

HERITAGE STATEMENT

**PROPOSED CHANGE OF USE FROM OFFICES TO RESIDENTIAL,
'COBBETTS LODGE', 1 CHURCH LANE, BOTLEY, HANTS, SO30 2EJ**

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Introduction

1 Church Lane is a single storey cottage building, fronting immediately onto the lane and positioned to the south of 13 to 16 Mill Hill, the listed buildings to the north.

The building is not listed but sits within the Botley Conservation Area.

Given its proximity to the listed buildings, nos. 13 and 14, to the north, the impact of any changes to the building need to be considered in light of the wider impact upon the Conservation Area.

Character of the existing building

The building at 1 Church Lane is a modest, plain single storey brick building with gabled ends and a plain tile roof with its ridge running parallel to the lane.

It was likely originally an outbuilding related to the Mill Hill properties. For many years it was a residential property and in 2007 it was granted Change of Use from Residential to Office under application reference no. – C/07/59430.

It is connected to the single storey projections of no.13, to the north, by a continuous roof and buildings fronting Church Lane.

A modern Conservatory has been added to the rear of 'Cobbetts Lodge'.

The garden of 13 and 14 Mill Hill and 1 Church Lane is a mixture of lawn, hard standing for parking with a few shrubs, all in one undefined open space that does little for the setting of any of the buildings.





Description of the Listed Buildings

13 and 14 Mill Hill are Grade II listed, late 18th century buildings sitting at the corner of Church Lane with their main frontage onto Mill Hill which is a continuation of the main road through the centre of Botley.

No.13 is the larger of the two properties, occupying the corner plot with two main storeys, formed in Flemish Bond brickwork with features, under a “Massive red tiled roof.”

The fenestration of both buildings comprises three and four light casements, with plain doors with moulded canopies on the frontage.

The rear elevation is dominated by the large expanse of roof running down to an eaves level at first floor.



Proposed Extensions and remodelling

The only proposed change to 'Cobbetts Lodge', is the removal of the incongruous modern Conservatory and the reinstatement of the rear French doors and small gable roof.

A small private garden with low fencing and hedge planting is to be created to give Cobbetts Lodge some private garden space.

ACM Architects Limited
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