

F/24/96663 – The Old Stables, 7 Winchester Street, Botley, SO30 2EB.

Context.

No.7 Winchester Street is one of eight listed buildings in this lower part of the street, most of which are in zone 4 of the Botley Conservation Area. No. 7 is List Entry Number 1111963 Grade II listed on 14th. February 1983 and identified as :- *'Early C19. Two storeys. Formerly a symmetrical façade of 3 windows, but with slightly later extension of 2 windows on the north side (with side entrance to second dwelling). Red tile-hipped roof, with brick dentil eaves. Brick walling in blue headers with red flush quoins, panels and high plinth. Sashes in reveals (one widened ground floor window). Doorcase with broken pediment and thin pilasters, enclosing arched doorway.'*

The Historic England website says opposite the official list entry *'Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building. For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st. July 1948.'* The list entry does not state otherwise, so the Stables are a curtilage building requiring LBC.

Listing includes the boundary treatment of the property, in this case the wall across the front of the stable yard which is obviously an adjunct to Winchester House itself which has been in the same ownership of Polson Solicitors for many years if not now. In any event any change to this structure affects the setting of two listed buildings, No.5 against which it is built and No.7 for which it would have been built.

The Proposal.

The principle of this building being changed from office use to dwelling is no problem from a building conservation viewpoint, however some of the details are. The change of two doorways to timber windows to match existing is acceptable but the large area of timber boarding where perhaps a garage opening was crudely made detracts from both properties and would be better made back into matching brickwork while forming the new openings. This new window should be timber to match the others.

The virtual complete removal of the front boundary wall is not acceptable and while no new opening would be the ideal, a reduced width of opening would be acceptable. Retain the left hand portion behind the telegraph pole and some on the other side too. What is at the moment is a mere jesture ruining the concept of a yard. Any form of fencing along the blue line through the yard would not be acceptable as this and the cobbled finish are an important part of the setting of the main house.

Conclusion.

Some detail revisions are necessary prior to acceptance. Holding objection.
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