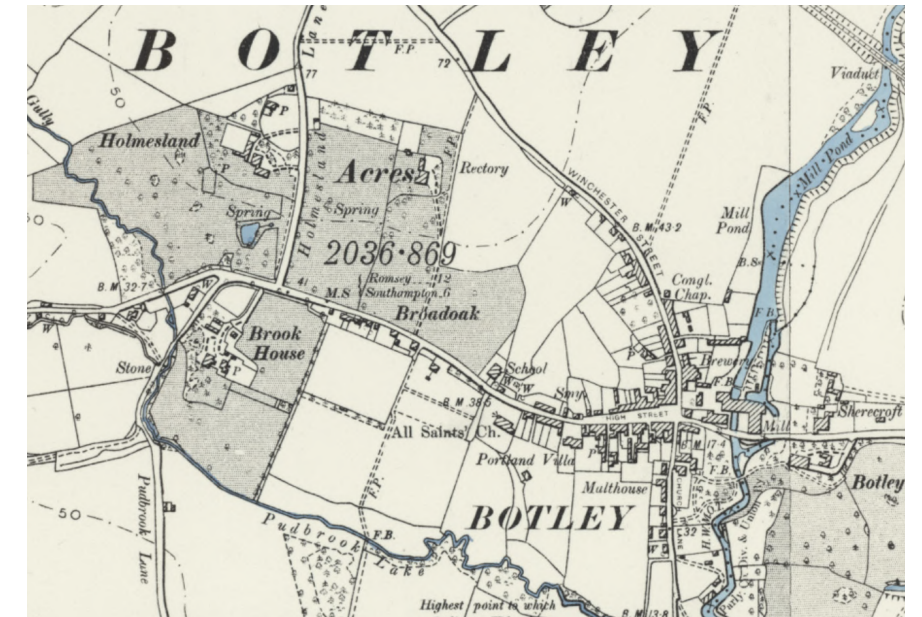
In Hampshire, notable higher-status examples of Gothic Revival style residences include the Grade II listed Adhurst St Mary and the Grade II* listed Minley Manor. These are substantial country houses set in extensive landscaping.

Portland House, by contrast, is a detached property occupying a more modest plot and its significance should be understood in relation to its scale and context. As a Gothic-influenced Victorian villa, Portland House is locally distinctive and relatively rare within Hampshire's domestic architecture. It illustrates the way in which Gothic Revival spread beyond ecclesiastical and public architecture into middle- and upper-middle-class domestic design during the nineteenth century.

B. The Victorian expansion of Botley

Historic maps show that Portland House was among the earliest properties constructed at the centre of the expanding High Street. It was one of only two buildings set back from the street frontage (the other being All Saints Church), giving it a distinctive presence within the developing settlement. The property is also clearly identified as 'Portland Villa' on the adjacent historic map, highlighting its intended prominence within the village.

PORTLAND HOUSE IS DETERMINED TO HAVE MODERATE EVIDENTIAL VALUE.



1830s-1880s

Ordnance Survey 6 inch, 1830s-1880s (county layers)

3.1 Assessment of Values (cont.)

2. Historical Value

Historical value derives from the ways in which past people, events and aspects of life can be connected through a structure or place to the present.

Portland House's Historical Value is found in its ability to illustrate:

- **A. A phase of Victorian prosperity**, in an expanding Hampshire village.
- **B. The affluence and social status of its occupiers** through the nineteenth and twentieth centuries.

A. A phase of Victorian prosperity

Portland House reflects the increasing wealth and prosperity associated with the nineteenth-century development of Botley, which is now protected through its designation as a Conservation Area. Other prominent listed buildings, such as Botley House and the Market Hall, were constructed during the same period and similarly express the prosperity and civic ambition of Victorian Botley.

B. The affluence and social status of its occupiers

As a substantial and stylish detached residence, Portland House was almost certainly built for a person of means and social status. Although the identity of the original owner remains unknown, the house later became associated with several locally notable residents. By 1903 it was occupied by Captain George Barrington Price, while in the late 1920s it was home to Mrs Pern, wife of Botley's first Dr Pern. From the 1930s onwards, Alfred Maffey and his family, including six daughters and two sons, lived at Portland House for more than forty years. These associations with prominent local figures contribute to the building's local historic interest and significance.

While relatively little is known about the earliest occupants, aspects of the house's design provide insight into their status and way of life. For example, the gravelled driveway originally incorporated a central turning circle, enabling horse-drawn vehicles to arrive, circulate, and depart with ease – a feature commonly associated with houses of relative prestige and indicative of the social standing of both the property and its early residents.

