

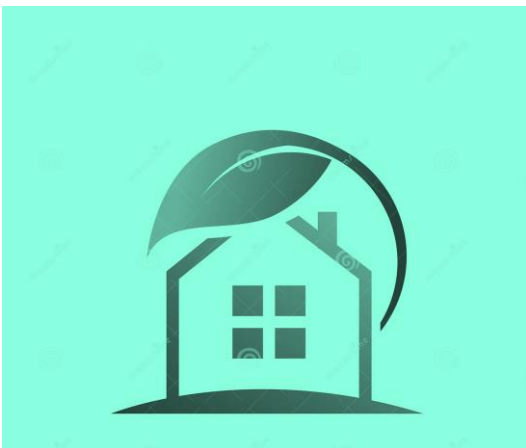
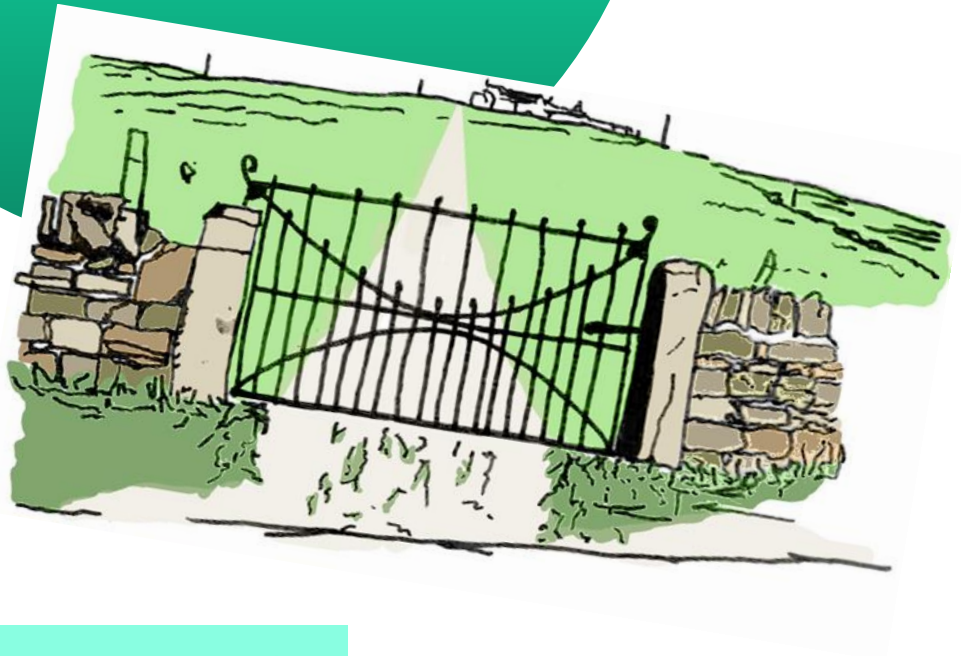
# NEIGHBOURHOOD PLAN DESIGN GUIDE

## BOTLEY PARISH COUNCIL

APPENDIX SEVEN



# DESIGN GUIDE





## DESIGN GUIDANCE

This Design Guidance has been created to assist and guide those who are either planning to develop or are assessing the design quality of a proposal within the Botley Neighbourhood Plan area. The issues discussed relate to all scales of development and so they are applicable to homeowners, businesses, and developers alike.

The Guide has been drawn up alongside the Neighbourhood Plan, to ensure that local distinctiveness will be enhanced, and local issues can be addressed.

When development is occurring in or near to a conservation area, the relevant Conservation Area Appraisal should be referred as well as this guide to ensure the proposal aligns with the guidance for its area.

This design guidance is part of the Neighbourhood Plan for Botley Parish. Whilst compliance with Neighbourhood Plan policies is expected, in very exceptional cases, some divergence will be accepted where a reasoned justification is made and there is compelling evidence.

This will allow for unique design solutions to result, whilst maintaining a high quality of new development.

Unlike a more stringent 'design code', this guide aims to assist in the decision-making process at an early stage rather than prescribe specific solutions.

The aim is for the Design Guide to improve the quality and value of a proposal, give more certainty in terms of planning and provide a consensus driven approach to the public realm

## STRATEGIC CONTEXT

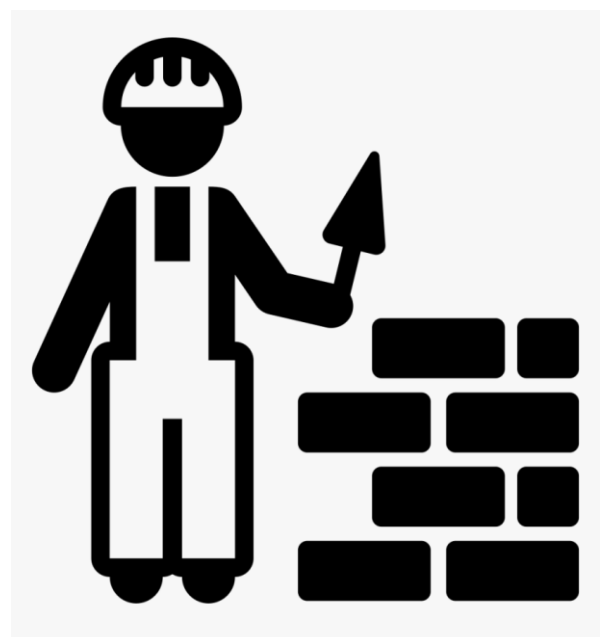
This Guide has been prepared in accordance with the National Planning Policy Framework (NPPF) 2019 and the National Planning Practice Guidance for Design. We have also used the Botley Conservation Area Appraisal published by the Eastleigh Borough Council. Sustainable development is at the heart of the Botley Neighbourhood Development Plan.

