

Botley Conservation Area

Appraisal and Management
Proposals SPD



Preface

Title of Document

Botley Conservation Area Appraisal and Management Proposals SPD.

What is it about?

This document reviews the existing Botley Conservation Area and uses this information to put together management proposals to improve and enhance the area.

What is it for?

- To provide guidance supplementary to the Council's local plan saved policies and the future local development framework.
- To assist residents and developers when considering development within the conservation area.
- To assist the Borough Council, as local planning authority, with planning decisions and future development.

Background information

The evidence for this SPD was drawn from national conservation guidance and local information.

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Figure 1 – Lone oak



1. Introduction

Purpose of conservation area appraisal

- 1.1 This appraisal has been carried out to re-assess the existing Botley Conservation Area and to re-evaluate and re-examine its special interest. The review will provide a basis for management proposals that are aimed at preserving or enhancing the character and appearance of the designated area.

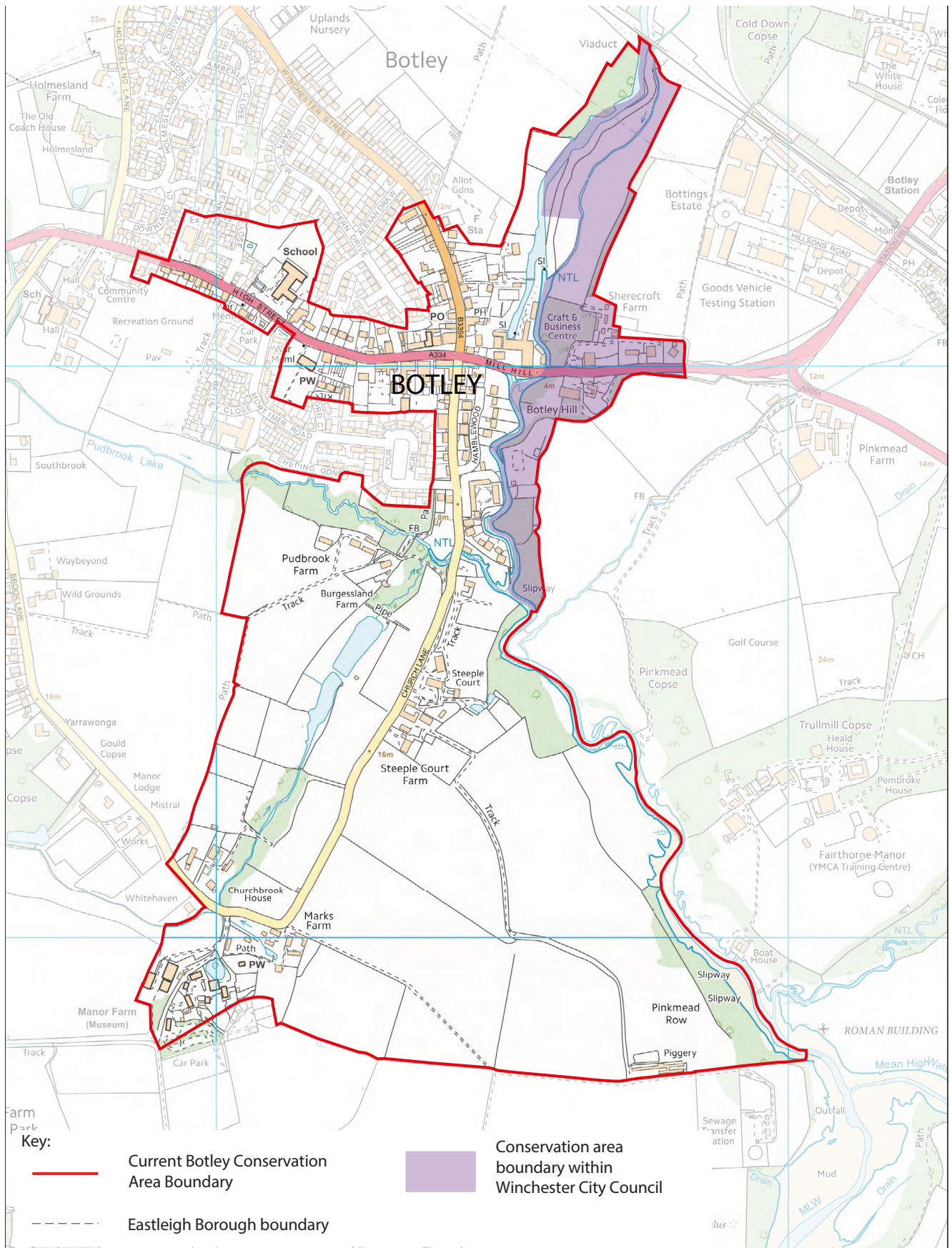
Role of final document

- 1.2 Following consultation and associated amendments, this appraisal and management strategy will be adopted by the Borough Council as a supplementary planning document (SPD). It will provide additional guidance supplementary to the council's new Local Plan dated April 2022. This SPD will provide guidance in support of the new Local Plan and take into account the relevant new policies. <https://www.eastleigh.gov.uk/planning-building/planning-policy-and-implementation/built-heritage.aspx>
- 1.3 It will be a tool to be used by residents and developers when considering development within the conservation area. The borough council, as the local planning authority, will use it to inform planning decisions and future development.

Consultation

- 1.4 Consultation on a draft of this document will take in 2024

Botley Conservation Area existing boundary



2. Background

Statutory context

- 2.1 Conservation areas are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance, as defined by section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and subsequent amendments.
- 2.2 The statutory duty of the local planning authority (LPA) is set out in section 71 of the above Act. It requires LPAs to review the designation of conservation areas, formulate and publish proposals for the preservation and enhancement of conservation areas, and submit them for consideration to a public meeting in the area to which they relate.
