

HERITAGE, DESIGN AND MATERIALS

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1.0 Introduction

- 1.1 This Paper forms part of the Evidence Base of the Botley Neighbourhood Plan which, when made, will form part of the statutory Development Plan for the area.
- 1.2 The purpose of this Paper is to:
- a Set out National and Development Plan policies relating to Heritage and Design;
 - b Set out a summary analysis of the history of Botley and how its heritage has evolved over several centuries;
 - c Assess the importance of Listed Buildings and the Conservation Area to the character and appearance of the area and to consider local archaeology and geology;
 - d Assess and analyse local vernacular (that is typical building forms, scale, densities, roof types, etcetera);
 - e Assess the use of traditional and modern materials; and
 - f Provide a framework for the assessment of future development proposals in order secure high-quality design solutions.

2.0 National and Development Plan Policies

- 2.1
- a The National Planning Policy Framework 2018, hereafter called the NPPF. https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf
 - b Paragraph 1 of the NPPF sets out the Government's planning policies and how these should be applied and provides a structure within which locally prepared plans for housing and other development can be produced.
 - c Paragraphs 2 and 47 of the NPPF reiterate S38(6) of the 2004 Planning and Compulsory Purchase Act, which states that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. This legal requirement is a fundamental tenet of the planning system.
 - d Paragraph 2 of the NPPF also explains that this Framework must be considered in preparing Development Plans and is a material consideration in planning decisions.
 - e NPPF paragraph 7 states that: The purpose of the planning system is to contribute to the achievement of sustainable development. This fundamental thread runs throughout the NPPF.

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- f Paragraph 8 of the NPPF explains that achieving sustainable development means that the planning system has three overarching objectives - an economic role, a social role and an environmental role. The objectives are interdependent and need to be pursued in mutually supportive ways.
- g NPPF paragraph 8 states that the objectives should be delivered through the preparation and implementation of plans and the application of the NPPF framework.
- h Paragraph 10 of the NPPF explains so that sustainable development can be pursued in a positive way, at the heart of the NPPF, is a presumption in favour of sustainable development (paragraph 11).
- i In relation to plan-making (paragraph 11), the application of the presumption in favour of sustainable development means that plan should positively seek opportunities to meet the development needs of the area and be flexible. That Strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses.
- j In relation to decision-taking, the presumption means approving development proposals that accord with an up-to-date Development Plan without delay, or, where there are no relevant Development Plan policies, or the relevant policies are out-of-date granting permission unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the NPPF taken as a whole.
- k However, the application of the presumption in favour of sustainable development does not change the statutory status of the Development Plan, as the starting point for decision making. Where development proposals conflict with an up-to-date Development Plan (including any Neighbourhood Plans that form part of the Development Plan) permission should not usually be granted.
- l Paragraph 11 of the NPPF explains that the application of the presumption has implications for Neighbourhood Plans. A Neighbourhood Plan should support the delivery of strategic policies in local plans /spatial strategies and should shape and direct development that is outside of the strategic policies.
- m Further and importantly, paragraph 14 of the NPPF states that in situations where paragraph 11d applies, involving the provision of housing, the adverse impact of allowing development that conflicts with the Neighbourhood Plan is likely to significantly and demonstrably outweigh the benefits, provided the Neighbourhood Plan became part of the Development plan less than 2 years ago; that the Neighbourhood Plan contains policies and allocations to meet its identified housing need; that the Local Planning Authority has at least a 3 year supply of deliverable housing sites; and that the Local Planning Authority's housing delivery was at least 45% of that required over the previous three years.
- n In relation to Plan Making (Chapter 3 of the NPPF), paragraph 15 states that the planning system should be genuinely Plan-led. Succinct and up-to-date Plans should provide a positive vision of the future of each area. Plans

- should be prepared with the objective of contributing to sustainable development, be shaped by engagement with local communities, contain clear and unambiguous policies; be accessible and serve a clear purpose, avoiding unnecessary duplication of policies.
- o Policies to address strategic and non-strategic matters should be included in Local Plans. Neighbourhood Plans should contain only the non-strategic policies.
 - p Paragraph 28 of the NPPF explains that Non-Strategic policies can include the allocation of sites; the provision of infrastructure and community facilities, establish design principles; conserving the natural and historic environment and set out other development management policies.
 - q Paragraph 29 of the NPPF explains that neighbourhood planning gives local communities the power to develop a shared vision for their area. Neighbourhood Plans can shape, direct and help deliver sustainable development by influencing local planning decisions, as part of the statutory Development Plan. Neighbourhood Plans should not promote less development than set out in the strategic policies for the area or undermine those strategic policies.
 - r Of particular significance is paragraph 30 of the NPPF, which states: Once a Neighbourhood Plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a Local Plan covering the Neighbourhood Plan area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently.
 - s Paragraph 31 of the NPPF explains that the preparation and review of all policies should be underpinned by relevant and up-to-date evidence, which should be adequate, proportionate and focused tightly on supporting and justifying the policies concerned.
 - t Paragraph 37 of the NPPF states that Neighbourhood Plans must meet certain Basic Conditions and other legal requirements before they can come into force. These are tested through an independent examination before a Plan can proceed to Referendum. The basic conditions are set out in paragraph 8 of Schedule 4B of the Town & Country Planning Act 1990 (as amended).
 - u The Basic Conditions are, in summary, whether the Plan is in compliance with National Planning Policies; whether the Plan takes into account the desirability of preserving heritage assets (including Conservation Areas); whether the Plan would contribute to the achievement of sustainable development; whether the Plan is in general conformity with the strategic policies of the relevant Development Plan, and whether the Plan meets other technical, legal and procedural requirements.
 - v In relation to the delivery of a sufficient supply of homes, paragraph 59 of the NPPF explains that it is the Government's objective to significantly boost

the supply of homes and that it is important that a sufficient amount and variety of land can come forward where it is needed.

