

H/23/95974 & L/23/96416 – 16 Mill Hill, Botley, SO30 2GY.

Context.

This property is the easternmost one on Mill Hill's southern side, all of which are listed, as indeed are those in Winchester Street opposite, together with the Mill House and the Botley Flour Mill itself. In the emerging revised Botley Conservation Area Appraisal Mill Hill is in the south-western tip of zone 3 with the rear boundary at the northern tip of zone 5. facing the rear of Cobbett's Cottage, another listed building.

No.16 is a double fronted Georgian house set well back and above the road frontage with a red tile roof and Flemish bond brickwork with alternating blue headers and red stretchers. A pretty house with chimneys at either end of the gabled roof, it is listed Grade II. The rear boundary is across the head of the Hamblewood cul-de-sac and affects the setting of Cobbetts Cottage.

The Proposal.

The scheme is to insert a new gate into the rear boundary wall which is 340mm thick near the eastern end next to the garage. The new opening is proposed to be just 550mm from the end – this is an absolute minimum, which equates to 2.5 bricks and the opening should be sited on the vertical joints (perpends) between bricks. The proposed 850mm opening width is not a standard imperial brick dimension, which would be more appropriate in this situation.

The proposed doorframe is far more complex than needed. In an external situation such as this one needs neither a cill, draught-proofing or a recess on the frame back for a damp proof course to engage with. The frame should be simple with just a recess to house the gate leaf, which would normally be 2ft 8inch (813mm) for a 3ft (903mm) opening which equates to four imperial stretcher bricks. The gate itself would normally be framed, ledged and braced which have vertical boarding on the external face, similar to the garage doors.

Any new brickwork needs to match the original with mortar the same type and colour (unlike that next to the garage). If the wall is in lime mortar, which is quite likely, all changes should be too and looking at Street View it appears the lower part of the wall is in need of re-pointing which needs to be executed more neatly than that next to the garage. The brickwork over the gate should have a course of brick on edge supported by a metal lintol, this preferably masked by timber boarding.

Conclusion.

Drawing C does not tally with drawings A & B in that the door opening to end of wall dimension is given as 55cm on the outside with the garage overlapping the wall by 15cm. but dwg. B gives the internal dimension as 55cm too; this is the preferable dimension. Holding objection until the details are amended.

30.11-2023. **Tim J S Dyer**, B.Sc.,Dip.Arch.(Birm), Grad.Dip.Conservation(AA), RIBA.[Built Heritage onsultant.](#)