- 2.3 Section 72 of the same Act requires LPAs to pay special attention to the character and appearance of the conservation area and to the need to preserve or enhance it when exercising their planning powers.

Planning policy context

- 2.4 Information and advice regarding heritage assets, such as conservation areas, is provided in Historic England Advice Note 1 (2nd.ed) titled Conservation Area Appraisal, Designation and Management v.3.0 February 2019. This practice guide was written by Historic England (formerly English Heritage).
- 2.5 Their publication, Conservation Principles: Policies and Guidance, offers guidance about a range of issues in the historic environment. It refers to conservation as “the process of managing change to a significant place in its setting in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generations”, (Principle.4, para.4.2¹). These heritage values can be used to identify what is important for an area that is believed to have high value:
- 2.6 **Evidential value** - the potential of a place to yield evidence about past human activity.
- 2.7 **Historical value** - the ways in which past people, events and aspects of life can be connected through a place to the present, it tends to be illustrative or associative.
- 2.8 **Aesthetic value** - the ways in which people draw sensory and intellectual stimulation from a place.
- 2.9 **Communal value** - the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory”, (page 7, para.5 and pages 27-32²).
- 2.10 It sets out six principles which English Heritage consider “provide a comprehensive framework for the sustainable management of the historic environment” (page 7, para.3 and pages 19-24³):
 - Principle 1: The historic environment is a shared resource
 - Principle 2: Everyone should be able to participate in sustaining the historic environment

1 Conservation Principles: Policies and Guidance, English Heritage April 2008

2 Conservation Principles: Policies and Guidance, English Heritage April 2008

3 Conservation Principles: Policies and Guidance, English Heritage April 2008

- Principle 3: Understanding the significance of places is vital
- Principle 4: Significant places should be managed to sustain their values
- Principle 5: Decisions about change must be reasonable, transparent and consistent
- Principle 6: Documenting and learning from decisions is essential.

2.11 These principles have been used to guide the management proposals developed in this appraisal.

2.12 English Heritage (now called Historic England) has also produced specific guidelines for conservation area appraisals and their management: *Guidance on conservation area appraisal* and *Guidance on the management of conservation areas*. This document takes account of the advice set out in the guidance.