### THE NPPF (FEB 2019) Para 12 – Achieving Well-Designed Places

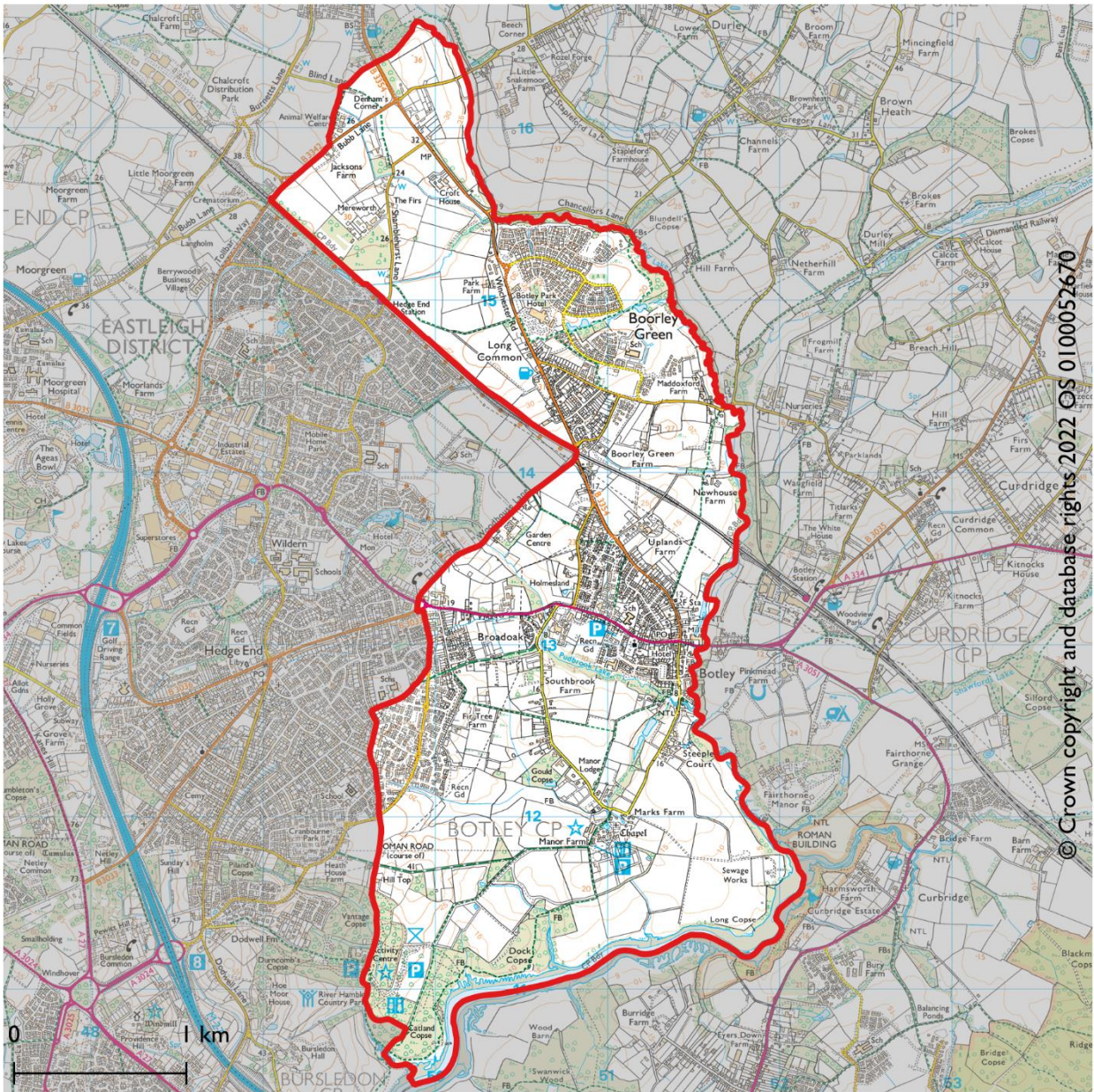
124. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

125. Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities, so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development.

126. To provide maximum clarity about design expectations at an early stage, plans or supplementary planning documents should use visual tools such as design guides and codes. These provide a framework for creating distinctive places, with a consistent and high-quality standard of design. However, their level of detail and degree of prescription should be tailored to the circumstances in each place, and should allow a suitable degree of variety where this would be justified



# BOTLEY PARISH NEIGHBOURHOOD PLAN AREA



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## HISTORIC CONTEXT OF BOTLEY

Botley Parish is located in the easternmost part of Eastleigh Borough and includes the settlements of Botley Village, Boorley Green, Long Common and 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 through part of the River Hamble country Park to the Hamble River, which form the boundary of the Parish.

The Parish is essentially rural in character, with the historic village of Botley at its centre. There has been a settlement at Botley since at least the 10th 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. In 1304 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 and it remained in the possession of the College until the dissolution of the Monasteries in 1536.

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 village. A Saxon Church, the church of St Bartholomew was built, the chancel of which remains today and is now part of the River Hamble Country Park. 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

A mill has existed on its present site since Saxon times. Botley Mills was in the ownership of the Lords of the Manor until it was purchased by William and James Clarke in 1838. Milling ceased in 1993 and today the Mills are a Craft and Business centre. The centre of Botley and Botley Mills lies within a designated Conservation Area, which contains many Listed Buildings.