- w To determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, prepared using the standard method set out in National Planning Guidance.
- x In relation to affordable housing, where there is a proven need, planning policies should specify the type of affordable housing required, provision should normally be on-site and Affordable Housing should not be sought on developments that are not major developments (paragraphs 62 and 63).
- y In relation to housing numbers, strategic policies should set out a housing requirement figure for the whole Borough within which strategic policies should set out a housing figure for designated neighbourhood areas. Where it is not possible to provide a requirement figure for a neighbourhood area the Local Planning Authority should provide an indicative figure (NPPF paragraph 66).
- z In relation to housing supply, paragraph 67 of the NPPF requires Local Planning Authorities to identify a specific supply of deliverable site for years one to five of the plan period (that is the 5-Year Housing Land Supply), plus broad locations and/or specific sites for years 6-10 and 11-15 of a Local Plan.
- aa Paragraph 77 of the NPPF states that Local Planning Authorities should support opportunities to bring forward rural exception sites that will provide Affordable Housing to meet identified local needs and consider whether allowing some market housing on such sites would help facilitate this.
- bb In relation to the economy, paragraph 83 of the NPPF states that planning policies and decisions should enable the sustainable growth and expansion of all types of businesses in rural areas.
- cc Paragraph 91 of the NPPF stresses the importance of ensuring that planning policies should aim to achieve healthy, inclusive and safe communities, including, in most circumstances, the retention of existing sports and recreational facilities, open spaces, etcetera.
- dd In addressing the objectives for sustainable transportation, planning policies should manage patterns of growth to reduce reliance on the private car and promote other modes of travel such as walking; cycling and public transport (Chapter 9 of the NPPF).
- ee In dealing with design matters Chapter 12 of the NPPF sets out guidance on the preferred approach and explains that Plans should set out a clear design vision and expectations, so applicants have as much certainty as possible about what is likely to be acceptable. In summary, decision-takers should seek a high quality of design in all developments with great weight being attached to truly outstanding and/or innovative designs which promote sustainable development and quality of place.

- ff In relation to conserving and enhancing the natural environment, paragraph 170 of the NPPF states that planning policies should seek to protect and enhance valued landscapes, sites of biodiversity or geological value, and should recognise the intrinsic character and beauty of the countryside.
- gg In addressing the historic environment, Chapter 16 of the NPPF sets out extensive guidance. Paragraph 193 explains that when considering the impact of development proposals of the significance of a designated Heritage Asset, great weight should be given to the Asset's conservation, this is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm.
- hh It is of particular relevance to note that paragraph 196 explains that where a development would lead to less than substantial harm to a designated Heritage Asset, the harm should be weighed against the public benefits of the proposal, including, where appropriate, securing its optimum viable use.

2.2 a Planning Practice Guidance, hereafter called the PPG.

<http://www.gov.uk/government/collections/planning-practice-guidance>

- b The (online) PPG supplements and expands on the guidance in the NPPF.
- c In relation to neighbourhood planning, the PPG states that local communities can choose to set planning policies through a Neighbourhood Plan that is used in determining planning applications.
- d Neighbourhood Plans enables communities to play a much stronger role in shaping the areas in which they live and work and in supporting new development proposals. Neighbourhood planning provides the opportunity for communities to set out a positive vision for how they want their community to develop over the next 5, 10, 15, or 20 years in ways that meet identified local needs and make sense for local people.
- e In relation to the allocation of sites for development the PPG advises that if a Local Authority is intending also to allocate sites in the same neighbourhood area the Local Planning Authority should avoid duplicating planning processes that will apply to the neighbourhood area.
- f A Neighbourhood Plan can allocate additional sites to those in a Local Plan where this is supported by evidence to demonstrate need above that in a Local Plan. Also, a Neighbourhood Plan can propose allocating alternative sites to those in a Local Plan, but a qualifying body should discuss with the Local Planning Authority why it considers the Local Plan allocations no longer appropriate.
- g In relation to infrastructure the PPG states that a qualifying body may wish to consider what infrastructure needs to be provided in their neighbourhood area alongside development such as homes, shops or offices. Infrastructure needed to support development and ensure that a neighbourhood can grow in a sustainable way.

- h Further, the PPG explains that whilst a draft Neighbourhood Plan is not tested against the policies in an emerging Local Plan, the reasoning and evidence informing the Local Plan process is likely to be relevant to the consideration of the Basic Conditions against which a Neighbourhood Plan is tested. Paragraph 184 of the NPPF states: *The ambition of the Neighbourhood Plan should be aligned with the strategic needs and priorities of the wider local area.*

2.3 a National Policies Summary

- b The Government is committed to the objectives for sustainable development, whilst also significantly boosting the supply of new housing, protecting Heritage Assets and the protection of the best of the natural environment and countryside. The Government is committed to neighbourhood planning and the benefits that can accrue to local communities when they have power and control over locally based development, infrastructure, ensuring high quality design, and the protection of the natural and historic environments. This sets the context for the preparation of Neighbourhood Plans.

2.4 The Development Plan

2.5 a Eastleigh Borough Local Plan 2001-2011

<https://www.eastleigh.gov.uk/planning-and-building/planning-policy-and-implementation/local-plan/previous-local-plans/local-plan-2001-2011>

- b The Plan was adopted in May 2006 and covered the period up to 31 March 2011.
- c Notwithstanding, in May 2009 the Secretary of State issued a Direction saving certain policies of the Plan until replaced by the (then) new local development framework. There are 174 Saved Policies.

<https://www.eastleigh.gov.uk/media/1308/090514-sos-direction-re-saved-policies-web.pdf>

- d Of the Saved Policies, the following are of particular relevance:

166LB	Protection of archaeological sites;
167LB	Protection of non-scheduled sites;
168LB	Archaeological evaluation;
169LB	Criteria for development in Conservation Areas;
170LB	Demolition in a Conservation Area;
171LB	Setting of buildings in a Conservation Area;

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172LB	Advertisements in a Conservation Area;
173LB	Listed building demolition;
174LB	Listed building alterations;
175LB	Buildings of Local Importance (Appendix II);
176LB	Enabling development;
177LB	Protection of historic parks and gardens;
178LB	Botley Mill restoration.

2.6 a Eastleigh Borough Local Plan 2011-2029

<https://www.eastleigh.gov.uk/media/2244/draft-eastleigh-borough-local-plan-2011-2029-document-february-2014.pdf>

- b The draft Plan was submitted to the Secretary of State for Examination on 15 July 2014. Following the Examination Hearings, the Inspector issued his preliminary findings, wherein he found the Plan was not sound because it did not provide sufficient housing, in particular affordable housing.
- c The Council's Cabinet considered the situation in December 2014 and concluded that work should commence on the preparation of a new Local Plan extending the plan period to 2036. Therefore, no further work has been carried out on the submitted 2011-2029 plan.

2.7 a Eastleigh Borough Local Plan 2011-2036

<https://www.eastleigh.gov.uk/media/3484/final-local-plan-document-june-2018-print.pdf>

- b The submission version of the Eastleigh Borough Local Plan 2011-2016 was submitted to the Inspector on 31 October 2018
- c The submission version of the Local Plan should have provided the most up-to-date expression of the Council's planning policies. Whilst the Plan will not become part of the statutory Development Plan until after its Examination and formal adoption, it should represent the best starting point for the preparation of the Botley Neighbourhood Plan. However, a number of changes to the submitted Local Plan have been made as a result of the Inspector's preliminary comments. The changes relevant to Botley in Eastleigh Borough Local Plan 2016-2036 Schedule of Main Modifications to the Submitted Eastleigh Borough Local Plan and Eastleigh Borough Local Plan 2016-2036 Schedule of Additional Modifications to the Submitted Eastleigh Local Plan have been taken into account in this Paper. Further changes may be made after the Plan's Examination and if changes are relevant to Botley these will be taken into account during the later stages of the Neighbourhood Plan preparation.