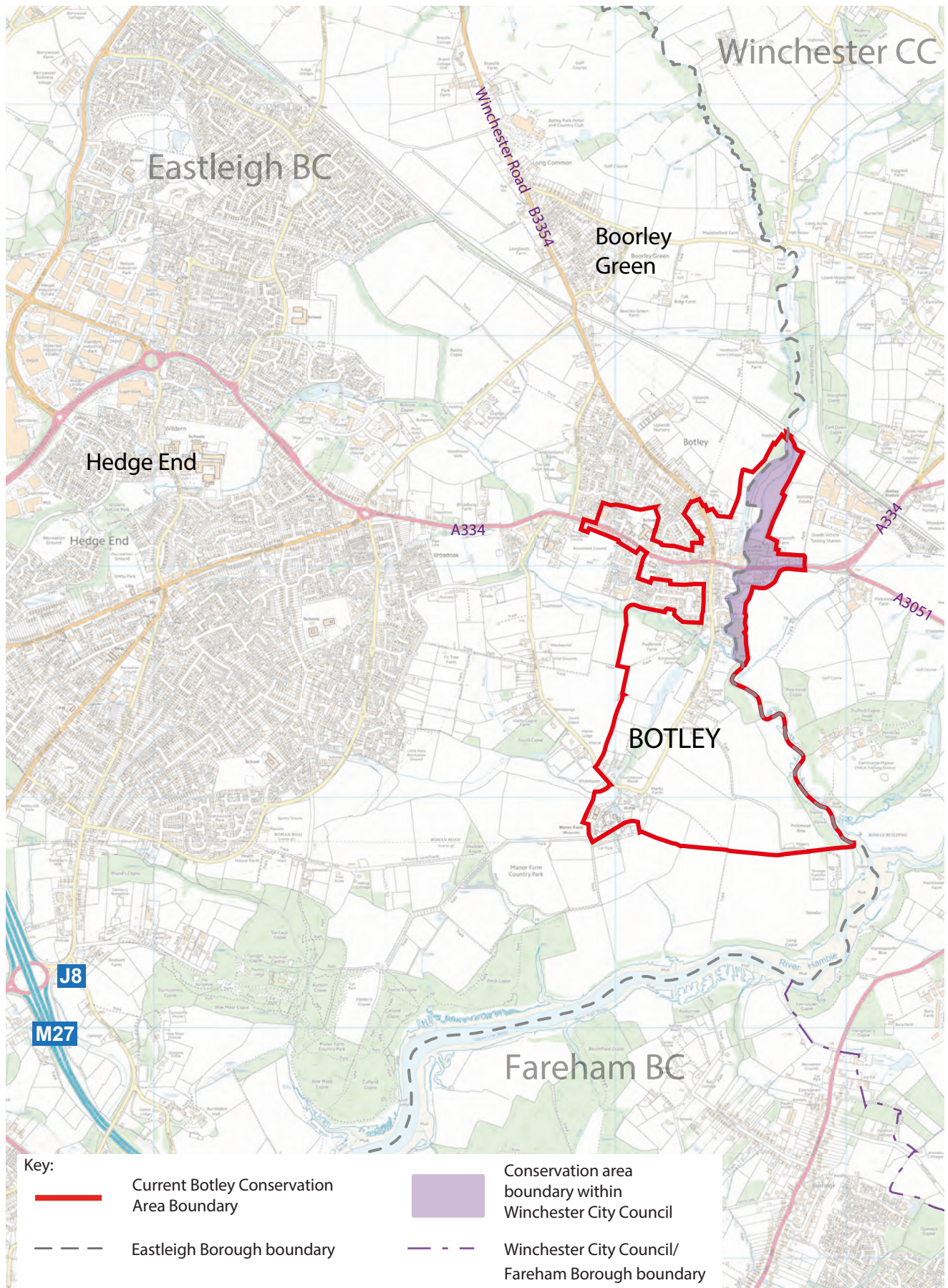
2.13 The Botley Conservation Area Appraisal will be adopted as an SPD. An SPD cannot create new policy, it does however provide additional guidance supplementary to the policies S8 Historic Environment in Chapter 4 and DM 12 Heritage Assets in Chapter 5 of the new Eastleigh Borough Local Plan (2016 - 2036), adopted in April 2022.

2.14 [Appendix A](#), contains an outline of the most relevant national and local planning policies pertaining to this conservation area.

Status of the conservation area

2.15 The Botley conservation area was originally designated in May 1975, extended to the north-west and south in October 1988 and the last appraisal adopted on 25th July 2005. That part of the conservation area to the east of the river Hamble is within the district of Winchester City Council. Following designation, any development within the conservation area should have been carried out with regard to its conservation status and the relevant local plan policies.