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 were in an advanced state of dilapidation, and are now being slowly restored, should be preserved. The lower parts are used as shops and a restaurant which enhances the specialist nature of Botley's shopping experience.

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 still characterised today by many of the listed buildings in the village centre.

In the 19th century Botley was an important strawberry growing area, utilising the railway for easy access to the markets in London. After World War II, competition from Europe started to bring an end to commercial strawberry growing at Botley. Botley has a very rich history with a strong heritage and unique character. This guide will help to ensure development is sympathetic to its historic character and does not irreversibly harm its character.

Boorley Green lies approximately 0.6 km north of Botley Village on the B3354, Winchester Road, and formerly comprised a broadly triangular area of residential development between Winchester Road in the west, Maddoxford Lane in the north and Crows Nest Lane in the east, together with the Botley Park Hotel and Country Club but the associated Golf Course is now more than a half completed large residential development.

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.



To the south of the Village, between Brook Lane in the west and Church Lane in the east, lies an area of open countryside. The northern part of this area is traversed by Pudbrook Lake and will have flood risk constraints. The easternmost area contains two lakes and associated watercourse, which also will have flood risk implications.



In the centre of the Village the High Street is the heart of the community and contains many historic buildings, is of a high quality of character and appearance and defines the unique quality of Botley, with its many local shops and facilities. The principal roads, particularly High Street and Winchester Street are narrow and designed for horse traffic in the 1800s and before.



## IMPORTANT BUILDINGS IN BOTLEY

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).

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.

The Mill buildings and their site are recognised by Eastleigh Borough Council, as being of significant importance to the history and heritage of Botley.

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. The Neighbourhood Plan encourages their continuance and will 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 an important place for social intercourse.





## ARCHAEOLOGY AND GEOLOGY IN BOTLEY

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.

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

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.

### Bronze Age - 2000 BC to 650 BC

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.

### Iron Age - 650 BC to 43 AD

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.

### Roman sites – 1st to 5th Century AD

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 potter
- iv adjacent to sewage works by the river at Marks Farm - remains of Roman pottery excavated in 1895.

Immediately across the river from the Marks Farm Roman site (see 6.11d), but in Curdridge, 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.

### Saxon sites – 5th to 11th Century AD

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
- iii four cremation urns found at Braxells Farm during development in 2016

### Mediaeval sites – 11th to 16th Century AD

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 date
- iii wreck of Henry V's flagship, the Grace Dieu, in the River Hamble, where it borders on the River Hamble Country Park

### 18th and 19th Century AD

The following sites have been identified in Botley Parish:

- i site of William Cobbett's house on the riverbank by Botley Bridge
- ii remains of the harbour and Parish Quay, off Church Lane, Botley

## MODERN ARCHAEOLOGY

### *World War II sites and remains – 20th Century*

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 6<sup>th</sup> of 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:

- 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
- the Landing Craft bays in Hoe Moor Creek are still just visible
- the remains of a Starfish decoy site and concrete road at Marks Farm
- the site of Observer Corps building at Braxells Farm
- Maddoxford Lane has a concrete base, under modern tarmac, from Winchester Road at Boorley Green through to Curdrige and includes a bay where Winston Churchill and General Eisenhower are said to have rested while touring the area.

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.

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.

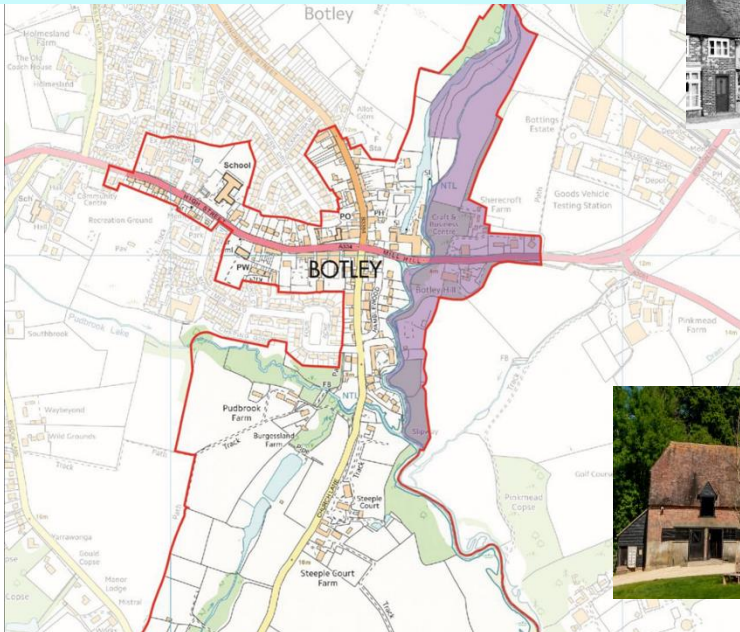
In and around Botley there can still be found evidence of the extensive military use made of the whole area, particularly in the months before D- Day. Of particular of note are:

- 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
- 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
- the bases and other remains of the HMS Cricket hutted camp in the River Hamble Country Park, covering an extensive area
- the Landing Craft bays at Hoe Moor Creek, whose crumbling wooden sides are in urgent need of preservation

## GEOLOGY IN BOTLEY

The geology of the area consists of a limestone aquifer overlaid 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.