<https://www.eastleigh.gov.uk/media/5712/ed32-final-initial-lp-main-mods-signed-off-version.pdf>

<https://www.eastleigh.gov.uk/media/5711/ed34-final-initial-lp-additional-mods-signed-off-version.pdf>

- d It is expected that the new Local Plan will be adopted before the Botley Neighbourhood Plan is made.
- e The following parts of the submission Local Plan are considered relevant to the preparation of this Paper:

Chapter 3	Vision, Objectives and Strategy for New Development;
Policy S1	Delivering sustainable development;
Table 1	Existing Settlement Hierarchy;
Policy S2	Approach to new development;
Policy S3	Location of new housing;
Policy S4	Employment provision;
Policy S7	New development in the countryside;
Policy S8	Protection of countryside gaps;
Policy S10	Green infrastructure;
Policy S11	Community facilities;
Policy S12	Transport infrastructure;
Policy S13	Strategic footpath, cycleway and bridleway links;
Policy DM1	General criteria for new development;
Policy DM2	Environmentally sustainable development;
Policy DM3	Adaptation to climate change;
Policy DM4	Zero or low carbon energy;
Policy DM5	Managing flood risk;
Policy DM6	Sustainable surface water management and watercourse management;
Policy DM8	Pollution;
Policy DM9	Public utilities and communications;
Policy DM10	Water and wastewater;
Policy DM11	Nature conservation;
Policy DM12	Heritage assets;
Policy DM13	General development criteria – transport;
Policy DM14	Parking;

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- Policy DM15 Safeguarding existing employment sites;
- Policy DM17 Agricultural development;
- Policy DM18 Extension and replacement of non-residential buildings in the countryside;
- Policy DM19 Change of use of buildings in the countryside;
- Policy DM21 New retail development;
- Policy DM23 Residential development in urban areas;
- Policy DM24 Housing sites and mixed-use sites including housing with planning permission;
- Policy DM25 Redevelopment of urban sites in unneighbourly use;
- Policy DM26 Creating a mix of housing;
- Policy DM27 Delivering older peoples' housing;
- Policy DM28 Residential extensions and replacement dwellings in the countryside;
- Policy DM29 Rural workers' dwellings;
- Policy DM30 Delivering affordable housing;
- Policy DM31 Dwellings with higher access standards;
- Policy DM32 Internal space standards for new residential development;
- Policy DM34 Protection of recreation and open space facilities;
- Policy DM35 Provision of recreation and open space facilities with new development;
- Policy DM36 New and enhanced recreation and open space facilities;
- Policy DM38 Community, leisure and cultural facilities;
- Policy DM39 Cemetery provision;
- Policy DM40 Funding infrastructure;
- Policy HE1 Land west of Woodhouse Lane, Hedge End;
- Policy BO1 Land south of Maddoxford Lane and east of Crows Nest Lane;
- Policy BO2 Land west of Uplands Farm;
- Policy BO3 Land east of Kings Copse Avenue and east of Tanhouse Lane;
- Policy BO4 Land north of Myrtle Cottage, Winchester Road;
- Policy BO5 Botley Bypass;

- Policy BO6 Junction improvement, Botley Road/Bubb Lane roundabout (Denham's Corner);
- Policy BO7 Botley Mill.

3.0 Botley history

- 3.1 The Parish of Botley is located in the easternmost part of Eastleigh Borough and includes the settlements of Botley Village, Boorley Green, Long Common and part of the settlement of Hedge End which is referred to as Western Botley. To the north, the Parish extends as far as Horton Heath. The eastern extent of the Parish is bounded by the Hamble River. To the west, the Parish extends to and includes parts of Hedge End (a major residential neighbourhood, with extensive commercial and retail areas). To the south, the Parish extends almost as far south as the M27 motorway.
- 3.2 The Parish is essentially rural in character, with the historic village of Botley at its centre.
- 3.3 The village of Botley dates back to Roman times and maybe before. There has been a settlement at Botley since at least the tenth century. The Domesday Survey states that Botley had been held by Cheping, a Saxon nobleman until he was dispossessed at the time of the Norman Conquest by Ralph de Mortimer. One of his descendants took the name John de Botele. Thomas, a descendant of John, granted the whole estate of Botley to the Bishop of Winchester under trust for the endowment of the Chapel of St Elizabeth of Winchester College in 1304 and it remained in the possession of the college until the dissolution of the Monasteries in 1536.
- 3.4 At the Dissolution, the manor of Botley was given by Henry VIII to Thomas Wriothesley, Earl of Southampton. It remained in the family through four generations until the last, Richard, died in 1667. The manor passed to his daughter, Elizabeth and then to the Duke of Portland. The manor was sold to the Reverend Richard Eyre in 1775, to and James Warner in 1833.
- 3.5 The early village of Botley began to develop on the route of the Roman road from Portchester to Bitterne to the south of the present-day village. A Saxon Church was built, the chancel of which remains today and is now part of the River Hamble Country Park.

- 3.6 Botley was the first practical crossing point at which the River Hamble could be forded at low tide and thus was a logical location to establish a settlement. Also, it was the furthest point that barges could reach at high tide. This was why, at Botley, three important trades were established, the exportation of timber, flour milling and the manufacture and exportation of wooden barrels. Barges could come up full of grain from the port of Southampton with the rising tide and back with timber or milled flour on the falling tide.
- 3.7 Thus, it was the obvious place for the location of the Botley Flour Mills. The Botley Turnpike was also a strong factor in its location. A flour mill has been in the area for over 1,000 years. The oldest part of the current building dates from 1770 with much being rebuilt and extended in 1870. Formerly, the mill was owned by the Duke of Portland and known as The Duke of Portland Mill. Botley Mills was in the ownership of the Lords of the Manor until it was purchased by William and James Clarke in 1838. Ownership passed to the Botley Flour Milling Company in 1921 and in 1928 was sold to the Appleby family and remains in their ownership today. Milling ceased in 1993 and the today the Mills are a craft and business centre.
- 3.8 In the early 1800s William Cobbett, a famous resident of Botley, wrote that Botley was the most delightful village in the world. Sadly, were he alive today, it is very doubtful if, due to the excessive traffic, pollution and overdevelopment, he would continue to hold that view.
- 3.9 In the late 13th century a grant by Charter of a weekly market and fair was granted by the Lord of the Manor, which indicated the growing importance of the Village. In 1756 the Hamble was bridged, and the establishment of the Botley Turnpike accelerated the development of the Village, which is today still characterised by many of the listed buildings in the Village centre.
- 3.10 From a village which was first recorded as having a population of about 100 it has now grown to over 5,100. Much of its development has occurred in the late 1900s and more recently.
- 3.11 Traffic, particularly the use of heavy goods vehicles (HGVs), has grown exponentially to the point that many of the historic and listed buildings are at risk from vibration damage and in certain areas, particularly Mill Hill, physical damage. The principal roads, particularly High Street and Winchester Street are narrow and designed for horse traffic in the 1800s and before. They are certainly totally inadequate for the type and volume of traffic which currently passes. A very poor air quality, which affects the health of many children and the elderly has been the result. This has led to an AQMA (Air Quality Management Area) designation. Although detailed elsewhere, the provision of a bypass is vital if the character and

integrity of Botley's ancient built heritage is to be maintained and preserved along with the health of the inhabitants.