Botley Conservation Area location

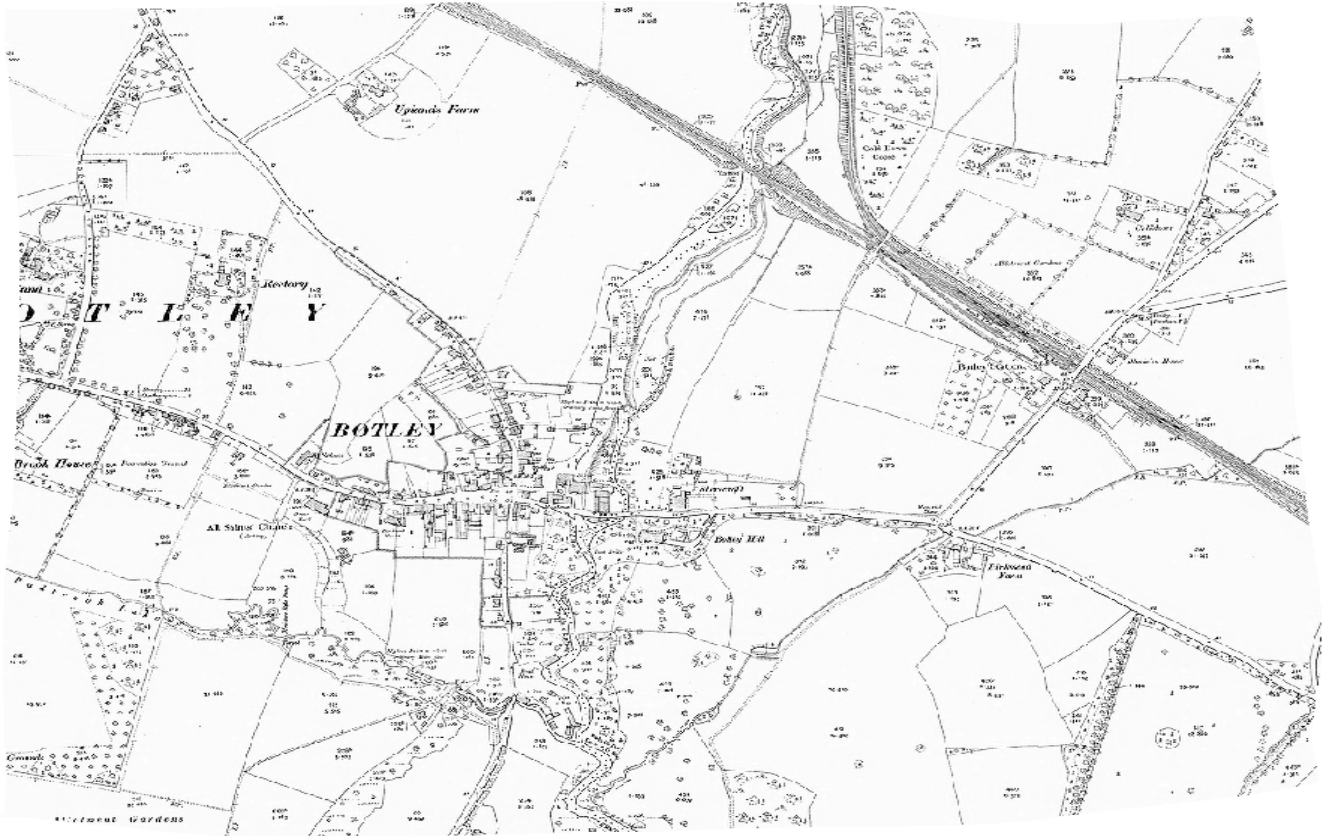


3. The Local Context

History of Botley

- 3.1 The settlements of Botley grew up around their original asset, the lowest crossing point of the River Hamble. A small Saxon settlement was established in the 10th century some distance from the river around the site of the present church of St Bartholomew at the bottom of Church Lane and Brook Lane between Manor Farm and Marks Farm. Then the area was held by Cheping, a Saxon, until he was deposed at the time of the Norman Conquest by Ralph De Mortemar. Of the original church which was damaged in the late 1700's only the chancel is left. The church is probably the one mentioned in the Domesday survey in 1086 as being held by De Mortemer, a tenant in chief of William 1.
- 3.2 The village probably moved from its southern site around the church to a point further up the river as a result of the establishment of a market and annual fair, for which John De Betele was given a charter by Henry II in 1267. It may have been at this time that a new crossing point of the river was established at what is now the bridge. The old crossing to the south had perhaps become too wide and dangerous for heavy carts and wagons and John De Betele no doubt saw the commercial advantages of placing the market at the junction of the roads from Fareham, Bishops Waltham, Southampton and Winchester. The present day triangular market place, known as The Square, may have been laid out on land purchased by John De Betele. Tolls may have been taken at points where the western end of The Square narrows and where the present bridge crosses the River Hamble. Botley then grew as a small medieval town and expanded along Winchester Street, High Street and Church Lane, and was an important centre for the trade in stone slates brought by water from Devon and Cornwall and used to roof buildings in parts of Hampshire.
- 3.3 The first bridge at Botley was opened in 1797 making travellers and waggoners independent of the tide which would have caused delays in crossing of up to six hours. Thus began the decline of Botley as a staging post with the then fourteen inns reduced today to two and the weekly market and annual fair patronised less and less. In the 18th and 19th centuries, with improved roads and the arrival of the railways together with the final cessation of the market and fair, the importance of Botley waned.
- 3.4 William Cobbett (1763-1835), journalist and political writer, author of *The Weekly Political Register* 1802-35, *Cottage Economy* 1821 and *Rural Rides* 1830 (initially in the *Political Register* 1822-26) was a resident in Botley from c.1804 to 1817 at Botley House which was sited between Church Lane and the River, set in four acres of productive garden. The house has since been demolished but the stables and an attached cottage remain (both listed) and later he acquired Fairthorne Manor on the opposite bank of the river. In 1807 Cobbett described Botley as the 'most delightful village in the world'. A memorial stone subscribed for by the National Union of Journalists was erected in Mill Hill in 1957 and then moved to The Square in 1990 when this was re-landscaped. Botley developed to serve mainly as a centre for the surrounding settlements and farms of the neighbourhood.