The whole area needs to be included in the Sites of Importance for Nature Conservation for Botley. This could help alleviate deep



## CONSERVATION AREA

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. The character of Botley conservation area is composite and to assist in its analysis the area is divided into seven zones:

- Zone 1: The High Street West
- Zone 2: The Square
- Zone 3: Mill Hill
- Zone 4: Winchester Street
- Zone 5: Church Lane
- Zone 6: Manor Farm
- Zone 7: Countryside South of Botley
- Zone 8: Fareham Road – east of Borough boundary





## IMPORTANT LISTED BUILDINGS

Botley houses fifty Grade II listed buildings and one Grade II\*, (St Bartholomew's Church). Within the entirety of Eastleigh Borough this represents 28% of the buildings which are listed. The village of Botley contributes a disproportionate amount of the Heritage Buildings to the Borough. Significant amongst them are those shown below:

### Botley Mills

The Mill buildings and their site are 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 ensuring grain could be delivered by barge from Southampton on the rising tide and returned as milled flour on the falling tide.

### The Square

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.

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

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.

### Botley Parish Wharf

Located off Church Lane the wharf, now semi derelict, is still in clear visual evidence. Although now unused commercially but now an important launching point for canoeing and paddle boarding, this wharf, which linked Botley with the important port of Southampton, was the principal cause why three significant local trades developed.

## EXISTING MATERIALS

- The use of specific materials and colour palettes can help to ensure that new development can be instantly recognisable as being from Botley. Using a specified set of materials can also ensure that visual harmony is kept within or between developments where different materials are used.
- More traditional materials should be used in modern and innovative ways to give reference to the past whilst ensuring that contemporary sustainable design can be achieved.
- 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.

## EXISTING ARCHITECTURAL DETAILS

- 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.
- Prevalent are different forms of roof dormer windows, often with pitched clay tiles roofs.
- Other notable features include facing brickwork banding around door and window openings and to define storey heights.
- Bay windows and oriel windows at ground floor level are in evidence in some places.
- Entranceways often have small storm porches, mini-porticos or ornate porches, for example Ivy Cottage.
- All of these features make an important contribution to the architecture, character and appearance of buildings in the village.
- 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.
- 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.

*MATERIALS AND STYLES IN BOTLEY*



## BOTLEY HISTORIC CHARACTER AREAS

### Botley Mill

Southwards along Station Hill are commercial buildings on the west side of the road beyond which are open fields. Beyond, is The Bridge and immediately adjacent Botley Mill, a Grade II Listed Building dating from about 1770. Milling ceased in 1993 and today the Mills are used as a craft and business centre. The Mill is a prominent landmark building and defines the eastern edge of Botley Village.

The mix of properties would be typical for a village where its population ranged from carters and millers through to merchants and gentlemen.

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.

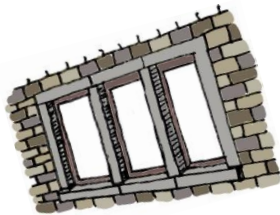
At the southern end the bridge replacing the original ford, as the lowest sensible place to cross the river is probably the most important building in the whole village

### The High Street and the Square

On the corner of Church Lane and the High Street is the Catherine Wheel building, two storeys in height, built from soft red facing brick under a steeply pitched red clay tile roof. The front elevation has traditionally proportioned sliding sash windows.

The Market Hall in a classical style with four Tuscan columns, a pediment and a clock tower and together with the Dolphin Public House dominate the south side of The Square. Further to the west the High Street narrows and is flanked by mainly 16th and 17th century timber framed buildings and Georgian buildings built of red brown facing brick with traditional vertically proportioned timber sash windows under pitched tiled roofs. Some have fluted columns with vertically proportioned sliding sash windows and rendered front elevations under pitched clay tiled roofs.

Other traditional facades in the High Street comprise traditional arched timber windows, traditional red brick pitched roofed buildings with projecting gables at first floor level.



### Church Lane

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.

**Cobbett's Cottage** sits end-on to Church Lane and is built from red brick with slate cladding and a pitched clay tiled roof.

**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. Also evident in Church Lane is a pair of modern cottages designed to respect the traditional local vernacular, scale, building form and materials.

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.

### Winchester Street

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. One of the most notable buildings is a traditional, rectangular two storey dwelling with cantilevered timber framed first floor, and a gabled chimney under a steeply pitched clay tiled roof. There 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. A traditional two storey red brick clay tiled pitched roof dwelling with vertically proportioned sash windows, where the front elevation includes brick feature banding. There is also a new development using the traditional local vernacular, scale, building form and materials

## BOTLEY SOUTH

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. 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.

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 widows and concrete roof tiles. These houses do not relate well to the local vernacular of the traditional parts of the Village.

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.

## BOTLEY WEST

Within Botley Parish, on its western edge, lies modern housing development unfortunately merging in many areas with the eastern built edge of Hedge End, and 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.

## BOTLEY NORTH

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.

## BOORLEY GREEN

To the north of Botley Village, along Winchester Road, lies the hamlet of Boorley Green, which until fairly recently, was semi-rural consisting of farmland and a small residential enclave. The earliest few houses within the hamlet date from the 18th century. Approximately a further twenty houses during the Victorian and early Edwardian periods were constructed. During the 1950s and 1980s the hamlet was infilled with a mixture of bungalows and mainly two storey buildings, some of the more recent development uses red facing brick for elevations and incorporates gables. To the north of Boorley Green lies the Botley Park Hotel and Golf Course. The land that formed the Hotel's golf course is in the process of being developed for 1,400 new houses, of which over half are now built and occupied, a nursery and a Primary School, which is now built, a local Community Centre, a Sports Hall and playing fields. This development is of modern design and does not relate well to the historic vernacular of Boorley Green.



## SCALE, FORM AND MASS

### SCALE:

Most buildings in Botley are two-storey with steeply pitched roofs. The exceptions are the Botley Mills, which are non-domestic buildings, 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.

### BUILDING FORM

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.



### MATERIALS:

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.

