

H/25/99215 – 85 High Street, Botley, SO30 2ES.

Context.

This property lies in the north-western finger of the Botley Conservation Area, on the southern side of the High Street opposite the rather sombre-looking telephone exchange which together with the Jenkyns Close development are proposed to be excluded from the Conservation Area as not meeting the required design standard or age.

No. 85 is the fourth house in from the conservation area boundary as one comes into the earlier part of Botley and is early Victorian with, prior to the western extension, a symmetrical façade with originally a central doorway, built of brick under a hipped, slated roof with small-paned vertical sliding sash windows. The slates would have arrived by train, so not until about the 1840's or so when the railways arrived in the area.

The Proposal.

The application is to add a porch to the front elevation at the western end on the extended element. While any building here will not be visible to those leaving the village due to the mature hedging along the western two thirds of the frontage, it will be visible to those entering the village from the west.

Although the proposal is in materials to match the host, the roof form is not; the pitch, according to the drawing is some 5 degrees shallower than the main roof at 30 degrees and it is gabled rather than hipped, like the main roof. The hedge is unlikely to outlive the building, so it is important to have a sympathetic form to this front extension.

On Streetview the main roof slope looks very shallow - is it drawn accurately as they really should match and it needs to have a hipped roof form to mirror that of the host building.

One notices the front door faces east, so cold winds will blow in when the door is open and there is no separation of the porch from the living areas shown internally which will waste energy reviving the temperature. I suggest there is either a screen or double doors between it and the living areas.

Conclusion.

The roof needs to be of a hipped form to match the main roof, slated in natural slates, preferably reclaimed [REDACTED] and if at all possible the same pitch, so holding objection.

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