- 3.5 In 1836 the building of All Saints church was begun as a plain Gothic un-aisled yellow brick church designed by J W Wild with a flanking north west tower presenting a landmark to The Square and approach from the west with its buttresses and pinnacles. A new chancel and other alterations were made by J Colson in 1859 and later, the architect Sir Thomas Jackson (the same who saved Winchester cathedral with Colson's son) added the north aisle and other features. The font thought to be of Saxon date from the old church was discovered in the river in 1740 and is now in All Saints.
- 3.6 The only other 'grand' building in Botley is the market hall built in 1848 in the classical style with four Tuscan columns, a pediment and a clock tower added in 1897 to commemorate the Diamond Jubilee of Queen Victoria. The hall projects forward of the adjoining buildings enhancing its prominence and stature in the Square.

- 3.7 Although the market was established in the 13th century none of the houses in Botley are as old. The earliest are Elizabethan or early Stuart, reflecting the prosperity Botley must have enjoyed in the late 16th century and early 17th century. The most notable house is the timber framed house at 8 Winchester Street, with the date 1610 carved onto one of the brackets that support the jettied upper floor. Another significant timber frame building is 13-15 High Street, with some ogee curved bases and herringbone brickwork.
- 3.8 Georgian building is represented by No.25 High Street, a five bay house with a pediment over the central three bays and No.23 next door with a projecting porch and fluted columns. These represent houses of prosperous citizens while more modest houses of the period survive with a row of small scale cottages on the south side of Mill Lane.
- 3.9 The growth of Botley gathered momentum in the inter-war years and since 1950 both Council and private houses have been built on three sides of the village. New estates were built between Winchester Street and Holmesland Road to the north of High Street; Mortimer Road and Four Acre to the south of the High Street followed by the development of Hamblewood between Church Lane and the river with more recently Hamblewood Court and Quayside off Church Lane to the south with Warner Mews and Reeves Rowland Court off the northern side of The Square.
- 3.10 Such development has had little impact on the group of buildings around St Bartholomews church at the southern end of the conservation area. The church combines with Marks Farm to create a setting to Manor Farm which is run by Hampshire County Council as a working example of agriculture in Hampshire between 1850 and 1950 with all the relevant buildings now returned to thatch. Marks Farm buildings, looking so tired for so long have now all been restored and converted to three residences, improving the view at the bottom of Church Lane no end, with the recladding of the main barn roof in local plain tiles in particular.
- 3.11 In The Square pressures of through-traffic, servicing of shops and parking were partly addressed in 1990 with two schemes. The first involved the establishment of a public car park to the south of The Dolphin public house in the High Street and the second improvements to paving, street lighting and car parking in The Square but the ultimate relief will be the building of a by-pass, mooted for so many years, relieving the pressures of through traffic in the village.
- 3.12 A new bypass is due to run from the A334/A3051 junction near Pinkmead Farm to the east and loop round the north through the northern arm of conservation area zones 3 and 8, crossing the River Hamble and Passing through Uplands Farm to join Woodhouse Lane which is being upgraded to complete the route around the village.