### MASS:

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

### ARCHITECTURAL DETAILS

- 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 rhythmic appearance typical of the 16th to 19th century building practices
- Prevalent are different forms of roof dormer windows, often with pitched clay tiles roofs
- Other notable features include facing brickwork banding around door and window openings and to define storey heights
- Bay windows and oriel windows at ground floor level are in evidence in some places
- Entranceways often have small storm porches, mini-porticos or ornate porches

All of these features make an important contribution to the architecture, character and appearance of buildings in the village.

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. 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 ornate porches, for example ivy cottage.

## APPROACH TO DESIGN IN NEW DEVELOPMENTS

*A successful place is one that enables people and families to flourish and live their best lives. Design of the physical environment plays an important role in creating such places, with access to opportunities, a high quality of life and a welcoming and inclusive atmosphere from all backgrounds.*



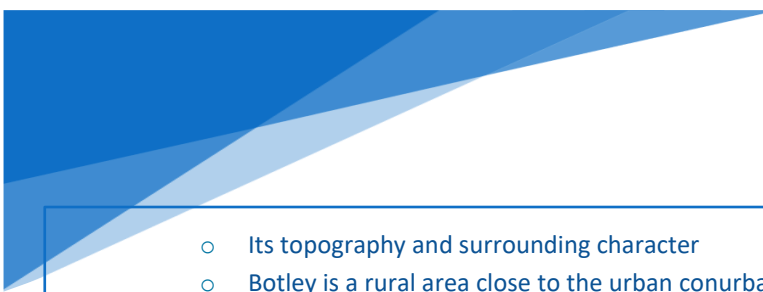
Good design creates places, buildings and the spaces around them, and puts people first. Design addresses the way buildings and spaces function, the type and way in which they are used. Good design achieves enduring flexible places valued by the people who use them for their lifetimes. It supports and enhances communal and commercial facilities.

Design principles apply to places, the built environment of buildings and spaces, and their relationship to the natural environment. Whether time and financial resources are abundant or limited, good design is essential

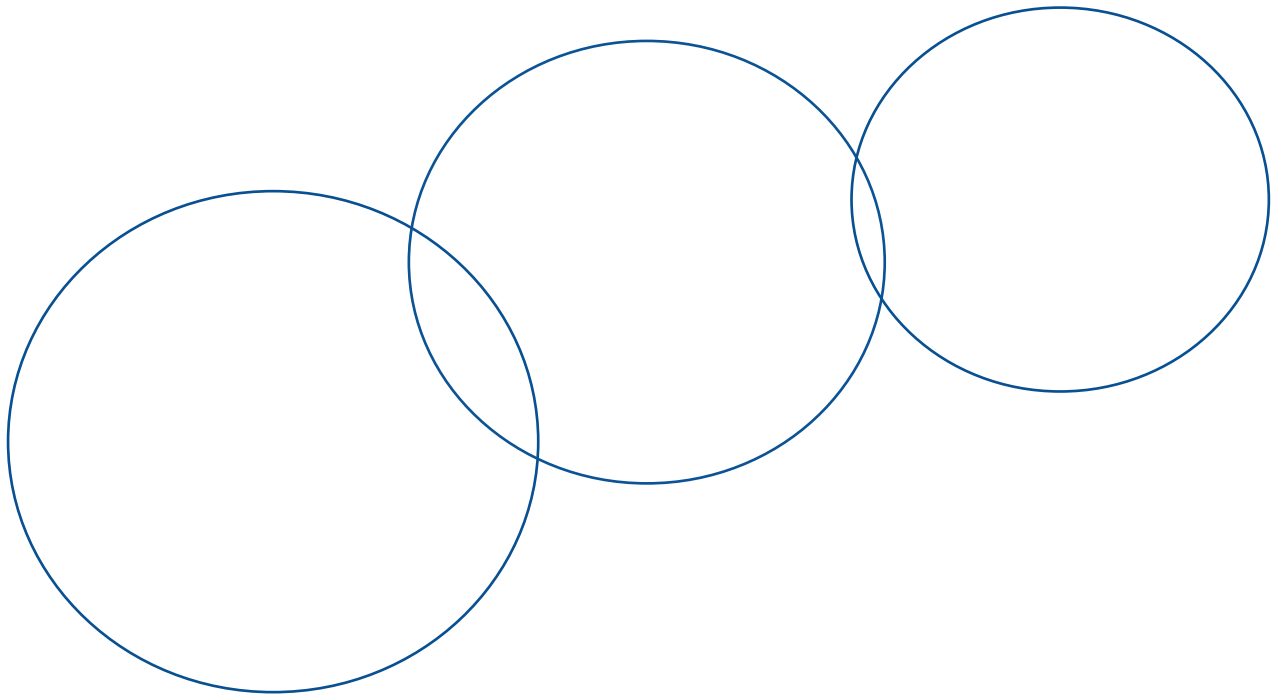
## DESIGN PRINCIPLES IN BOTLEY

### Justification of design principles

Botley is an historic village with a distinct character, form and qualities. The design of new development should be within the context of the village's unique features and physiognomies, responding appropriately to its historic setting and supporting the village's unmistakable sense of community. The design of any new development should therefore be complementary to the village, drawing upon, and inspired by, the village's distinctive assets as identified in previous sections and repeated here:

- 
- Its topography and surrounding character
  - Botley is a rural area close to the urban conurbations of Hedge End and Southampton.
  - Having developed organically over the past 1000 years the village has an irregular plan form dispersed around a network of medieval and 19th/20th century roads and streets.
  - Patterns of development that have been influenced by the topography and Botley's historic economic heritage to provide an interesting outline
  - The historic buildings within the town's core area and public spaces
  - The high number of listed buildings in and around Botley