- 3.12 The Village is served by Botley railway station, actually just in Curdridge Parish, with links to cities and towns on the coast and to Eastleigh and beyond. The station owes its existence to the important local strawberry growing industry that was active in 1840 when the station opened. It provided a fast link to Covent Garden and the important markets in London. Sadly, by 1940 large scale strawberry growing had ceased. It is now principally an important passenger service and a depot for construction aggregates, the latter being one of the main causes of the number of HGVs that pass through Botley. This will be avoided when the Botley Bypass opens.
- 3.13 There are a number of significant buildings in the Village built in the 16th to 19th centuries including the Market Hall (built by James Warner), the Corn Market, Steeple Court (an Elizabethan manor house), Manor Farm, the Catherine Wheel on the corner of Church Lane, the jettied house on Winchester Street, All Saints Church (1836) and the Church of England Primary School (1885).
- 3.14 In the 19th century Botley was an important strawberry growing area, utilising the railway for easy access to markets. After World War II competition from Europe started to bring an end to commercial strawberry growing at Botley.
- 3.15 The centre of Botley and Botley Mills lie within a designated Conservation Area, which contains many Listed Buildings.
- 3.16 Botley is very rich in history with a strong heritage and unique character. It should be protected from excessive development, which could irrevocably harm its character.

4.0 The Conservation Area

- 4.1 The central area of the Village is a designated Conservation Area. This covers most of The High Street, Mill Hill, Church Lane and Winchester Street.
- 4.2 Any new construction in the Conservation Area should be only small scale.
- 4.3 Design and materials should be of a traditional nature with *modern materials and cutting-edge design* strongly discouraged.

- 4.4 Botley is considered a *special traditional village*. Any future small-scale development in the Conservation Area must respect this and, if possible, enhance it.
- 4.5 Botley Village centre has developed into an area depicted by its specialist, destination retail outlets. This should be supported and encouraged. This can best be achieved by enhancing the existing parking and creating additional parking to encourage visitors to the shops and restaurants of the Village. Also, this is addressed in the Traffic section of the Neighbourhood Plan. A few former shops have in the past changed their use to residential. Any such future change of use applications should be discouraged.
- 4.6 A pleasing aspect of the Village centre and the Conservation Area is the lack of fast food outlets. Any future planning applications for such discordant uses should be refused. External shop signs can also be discordant in a Conservation Area. In accordance with current Eastleigh Borough Council policy, shop signs should be non-illuminated and at ground floor level only.
- 4.7 Important in a Conservation Area is the signage and street lighting. Also, there are a number of examples, though not in the Conservation Area, of interesting and historic items, which on their own may not be significant, but add to the history of the Village.

5.0 Listed Buildings

- 5.1 Botley houses fifty Grade II listed buildings and one Grade II*, St Bartholomew's Church (see Appendix 1). Within the entirety of Eastleigh Borough this represents 28% of the buildings which are listed and 3% of those listed in Hampshire. Thus, the village of Botley contributes a disproportionate amount of the Heritage Buildings to the Borough and County. Thus, due to its heritage and history, it deserves special protection.
- 5.2 Significant amongst the important Botley Listed Buildings are shown in sections 5.3 to 5.6.
- 5.3 Botley Mills
- a The Mill buildings and their site are recognised by Eastleigh Borough Council, as being of significant importance to the history and heritage of Botley. A flour mill and paper mill has existed for many centuries. The current buildings, constructed about 1760, were located because they were

both adjacent to the Botley Turnpike and was at the head of the navigable River Hamble. Grain could be delivered by barge from Southampton on the rising tide and returned as milled flour on the falling tide. The mill wheels were driven by waterpower, the flow of which was controlled by sluices to increase or decrease the power of water flowing from the upper Hamble. These sluices and the buildings to house them still exist and were in commercial use until 1985. They, together with the main buildings, which are in an advance state of dilapidation, should be preserved. The lower parts are used as shops and a restaurant which enhances the specialist nature of Botley's shopping experience.

5.4 The Square

- a The High Street, known as The Square, and the southern end of Winchester Street, houses 30 of the imposing listed buildings of Botley. Many of these were occupied by notable citizens. Together these buildings represent the most striking feature of Botley. Amongst these is the Market Hall, erected in 1848, and All Saints Church, built in 1836. Also, located here are the three public houses closest to the Village centre, two are listed grade II buildings, which should be considered as Community Assets. The Neighbourhood Plan should encourage their continuance and resist any change of use applications. A further public house is located further north in the Parish at Boorley Green and whilst it is not nationally listed, it is locally listed and is equally important as a Community Asset and an important place for social intercourse and also should be protected from change of use and development.

5.5 Manor Farm (Grade II listed) and St Bartholomew's Church (Grade II* listed)

- a The location of St Bartholomew's Church and Manor Farm suggests that in medieval times the Village was mainly to the south of its present location with the probability that there was an established crossing of the Hamble at a much lower point. St Bartholomew's is on the site of an earlier Saxon Church with the present structure dating from the 14th century. The Manor Farm dates from the early 1500s. It comprises an interesting and largely intact group of medieval farm buildings. It is owned by Hampshire County Council and is used as an attractive, popular and valuable visitor centre.

5.6 Botley Parish Wharf

- a Located off Church Lane the wharf, now semi derelict, is still in clear visual evidence. Although now unused, this wharf, which linked Botley with the important port of Southampton, was the principal cause why three significant local trades developed. Flour from Botley Mills was sent to Southampton and locally grown timber for shipbuilding and other uses and barrels from the Botley cooperage were also exported. Also, the wharf was

important as barges full of building materials, coal and day to day necessities arrived via this wharf.