PORTLAND HOUSE IS DETERMINED TO HAVE LOW TO MODERATE HISTORIC VALUE.

3. Aesthetic Value

Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a structure or place.

Portland House's Aesthetic Value is found in its attractive architectural quality and distinctive Victorian Gothic design, as described previously.

Although set back from the High Street and partially screened by a historic brick boundary wall, the house remains visible in glimpses from the public realm. The views, primarily of the house's front elevation, contribute positively to the visual amenity of the Conservation Area.

PORTLAND HOUSE IS DETERMINED TO HAVE MODERATE AESTHETIC VALUE.

4. Communal Value

Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

Portland House derives its communal value from its identity as a distinctive historic building that contributes positively to Botley's sense of place and to the community's shared appreciation of Botley's heritage.

Unlike nearby civic or ecclesiastical buildings, such as the Market Hall or All Saints Church, Portland House is private property, limiting opportunities for direct public engagement.

Nevertheless, it remains an important part of the village's historic fabric and collective identity. Its prominent architectural character, longevity, and contribution to the appearance of the Conservation Area mean that it is valued as a distinctive element of Botley's built environment.

PORTLAND HOUSE IS DETERMINED TO HAVE LOW TO MODERATE COMMUNAL VALUE.



Section 04_

Heritage Impact

4.1 Assessment of Heritage Impact

The impact of the proposals, as set out in the accompanying Design & Access Statement and drawings, is assessed in the table below.

Element	Significance	Proposed Works	Impact	Description / Notes	Photograph
Original Sash Windows - Various	High	NA to this application.	NA	The Pre-Application prepared by Snug Architects included proposals to remove Secondary Glazing from the existing Sash Windows and replace existing panes with VIG within the existing sashes to improve the thermal performance of the house. This aspect has been excluded from this Listed Building Application and is instead expected to form a separate Application by a Window Specialist.	NA
Dated Electrical Wiring - Throughout	Neutral	Urgent rewiring already undertaken to restore safety.	Low	The applicant brought in decorators in the spring of 2026 to repaint some rooms in the house and remove modern carpets. The wiring at the property had not been upgraded for many decades and while removing sockets to paint, the decorators suffered multiple electric shocks. The entire system was therefore urgently tested by electricians. It was found to be not earthed throughout most of the house, very dangerous and posing a fire risk. The applicants, therefore, needed to have the house re-wired urgently, in order to ensure that it was safe to live in. This work has now been completed, appropriately signed off, and none of the wiring is visible. The new system is housed discretely in a cupboard, as shown in the adjacent photograph. This is included within this application to request retrospective permission.	
Rotten Floorboards - Various	Medium	Rotten boards removed. Temporary boards proposed to be replaced with reclaimed boards to match original.	Limited	When the decorators removed some of the modern carpets, it was discovered that some of the floorboards were rotten and no longer fit for purpose. These have been recently removed and replaced with temporary boards to restore safety in the house, as shown in the adjacent photograph. These temporary boards are proposed to be replaced with high quality reclaimed boards to closely match the original retained floorboards.	
Partitions A & B - Bath 2	Limited	Removal	Limited	See following page for detailed description of proposals.	/
Cupboard - Bed 3	Neutral	Removal	Neutral	Modern addition. No negative impact from removing.	/
Cupboards - Bed 4	Neutral	Removal	Neutral	Modern addition. No negative impact from removing.	/
Fireplace Surround - Bed 4	Neutral	Removal	Neutral	Modern addition. No negative impact from removing.	/

5.0 Conclusion

This Heritage Statement has assessed the significance of Portland House, a Grade II listed Victorian villa located within the Botley Conservation Area, and considered the impact of the proposed internal alterations. The assessment concludes that Portland House is a heritage asset of overall moderate significance, deriving particular value from its Gothic Revival external architectural character, its contribution to the historic development of Botley, and its positive presence within the Conservation Area.

The proposed works are limited in scope and relate principally to internal alterations at first-floor level to improve the functionality and suitability of the house for contemporary family living. The proposals have been informed by a clear understanding of the building's significance and seek to retain the elements that make the greatest contribution to its special architectural and historic interest.

The alterations primarily affect internal partitions identified as being of limited significance and will not result in harm to the property's primary spatial arrangement, external form, or contribution to the character and appearance of the Conservation Area. The proposals therefore represent a sensitive and proportionate approach to adapting the building for continued long-term residential use.

Overall, it is considered that the proposals preserve the special interest of the listed building and are consistent with the objectives of national and local heritage policy and guidance.