Buildings in Botley c. 1909 (Map)



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Figure 2 – Botley Mills circa 1950.



Figure 3 - View of Marks farm from the East.



Figure 4 - High Street western approach – the old school building to the left.

4. Appraisal and Management Proposals

- 4.1 This section of the appraisal re-assesses the conservation area as it is today. It provides a comprehensive description of the components that combine to create the unique special character that makes Botley worthy of its designation. Harmful elements that undermine that character have been identified.
- 4.2 The management proposals that are recommended build upon the positive features and address the negative features, to provide a series of 'Issues and Proposals' for improvement, enhancement and sympathetic change.

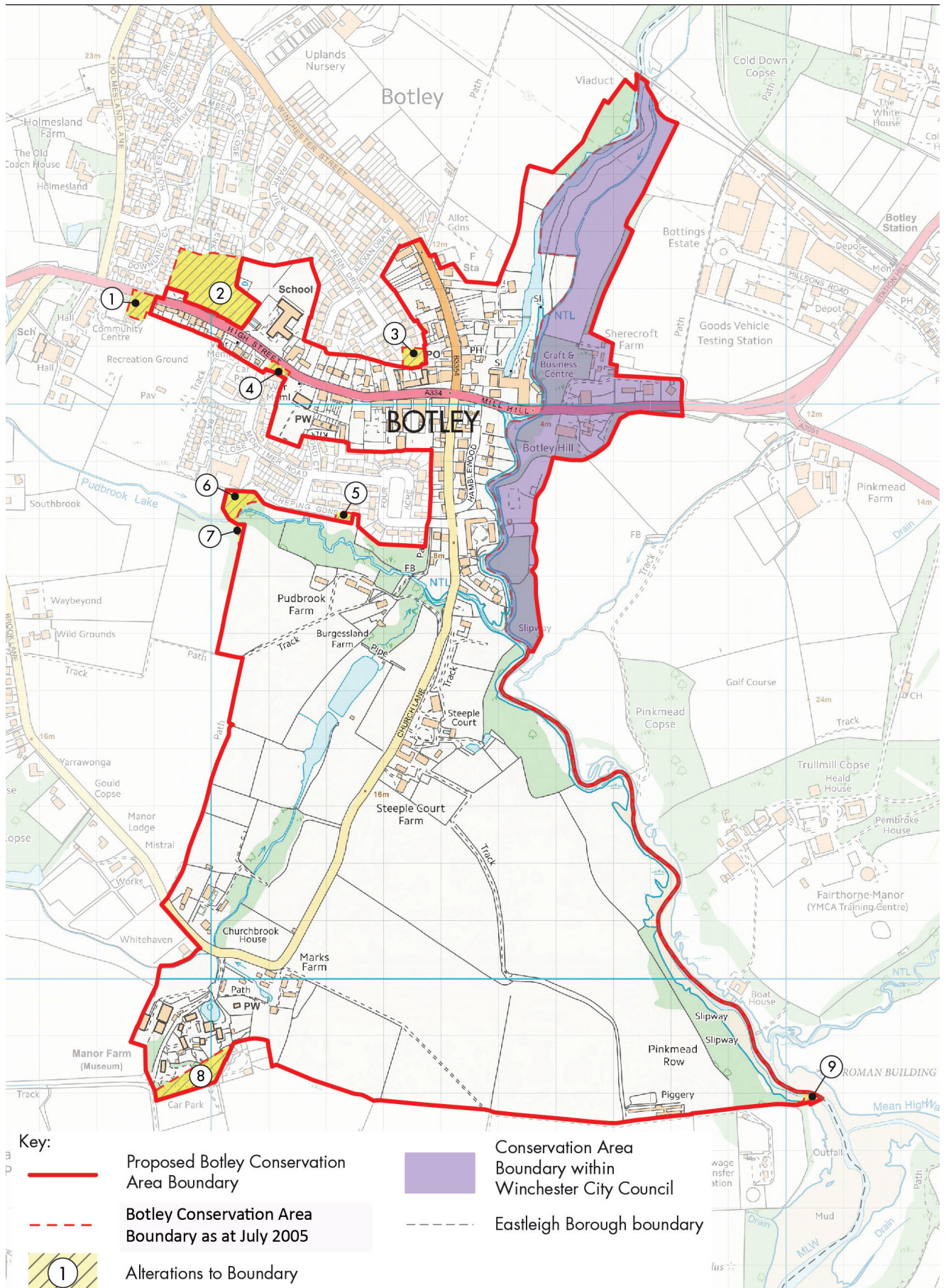
The boundaries of the conservation area

- 4.3 The boundary of the 1988 conservation area has identified the area of focus for this appraisal. However, in order to assess the influences on the present day conservation area, the land directly surrounding the conservation area has also been assessed. This has led to a recommendation to amend the conservation area boundary as shown in the map opposite in the following ways:

Alterations to the conservation area boundary

- 4.4 ① No's 93-97 High Street. These buildings have neither the age nor beauty to warrant inclusion within the conservation area, nor are they separating quality buildings from the remainder of the conservation area. **Exclude.**