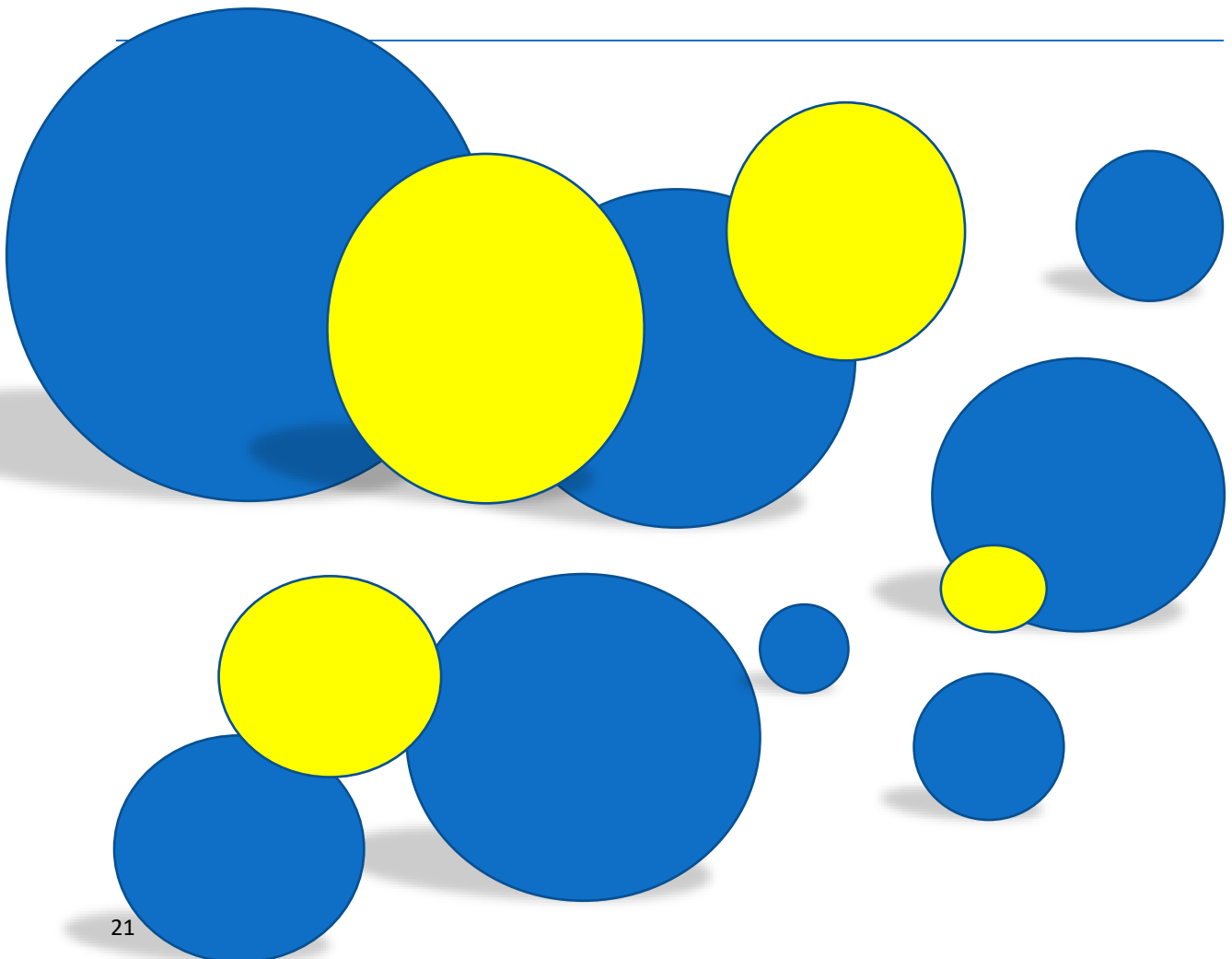
Therefore, it is vital that new development, particularly of new housing, safeguards and enhances the distinctive character, appearance, and qualities of Botley and that development is of a nature and scale appropriate to an historic village and its setting, without stifling innovation and creativity. These Design Guide Principles are therefore intended to apply to all new development within Botley.



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# DESIGN PRINCIPLES

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## PRINCIPLE ONE

Development should make a positive contribution towards the distinctive character and form of the village as a whole, and relate well to its site and its surroundings. Proposals should seek to preserve and enhance the character of appearance of the conservation area, where relevant.

Botley has a distinctive character and identity, based on its unique assets and areas of special interest. These assets are important to local people. Development should contribute to the character and form of Botley as a whole, incorporating design principles that reflect the historic core of the village, its historic economic past and the most successful and cherished parts of the village. This principle does not seek to impose a particular architectural style instead it aims to ensure that new development relates to the specific local context, character and form of Botley. Different areas within the village have different characteristics. Some of these characteristics enhance the area and some of which might be said to detract from it, therefore, development proposals should respond to the unique character of the site and its surroundings, maintaining or enhancing its strengths, and seeking to address its weaknesses. Innovative design which respects the local context will be welcomed and encouraged.



## PRINCIPLE TWO

Architectural appearance should be appropriate to the context and take account of the eclectic mix of form and style

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Botley's historic character is rich and varied, particularly reflecting the incremental development of the area and an historic economic past. The design of new buildings should reflect the richness of character and form of the historic area. The quality of design should, therefore, ensure that new buildings contribute positively to the historic character and form of the surrounding areas. When a traditional design is followed, it should aim to be appropriately proportioned and detailed. The design approach should use historically compatible materials so that it does not result in a debased version of an historic style, which would undermine the overall historic character and form of the village.

