

H/25/100313 – 75 High Street, Botley, SO30 2ES.

Context.

Situated on the southern side of the western arm of the Botley Conservation Area in Zone 1, No. 75 is a double fronted Victorian villa amongst a few other Victorian cottages before the older White Cottage as one leaves the village; this whole row from the War Memorial, back onto the recreation ground.

The nearest listed buildings are the Church of All Saints approximately 200m to the east and No.31 High Street, about 50m further on. There are three other buildings noted as being unlisted but making a positive contribution to the area which are the Old School, No's 45 and 33 to 41 High Street, all Victorian and near the church.

The Proposal.

The existing building has a flat roof ground floor extension in the cruck of the front part of the house and the rear outshoot on the west side with a conservatory added to the back of the rear outshoot facing just west of south, so liable to over heating and indeed probably becoming unusable in high summer.

This scheme is to remove the conservatory and extend what is currently the flat roofed extension back by 3.6m, widened past the back wall to approximately the outshoot's centre line and change the roof to pitched, closely matching the existing; an exact match is difficult due to constraints of the existing.

Although the new back wall will be mostly glass, the extension is overall a better fit to the original than the existing extensions and matching the existing materials and general form will fit in better.

Conclusion.

The form and materials are sympathetic and a close match to the original so in keeping with its character and that of this part of the conservation area. No objection.

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