6.0 Archaeology and Geology

6.1 Three of the river valleys in Hampshire, the Test, the Itchen and the Meon, have in the past been afforded protection from excessive and destructive development, but for some inexplicable reason the Hamble River basin has not received the same safeguards. Already development within Botley Parish threatens archaeological sites and relics. No further development should be permitted that endangers existing heritage sites. Any development that is allowed must be accompanied by a detailed archaeological survey and mitigation proposals.

6.2 Botley and the River Hamble

a The River Hamble has been a conduit for human activities reaching back to at least the Palaeolithic era. Much investigation has been carried out in the areas alongside the lower reaches of the Hamble, with many findings as detailed below. There has been less activity in the Botley Parish area, so it is very likely that archaeological sites and artefacts are still to be found, in line with existing discoveries detailed below.

6.3 Stone Age - pre 2000 BC, including Palaeolithic, Mesolithic and Neolithic

a Flint tools and other artefacts have been discovered in gravel beds in the River Hamble basin. It is likely that the wet, marshy areas of the upper river contained various food sources and deserve investigation.

6.4 Bronze Age - 2000 BC to 650 BC

a A hoard of Bronze Age axes has been found near the river. These Bronze Age peoples engaged in maritime trading and commerce in the English Channel and North Sea. It is entirely likely that the Hamble provided havens for shipping, which are still to be discovered.

6.5 Iron Age - 650 BC to 43 AD

a The Hamble River formed the dividing line between two Iron Age tribes and defensive mounds and ditches have been found at various places in the river valley. Excavations in the 1930s led to the discovery of salt workings, brick workings and potteries.

6.6 Roman sites – 1st to 5th Century AD

- a The following sites have been identified in Botley Parish:
 - i at Manor Farm - a part of the Roman Road between Chichester and Bitterne;
 - ii at Boorley Green - a short section of Roman road discovered by the Southern Water archaeologist;
 - iii adjacent to Ford Lake at Braxells Farm - a Roman pottery, and;
 - iv adjacent to sewage works by the river at Marks Farm - remains of Roman buildings excavated in 1895.
- b Immediately across the river from the Marks Farm Roman site (see 6.11d), but in Curbridge, are remains of pottery kilns and a possible villa. It is likely that this was where the above-mentioned Roman (see 6.11a and 6.11b) road crossed the river.

6.7 Saxon sites – 5th to 11th Century AD

- a The following sites have been identified in or very close to Botley Parish:
 - i Log Boat unearthed at Fairthorne Manor in 1885;
 - ii Saxon or Norman font unearthed in 1740 - now in Botley Parish Church, and;
 - iii four cremation urns found at Braxells Farm during development in 2016

6.8 Mediaeval sites – 11th to 16th Century AD

- a The following sites have been identified in or very close to Botley Parish:
 - i remains of mediaeval bridge at Curbridge;
 - ii remains of several mills by Ford Lake, of various dates, and;
 - iii wreck of Henry V's flagship, the Grace Dieu, in the River Hamble, where it borders on the River Hamble Country Park.

6.9 18th and 19th Century AD

- a The following sites have been identified in Botley Parish:
 - i site of William Cobbett's house on the river bank by Botley Bridge, and;
 - ii remains of the harbour and Parish Quay, off Church Lane, Botley.

6.19 World War II sites and remains - 20th Century

- a During the Second World War areas in Botley Parish and the Upper Hamble were used extensively by British, American and other Allied forces. In the run up to D-Day, on the 6th June 1944, very large numbers of troops occupied permanent and temporary camps in and around Botley. Many roads in the area were strengthened to take convoys of vehicles waiting to embark for France. Of particular note are the following:
 - i the site of HMS Cricket in the River Hamble Country Park, where Landing Craft crews trained for D-Day. The concrete bases of the Nissen huts and other buildings cover a large area around the QE2 Activity Centre and many artefacts can still be found in the woodland;
 - ii the Landing Craft bays in Hoe Moor Creek are still just visible;
 - iii the remains of a Starfish decoy site and concrete road at Marks Farm;
 - iv the site of Observer Corps building at Braxells Farm, and;
 - v Maddoxford Lane has a concrete base, under modern tarmac, from Winchester Road at Boorley Green through to Curdridge and includes a bay where Winston Churchill and General Eisenhower are said to have rested while touring the area.
- b All the sites listed in 6.19 warrant further investigation, as little has been done up to now.
- c If future generations of Botley residents are to enjoy the rich archaeological heritage that undoubtedly exists in the area, then strenuous efforts must be made to protect present and future sites from damaging development.
- d For those of older generations the Second World War seems a comparatively recent and vividly remembered part of their lives. However, for younger residents it can be fairly ancient history, despite the attention now being paid to it in schools. Therefore, it is important that attention should be paid to preserving what is left of the heritage items dating from that period.
- e In and around Botley there can still be found evidence of the extensive military use made of the whole area, particularly in the months before D-Day. Of particular of note are:
 - i
 - i the control building and concrete access road for the Starfish Decoy site at Marks Farm. This was an area by the River Hamble, said to resemble the River Itchen at Southampton, where during an air raid flares were lit to attempt to persuade enemy planes to drop their bombs there instead of on the City;
 - ii part of the concrete road system laid to carry vehicles travelling to the ports or waiting to embark. This is along Maddoxford Lane at Boorley Green. It has been tarmacked over many times but still breaks through and is very evident. There are two lay-bys, one of which is said to

- have provided a resting place for Generals Montgomery and Eisenhower during an inspection tour;
- iii the bases and other remains of the HMS Cricket hutted camp in the River Hamble Country Park, covering an extensive area;
- iv the Landing Craft bays at Hoe Moor Creek, whose crumbling wooden sides are in urgent need of preservation;
- f Sherecroft House is of note:
 - i essentially is part of Botley Village although it lies just within Curdrige Parish;
 - ii within the house there is a bomb proof room which was used for the later development of the Spitfire;
 - iii the house was used as an invasion base by the Americans for D-Day;
 - iv in the grounds are large cone shaped concrete blocks that formed part of the roadblock across Botley Square;
 - v in the wall adjacent to the road there is a look-out tower and possible machine gun post, now mainly covered by ivy, and there are 4 others in the surrounding walls, and;
 - vi on the same wall as the look-out tower are numbers marking two bays for parking military vehicles just before D-Day. These have been regularly re-painted ever since by various unknown residents.
- g While some of these are being cared for there is danger that, through careless development or deliberate demolition work, others may be lost.

6.20 Geology

- a The geology of the area consists of a limestone aquifer over laden by the Bracklesham beds. which consist of loose sand and gravels containing large numbers of fossils from the Eocene period, which can be seen in the banks of the Pudbrook.
- b The whole area needs to be included in the Sites of Importance for Nature Conservation for Botley. This could help alleviate deep borings and fracking and protect the Eocene fossil beds.