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.

New development will be expected to largely keep to the format of two storey buildings of a domestic scale, although occasional, carefully sited key landmark buildings of more than two storeys may be acceptable. In keeping with the main styles in Botley, buildings are mainly rectangular building forms with subservient extensions or wings, with a widespread use of steeply pitched roofs.



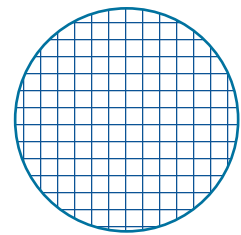
### PRINCIPLE THREE

The form and structure of new development should ensure that a sense of place is created, which respects its context, setting, local townscape and landscape character

There is a preference for the design of new buildings to use natural and indigenous materials which have a natural coherence with the buildings in Botley. Designers / developers of new schemes should undertake a detailed study of materials found in close proximity to inform their design. Palettes of materials should be complementary in nature and used in conjunction and in proximity to enliven streetscapes and to promote visual interest

#### MATERIALS

- Red/brown facing brickwork
- Occasional use of white-painted brickwork
- Concealed car parking (where practicable)
- Vertically proportioned sliding sash timber windows
- Pitched roof dormer windows with clay tiles
- Facing brickwork banding around door and window openings
- Bay windows and oriel windows at ground floor level
- Entranceways with small storm porches, mini porticos or ornate porches
- Patterned facing brickwork
- White painted brickwork
- Large robust red or brown brick chimneys
- Traditional timber doors
- Stone or brick retaining walls
- Iron railings.






## PRINCIPLE FOUR

Architectural appearance should be appropriate to the context and take account of the eclectic mix of form and style

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One of Botley's defining characteristics and most loved features is the diversity of architecture across a range of sizes of buildings within the village including its milling history. However, within this eclectic mix there are common themes ensuring a natural coherence. Therefore, there is scope for variation and creativity in architectural style as there is precedent for this within the village and individual architectural expression is expected and encouraged. This is subject to the proviso that the design of buildings and spaces is harmonious and contributes to a cohesive local identity.

The rhythm of the buildings and houses in the village, in terms of continuity of frontages and at a more detailed level, the ratio of solid (wall) to void (windows and door), materials, predominance of pitched roofs and vertical emphasis to windows should be used to inform the way in which elevations are handled within new development. The above is not intended to invoke stylistic preferences, merely to ensure that the design of new buildings is consistent with the quality of form and character in the best of Botley.

## PRINCIPLE FIVE

Development should add positively to the villagescape and seek to enhance its surroundings. This applies to all development, but in particular to infill housing.

Development should add positively to the villagescape and seek to enhance its surroundings.

### Infill Housing

Small infill developments, when appropriately sited and designed can add to the coherence and integrity of its context. To achieve this, it is important that the design of the housing is carefully considered. Cues on massing, rhythm, building line etc should be taken from the neighbouring buildings.

### Boundaries

Where a house is to be set back from the pavement, any private space should be adequately planted and greened. The inclusion of front facing surface parking or garage doors should normally be avoided in both existing and new properties. The boundary treatments should match those adjacent to provide definition and visual continuation.



### Parking

The relationship between new and existing housing development and parking is an important contributor to the success and livability of the street. Strategies for parking should meet the requirements of residents, visitors and those passing through, and provide adequate spaces for cars in the right locations. Frontages dominated by cars should be avoided

### Frontage

Houses should usually be orientated so that the principal elevation faces the main street and continues the existing building line. Presenting a blank gable end to the street should usually be avoided. Orientation should be considered to maximise opportunities for increased internal daylight and the inclusion of renewable energy



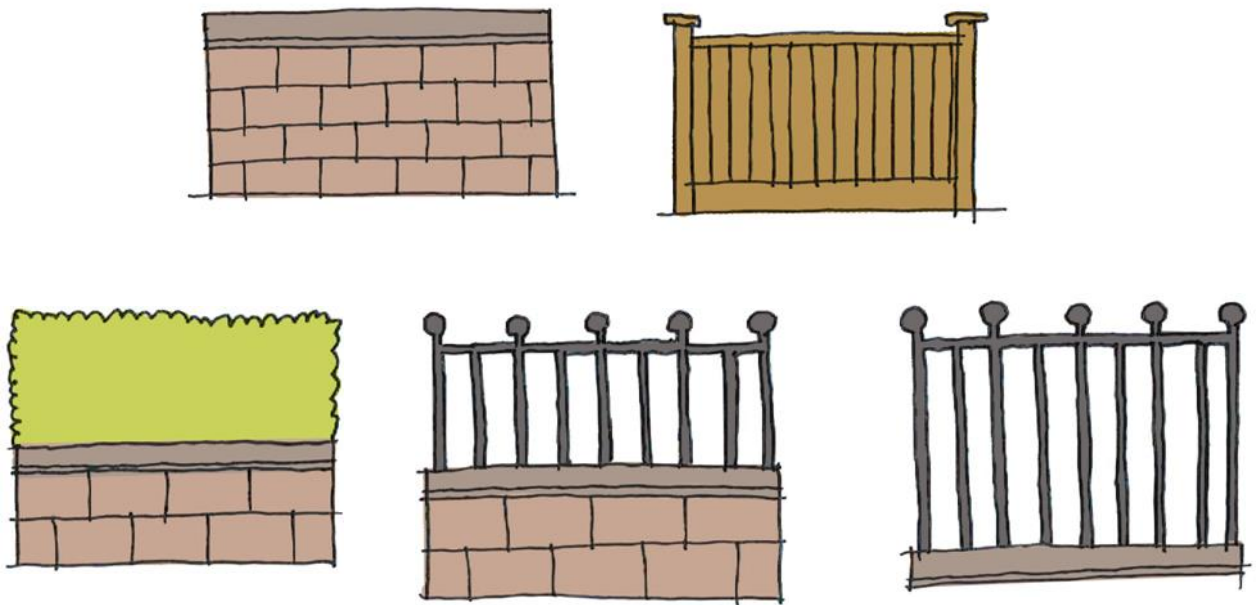
## PRINCIPLE SIX

Boundary treatments can help to identify the public and private entrance and define defensible spaces and increase security

