

L/26/101479 – Portland House, 29 High Street, Botley, SO30 2EA.

Context.

This building lies on the western boundary of zone 2 of the Botley Conservation Area on the south side of the High Street, amongst other neighbouring listed buildings. Unlike the others however it is set well back on the plot allowing room for hoarse-drawn carriages to circulate in the front drive.

The house has recently changed hands and while redecorating it was found the electrical system was defective and dangerous requiring immediate action for the safety of both trades people and the building, together with some rotten floorboards.

The first floor accommodation comprises five bedrooms and two bathrooms which are rather austere spaces, all served by a landing and corridor.

The Proposal.

Two of the smaller bedrooms (3 & 4) either side of bathroom 2 on the rear elevation are to be reconfigured into a master suite of bedroom, dressing room and bathroom, locking but retaining the bedroom door onto the landing by the top of the stairs and entering the suite by the existing bathroom door.

The existing bedroom 4 doorway is to be blocked up and the two walls currently separating the spaces removed in order to allow a wider space to be created as the new dressing room between the bed and bath rooms. This will create far more sensible and attractive spaces for modern living while not altering the external appearance of the building and retaining the principal bedroom entrance but not used.

Conclusion.

The rotten floor-boards are to be replaced with good like for like ones and together with the rewiring and new master suite bring the building back to good condition to face the future and ensure this historic asset is retained.

No objection.

22.06.2026.

Tim J S Dyer, B.Sc.,Dip.Arch.(Birm), Grad.Dip.Conservation(AA), RIBA.
Built Heritage Consultant.