7.0 Design considerations

7.1 Introduction

- a Having regard to the history of Botley, the Conservation Area, the Listed Buildings, the Locally Important Buildings and the local Archaeology it is necessary to distil all of these aspects of Botley's Heritage into a design approach. This approach can guide future planning applications for new

development in the Parish in order to ensure that such developments respect the heritage and character of the area that make it distinctive and to ensure that new development *fits-in* with what is best about the area.

- b This design approach will help to ensure that new development makes a positive contribution to the character and appearance of Botley and to ensure that new development is sustainable.
- c The Neighbourhood Plan does not seek to prevent development, where such development will make a positive contribution to the local community but does seek to provide guidance as to the type, character and quality of development which is seen as being compatible with the unique quality of the area.
- d The remainder of this Section provides a summary analysis of local vernacular, building types, scale, mass, building forms and materials, which help to shape and define Botley and from that information provide guidance as to the approach the Neighbourhood Plan will expect new development proposals to have regard to in the preparation of planning applications.

7.2 Local vernacular, scale, mass, and building forms

- a Botley Parish Council has undertaken a photographic study of Botley Village and the surrounding area in order to identify the elements of building scale, mass, building forms and materials that combine to shape the local vernacular of the area.
- b This study was undertaken in sections – that is Botley Station to Botley Mill; Church Street; the High Street; Winchester Street; Botley south; Botley west, Botley north and Boorley Green. The following descriptions summarise the key elements identified in each area.

7.3 Context

- a This study area starts at Botley Railway Station, which is outside the Botley Parish boundary, and runs westward into the Village.
- b Whilst lying just outside the Parish boundary, Botley Railway Station is an important part of Botley's heritage and evolution.
- c The original Village settlement grew up around what was the lowest crossing point of the River Hamble, being a small Saxon settlement established in the 10th century some distance from the river at the bottom of Church Lane and Brook Lane. The Village probably moved north to its present location as a result of the establishment of a market and annual fair around 1267. It may have been at this time that a new crossing of the river was established at what is now The Bridge.
- d Botley then grew slowly as a small medieval town and expanded from the Market Square in the High Street along Winchester Street and Church Lane and was an important centre for the trade in stone slates brought by water

from Devon and Cornwall. The first bridge at Botley was opened in 1797, removing delays of up to 6 hours to cross the river. This marked the start of the decline of Botley as a staging-post and the weekly and annual market were patronised much less. In the 18th and 19th Centuries, with the improvements in roads, the building of a bridge across the river, the coming of the railways in 1841 and the final cessation of the market and fair, the importance of Botley waned.

7.4 Botley Station to Botley Mill and Mill Hill

- a The railway came to Botley in 1841 on the Eastleigh to Gosport line and a branch line to Bishop's Waltham opened in 1863, which was closed to passengers in 1933 and to freight in 1962 (image 1).
- b The boarded-up remains of the original signal-box can be seen on the northern side of the current station platform (image 2).
- c The railway provided quick access to centres throughout the country for the distribution of strawberries, and Botley became an important area for strawberry production with 36 commercial growers in Botley. However, after the Second World War competition from Europe brought an end commercial strawberry growing in the area.
- d The railway station today functions as a local railway halt, providing an accessible rail network link to Eastleigh and from there Southampton, London and beyond. The Railway Inn, just opposite the station on the east side on Station Hill, is a typical 19th century Inn built from red facing brick with yellow brick quoins and header courses, vertically proportioned Georgian styled windows, covered by a slate tiled roof. The building has since been extended significantly over the years (image 3).
- e Moving southward along Station Hill there are commercial buildings on the west side of the road beyond which are open fields, through which the proposed Botley Bypass will be aligned to meet with the A334 in a new junction arrangement. Further to the south, on the north side of the A334, which becomes Mill Hill beyond the junction between the A334 and the A3051, lies Sherecroft House and a number of substantial traditionally styled houses in Sherecroft Gardens (image 4).
- f To the south lies Botley Hill House.
- g Beyond, lies The Bridge and immediately adjacent Botley Mill, a Grade II Listed Building. A mill has existed on its present site since Saxon times. The existing mill dates from about 1770 and is of considerable architectural and historic significance. Milling ceased in 1993 and today the Mills are used as a craft and business centre (image 5).
- h Today the setting of the Mills is adversely affected by the large modern asbestos clad building set on the site's frontage to the east of the main building. The Mill is built from red facing brickwork with yellow stringer

courses, utilises large ground floor archways, traditional windows, and pitched roof dormers, under a steeply pitched tile clad roof.

- i The Mill is a prominent landmark building and defines the eastern edge of Botley Village. The land rises from the Mill in a westerly direction into The Square, the centre of the Village. This change in level is reflected by the large retaining wall in front of numbers 13-16 Mill Hill (image 6).
- j Numbers 13, 14, 15 and 16 Mill Hill are Listed Buildings, and are mainly two-storey in height, built from soft red facing brickwork with brickwork banding, with traditionally proportioned timber windows and doors under steeply pitched roofs clad with small red clay tiles, with red facing brick chimneys. The houses are set-back from the road by a significant retaining wall with railings, which addresses the change in levels to the roadway.

7.5 The High Street and The Square

- a When approached from the east along Mill Hill the entrance to The Square, the triangular marketplace thought to be established by John De Betele sometime after 1267 when he was given a Charter by Henry II, lies at the junction between Mill Hill, Church Lane and Winchester Street. On the corner of Church Lane and the High Street is the Catherine Wheel building, a Listed Building, first recorded in *Rentals for the Manor of Botley* in 1546 and has been in use as a public house, a temperance hotel, meeting rooms and private accommodation.
- b The Catherine Wheel building is rectangular in form and two storeys in height, built from a soft red facing brick under a steeply pitched red clay tile roof. The front elevation has traditionally proportioned sliding sash windows (image 7).
- c Further to the west, along the Market Hall and the Dolphin Public House dominate the south side of The Square. The Market Hall was built in 1848 in a classical style with four Tuscan columns, a pediment and a clock tower added in 1897 to commemorate Queen Victoria's Diamond Jubilee. The building projects slightly forward of its neighbours allowing it to dominate the street scene (image 8).
- d The Dolphin Public House is a three-storey building built from a red/brown facing brick under a steeply pitched clay tile roof. The front elevation has a series of symmetrically arranged traditional vertically proportioned sliding sash windows either side and above a classically styled entrance portico. The building is listed and compliments the Market Hall.
- e Further to the west the High Street narrows and is flanked by mainly 16th and 17th century buildings. Numbers 13-15 High Street (Regginas Italian restaurant) is a good example of a timber framed building. Both Number 13 and 15 are Listed Buildings (image 9).
- f Georgian buildings are represented by number 25 High Street, a five bay house with a central pediment over the central three bays, built of red/brown

facing brick and with traditional vertically proportioned timber sash windows under a pitched tiled roof, and number 23 (next door) with a projecting porch and fluted columns, with vertically proportioned sliding sash windows and a rendered front elevation, under a pitched clay tiled roof.