- 4.5 ② No.56 High Street and Jenkyns Close. Again neither the telephone exchange (No.56) nor the buildings of Jenkyn Close exhibit exceptional quality or age to warrant inclusion. **Exclude.**
- 4.6 ③ Warner Mews – While this development is of some quality it is not sufficiently so to merit inclusion within the core of the conservation area in its own right which is primarily to conserve our older building stock and attractive public areas. **Exclude.**
- 4.7 ④ A detail change to ensure the group of trees and landscaped area in front of No's 54-60 Mortimer Road opposite the school, are protected as making a substantial contribution to the street scene on this entrance to the middle of Botley village. **Include.**
- 4.8 ⑤ Another detail alteration to the boundary to correct an existing anomaly. **Include.**
- 4.9 ⑥ The inclusion of this land in the conservation area is to provide the opportunity for greater control over future development that may influence the landscape and character of this part of the conservation area. **Include.**
- 4.10 ⑦ A detail boundary tweak to align the map with the boundary fences on the ground. **Exclude.**
- 4.11 ⑧ Manor Farm car park. The line currently passes diagonally across this which makes no sense, so the proposed change will include the complete car park as it stands today. This is an increase in the size of the conservation area. **Include.**
- 4.12 ⑨ Steeple Court Farm. A minor correction to align the map with the ground! **Include.**