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New development should ensure that boundary treatments respect surrounding properties and look to traditional precedents. They should also offer sufficient opportunity for screening and/or storage.

Green boundaries are encouraged to contribute to biodiversity. Selections from the material combinations illustrated below are considered acceptable to front facing boundary treatments. New development should avoid clashes between different boundary treatments in terms of design, materials or scale.



## PRINCIPLE SEVEN

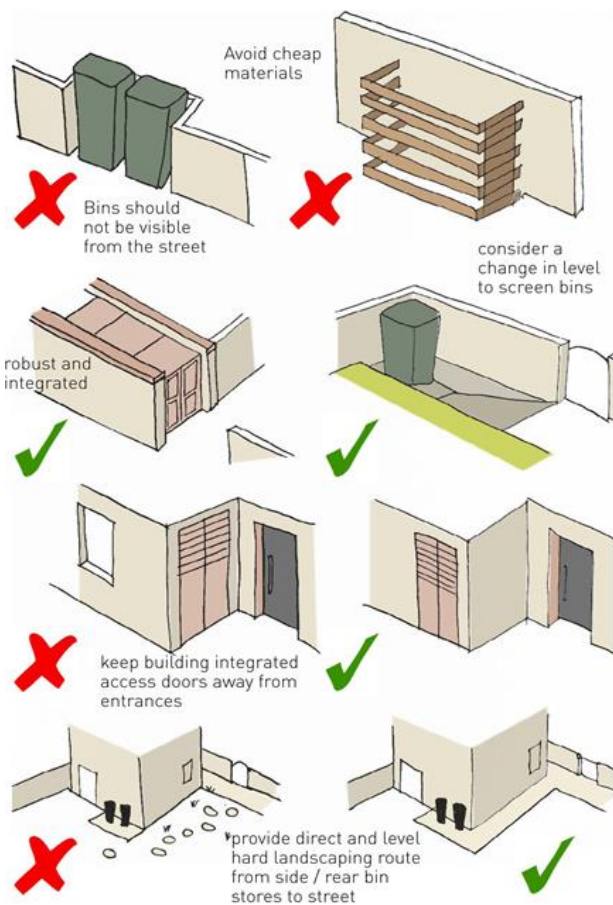
Provision of suitable external storage is a key necessity in order to prevent both visual blight, a threat to health and highway obstruction.

Proposals for development need to include provision for storage of elements, so as to maximise security and reduce street clutter.

Storage elements should be integral in high density clusters. In lower density schemes, storage should be high quality, made of traditional materials, and placed in a location that is both convenient for the owner but not visually obtrusive.

### Proposals are required to consider:

- Location:** away from entrances / windows or rising up behind street boundaries
- Materials:** to match the host building / locality and be robust for impact
- Screening:** Use of plants to give a natural screen and biodiversity opportunities



## PRINCIPLE EIGHT

Creating the physical conditions that residents find attractive, safe, easily to move around, and that provide good levels of social encounter are essential for achieving a successful development.

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### Gateway Design

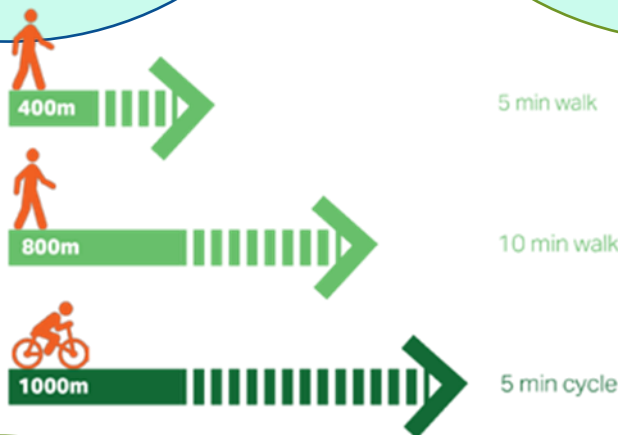
In the case of future development, the design proposals should consider placing gateway and built elements highlighting the access or arrival to the new developed site.

which reflect local character. This means houses in local materials with emphasis on symmetry, the design of chimneys and fenestration, or well laid and cared for landscape.

### Movement Hierarchy

The network of streets should be designed to enable direct and convenient walking and cycling routes to public transport stops and to town and local centres.

Streets should be considered as spaces for use by all, not just for vehicular movements. Providing a safe and pleasant environment at all times of the day.



### Walking

Creating new walking routes which are well connected to existing ones are a priority for any new development. Walking routes should be laid out to follow the shortest and straightest distance between two points.

Therefore, walking distances in achieving accessible neighbourhoods should be between 5 to 10 minutes

### Connectivity

All newly developed areas should provide direct and attractive footpaths between neighbouring streets and local facilities. These will usually be pavements alongside roads. This is considered to be key in achieving good levels of permeability among any part of Botley.

## Conclusion

This Guide 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.