- g Other buildings further west along the southern side of the High Street include Portland House (a Listed Building) set well back from the road, and number 31 High Street, also a Listed Building, built from a red/brown facing brick with traditional arched timber windows, a traditional timber shop front, under a steeply pitched clay tiled roof with three dormer windows to the front elevation.
- h Beyond number 31 lies a row of traditional red brick pitched roofed buildings fronting onto the street, with projecting gables at first floor level (image 10).
- i Beyond this terrace lies All Saints Church the building of which commenced in 1836 as a plain gothic yellow brick building with a flanking north west tower which provides a landmark to the Village. The church was extended in the 1970s (image 11).
- j On the north side of The Square lies The Bugle Inn, a Listed Building, which along with the Dolphin are the only Public Houses that remain of the 14 that once existed in the Village. The Bugle Inn sits within a row of mainly traditionally styled two storey pitched roof buildings, the architectural integrity of which has been compromised in some cases by insensitive shop front design.
- k The Bugle Inn has a rectangular shape, is built from a soft red facing brick with an archway on the west side of the front elevation, traditional vertically proportioned sash windows and classical portico with columns. The building has a steeply pitched clay tiled roof typical of the area (image 12).

7.6 Church Lane

- a Church Lane extends southward from its junction with Mill Hill and Winchester Street on the eastern edge of The Square and includes a number of Listed Buildings including Cobbett's Cottage, Ivy Cottage, buildings at Marks Farm, Church of St Bartholomew, the Manor Farm Farmhouse and Granary Shed.
- b Cobbett's Cottage sits end-on to Church Lane and is built from red brick with slate cladding and a pitched clay tiled roof (image 13).
- c Ivy Cottage (12 Church Lane) has a rectangular plan form is built of red facing bricks with a painted front elevation, an ornate porch and traditional vertically proportioned timber windows under a steeply pitched clay tiled roof (image 14).
- d Also evident in Church Lane is a pair of modern cottages designed to respect the traditional local vernacular, scale, building form and materials. These new buildings illustrate how good design can be used to ensure that

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new development fits-in with the character and quality of the Village, including in relation to how car parking can be addressed (images 15 and 16).

- e Further to the south on the east side of Church Lane lies Hamblewood Court, a modern development but one which also demonstrates how traditional design features can be incorporated into new development (image 17).

7.7 Winchester Street

- a Like Church Lane, development along Winchester Street took place as part of the growth of Botley in the 16th and 17th centuries. Looking north from The Square the buildings on both sides of the street present a series of pitched roof clay tiled mainly red brick buildings, a series of chimney to the east side and the distinctive timber framed structure of number 8. Overall the architectural scale form and materials are similar to The Square.
- b Numbers 2 and 4 Winchester Street (Listed Buildings), situated on the corner with Mill Hill are a pair of two storey red brick houses under red clay tile ditched roofs, with a simple but pleasing design (image 18).
- c Number 8 Winchester Street is one of the most notable buildings in the street and has the date 1601 carved into one of the brackets that support the upper floor. It is a traditional rectangular plan two storey dwelling with slightly cantilevered timber framed first floor, with a large gabled chimney under a steeply pitched clay tiled roof (image 19)
- d On the west side of Winchester Street numbers 3, 5, 7 and 19 are also Listed Buildings. Numbers 3 and 5 are a pair of white painted detached two storey pitched roof dwellings of traditional design with central doorways with small classical porticos, flanked by symmetrically arranged vertically proportioned timber sash windows (image 20).
- e Number 7 Winchester Street is a traditional two storey red brick clay tiled pitched roof dwelling with traditional vertically proportioned sash windows in a pleasing solid to void ratio. The front elevation includes brick feature banding and is well vegetated with climbing plants (image 21).
- f Winchester Street also contains a new development (Twin Oaks), adjacent to number 19, which illustrates how the use of traditional local vernacular, scale, building form, materials and proportions can be used in good design to ensure that new buildings fit-in and complement the character and quality of the area (image 22).

7.8 Botley South

- a The growth of Botley gathered pace in the inter-war years and since around the 1950's with modern estates springing-up to the south, west and north of the Village. To the south of the Village a new 1920/30's style estate was

developed at Four Acres and is typical of the period (image 23). The development is set around a large central green space. The houses are built of red/brown facing brick under steeply pitched tiled roofs. To that extent they reflect the local vernacular of the Village but are let down by the use of modern horizontally proportioned windows and picket fencing.

- b Further to the west in Mortimer Road is an area of modern 1960's bungalows with a mixture of elevations in brick and render, modern windows and concrete roof tiles. These houses do not relate well to the local vernacular of the traditional parts of the Village.
- c To the west of the bungalows further along Mortimer Road lie more modern mainly two storey houses in an estate form, dating from around the 1970's and 1980's. These houses do not relate well to the local vernacular of the Village.

7.9 Botley West

- a Within Botley Parish, on its western edge, lies modern housing development forming part of the large planned Hedge End residential neighbourhood comprising of several thousand houses, built mainly since the 1970's. These modern houses have little regard for Botley's local vernacular and although within the Parish, relate more to Hedge End than to Botley (image 24). However, Western Botley does benefit from lovely views to the east towards the River Hamble Country Park. There are rural walkways through woodland and over fields towards Botley Village.

7.10 Botley North

- a Similarly, to the north of Botley High Street quite large-scale modern estate-style development took place from around the 1960's, broadly contained by Winchester Road in the north-east and Homesland Lane in the west. This development comprises a mixture of bungalows and mainly two storey dwellings of modern design which do not relate well to the historic local vernacular of the Village.

7.11 Boorley Green

- a To the north of Botley Village, along Winchester Road, lies the Hamlet of Boorley Green, which was originally a small satellite farming extension of the Village. Boorley Green until fairly recently was semi-rural consisting of farmland and a small residential enclave comprising a broadly triangular area bounded by Winchester Road to the west, Maddoxford Lane in the north-east and Crows Nest Lane to the south. The earliest few houses within the hamlet date from the 18th century. Approximately a further twenty houses during the Victorian and early Edwardian periods and these relate well to the local vernacular. During the 1950s and 1980s the hamlet was infilled with a mixture of bungalows and mainly two storey buildings. Much

of the 1950s development relates poorly to the local vernacular, although some of the more recent development uses red facing brick for elevations and incorporates gables.

- b To the north of Boorley Green lies the Botley Park Hotel and Golf Course. The golf course land is in the process of being developed for 1,400 new houses, a Local Centre, a nursery and a primary school and playing fields. Planning permission for this development was granted by Eastleigh Borough Council. The early phases of the development demonstrate an understanding of some elements of the local vernacular of the area in the building forms, materials and architectural features (image 25).
- c This new development will, in effect, be perceived as the new northern gateway to Botley.

7.12 Future known developments in Botley Parish

- a Planning permission has been granted (on Appeal) for 680 dwellings on land north of Hedge End Station and to the west of Winchester Road, which is opposite the golf course site. This development is known as Boorley Gardens.
- b Resolution to Grant Planning permission (waiting for a s106 agreement) has been passed for 300 to 375 dwellings to the east of Winchester Street on part of Uplands Farm. This is Eastleigh Local Plan site BO2. High voltage overhead pylon supported cables transit this site from east to west at the northern end of the site. If Scottish & Southern Electric are not willing to bury or divert these cables no dwellings can be constructed under or within the cable easement and this area could be used for either additional allotments or a further Park & Stride car park for Botley Village and visitors to the listed Farm Buildings on the site.
- c Planning permission has been granted for 18 dwellings on land south of Long Garden Cottage (Boorley Green). Currently on page 41 of the Schedule of Main Modifications to the Submitted Eastleigh Borough Local Plan this is still shown as 14 dwellings, from the permission granted in 2017, without the additional 4 dwellings granted permission in 2019.
<https://www.eastleigh.gov.uk/media/5712/ed32-final-initial-lp-main-mods-signed-off-version.pdf>
- d Outline planning permission has been granted for 50 dwellings off Crows Nest Lane (Boorley Green). This site is immediately adjacent and to the east of the site off Maddoxford Lane (7.12e) for a further 50 dwellings.
- e Outline planning permission has been granted for 50 dwellings off Maddoxford Lane (Boorley Green). This site is immediately adjacent and to the west of the site off Crows Nest Lane (7.12d) and immediately adjacent and to the east of the site BO1 in the Eastleigh emerging Local Plan.

- f There are at least another 150 dwellings being planned and for which at present no planning decision has been made.
- g These new developments will further urbanise the northern part of the Parish. It will amount in total to between 2700 and 2850 dwellings, so more than doubling the number of homes in the Parish. These circumstances serve to emphasise why it is so important that new developments are of a high quality of design and materials.

7.13 Design approach in new developments

- a A number of common design elements like scale, form, architectural styles and details and use of particular materials emerge from this assessment of local vernacular and can be usefully used to guide the approach that the Parish Council considers should be at the fore-front of the design of future development in the area, to try and ensure that new development respects the character and appearance of the area and fits-in with the local vernacular.
- b Regarding Scale:
 - i most buildings in Botley are two-storey with steeply pitched roofs. The exceptions are the Botley Mill, which is a non-domestic building, the Dolphin Public House, which is part commercial and part residential accommodation, the Market Hall, which is major community building and landmark, and All Saints Church, which is a landmark building on the western side of the High Street.
 - ii The key indicator is that the majority of buildings in Botley are of two-storey in height.
- c Regarding Building Form:
 - i most of buildings in Botley are of a two-storey domestic scale and mainly have a rectangular footprint often parallel with the road frontage. Many buildings have rear wings, subservient to, and extending rewards usually at 90 degree to the main building. The majority of buildings have a domestic scale and sit under steeply pitched roofs, usually with a small clay tile covering which provides an intimate domestic scale and appearance.
- d Regarding Mass:
 - i this is the collective of scale and form and provides the overall bulk of a building shape and visual impact, most of the buildings in Botley are of a domestic scale and use. Their mass reflects their purpose and is generally not of a large order, with the exception of Botley Mills. Also, by way of example, whilst the Dolphin Public House and the Market Hall are important landmark buildings, their mass is not so large as to overwhelm their setting.

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- e Architectural Details:
 - i the traditional window form in the Village comprises vertically proportioned sliding sash timber windows, usually arranged in a symmetrical or regular pattern, that is solid to void, which produces a pleasing and rhythmic appearance typical of the 16th to 19th century building practices.
 - ii prevalent are different forms of roof dormer windows, often with pitched clay tiles roofs.
 - iii other notable features include facing brickwork banding around door and window openings and to define storey heights.
 - iv bay windows and oriel windows at ground floor level are in evidence in some places.
 - v entranceways often have small storm porches, mini-porticos or ornate porches, for example Ivy Cottage.
 - vi all of these features make an important contribution to the architecture, character and appearance of buildings in the Village.
 - vii it is notable that some of the more recent new buildings in the Village, and buildings under construction, have identified such features and incorporated them into their designs, helping to ensure that new buildings blend-in with the existing vernacular. Such design approaches are to be welcomed.
 - viii there are also examples of patterned facing brickwork, white painted brickwork some and large robust red/brown brick chimneys, which provide an added robustness to the visual appearance of buildings, particularly in prominent locations.
- f Materials:
 - i it is clear that the prevalent external material for buildings has historically been a red/brown facing brickwork and red/brown clay roof tiles. These materials are widespread throughout the Village and provide an attractive and mellow townscape of considerable character. Stone and brick retaining walls and the use of ironwork for railings add richness to the appearance of the Village.

7.14 Key Design Markers are:

- a Mainly two storey buildings of a domestic scale;
- b Occasional, carefully sited key landmark buildings of more than two storeys;
- c Mainly rectangular building forms with subservient extensions or wings;
- d Buildings sited close to the back edge of roadways;
- e Widespread use of steeply pitched roofs;

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- f Widespread use of red or brown facing brickwork;
- g Occasional use of white painted brickwork; and
- h Concealed car parking where practicable.

7.15 Use of Architectural Details including:

- a Red/brown facing brickwork;
- b Vertically proportioned sliding sash timber windows;
- c Pitched roof dormer windows with clay tiles;
- d Facing brickwork banding around door and window openings;
- e Bay windows and oriel windows at ground floor level;
- f Entranceways with small storm porches, mini porticos or ornate porches;
- g Patterned facing brickwork;
- h White painted brickwork;
- i Large robust red or brown brick chimneys;
- j Traditional timber doors;
- k Stone or brick retaining walls, and;
- l Iron railings.

8.0 Conclusions

- 8.1 This Paper has set out to address and assess the key factors that combine to make up the essential heritage, character and appearance of Botley Parish, having regard to its history and context, the key aspects of the Conservation Area, Listed Buildings, archaeology and geology. It has sought to examine and describe the design considerations that combine to make up the local vernacular of the area and to seek to identify key Design Markers, which can be used as to guide and influence the design of future development proposals for the area, to ensure that new development makes a positive contribution to the character and appearance of the area and to the local community.

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