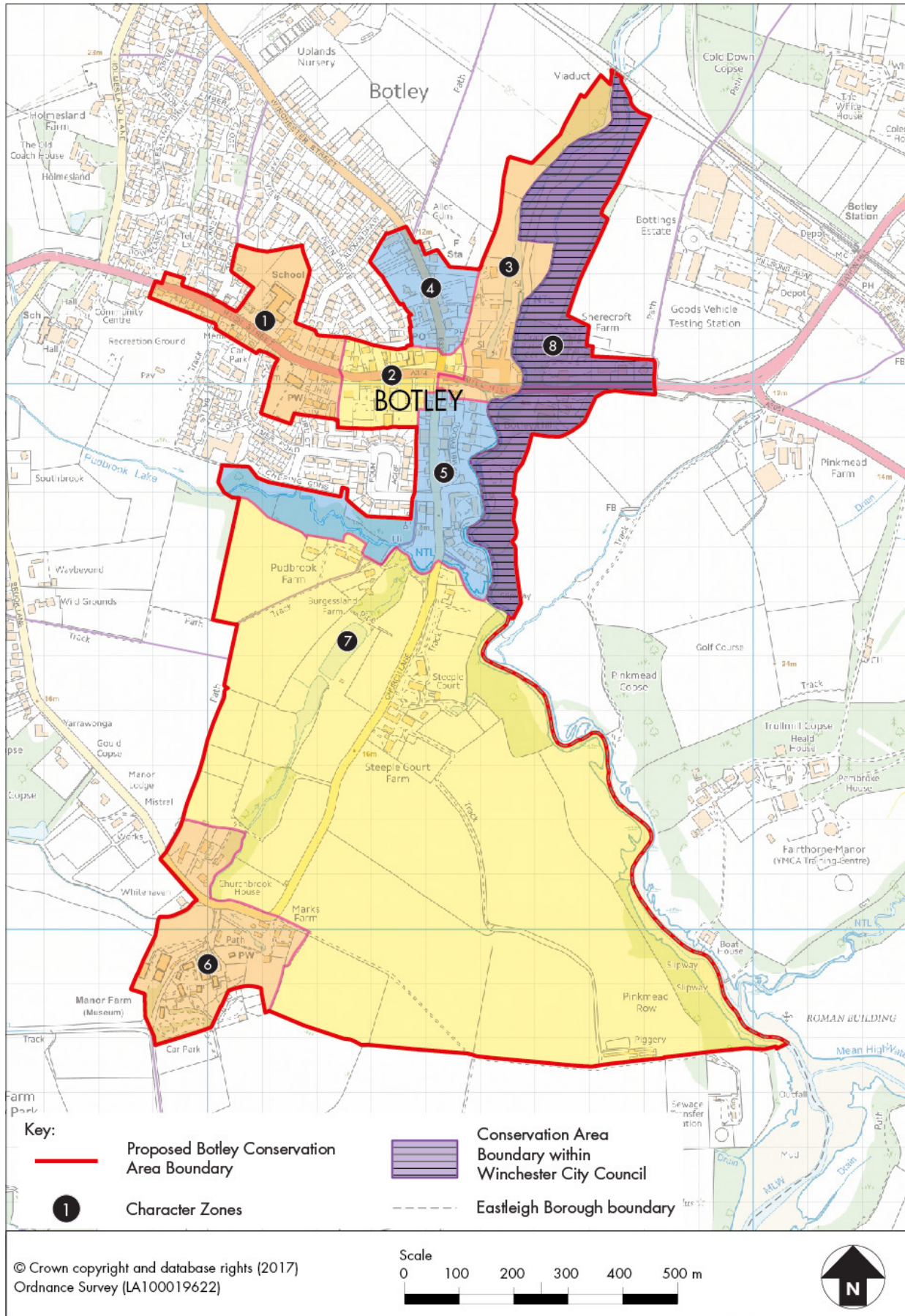
Alterations to Botley Conservation Area Boundary



Character zones

- 4.13 The character of Botley Conservation Area is quite diverse, although certain elements, such as a strong road network, persist throughout. In the 1988 assessment the whole area was broken down into zones that were identified as having their own character. These zones have been used as the basis for this study. The assessment of the present-day character has resulted in these areas being re-defined as follows:
- 4.11 **Zone 1** – High Street and Western Approach. This comprises the High Street from the telephone exchange past the schools new and old, up to the The Old Forge on the northern side of the road and to the south side from the row of small cottages backing onto the recreation ground, past All Saints' Church and the terrace of Victorian cottages up to the boundary of no.29. Portland House.
- 4.12 **Zone 2** – The Square. From the Old Forge and Portland House at the west end to the top of Mill Hill at the east end, it includes all the buildings directly fronting The Square, south, north and east.
- 4.13 **Zone 3** – Mill Hill and northern River. The cottages fronting the hill on the south side with their gardens and the bridge form the southern boundary with the Mill itself and its race, together with the western half of the River Hamble (Borough boundary in centre of river) north right up to the railway line.
- 4.14 **Zone 4** – Winchester Street. The northern approach to the village centre including all the older buildings in the street down to the Square itself from just north of the fire station and allotments.
- 4.15 **Zone 5** – Church Lane and middle River. From behind the south-east end of the Square and Mill Hill south to the old wharf and to the centre of the river on the east with a finger to the west including Pudbrook Lake and its environs.
- 4.16 **Zone 6** – Manor and Marks Farms. Essentially the original site of the village, this zone includes the old Church of St Bartholomew and the farmsteads of Manor Farm and Marks Farm.
- 4.17 **Zone 7** – Steeple Court and southern river. The open countryside between the two settlement sites, including Steeple Court and east to the middle of the river.
- 4.18 **Zone 8** – Eastern Approach including upper and middle river. Coming from the station past the A3051 junction (where the by-pass is likely to start) approaching the village is the walled garden of Sherecroft House to the north and Botley Hill to the south, both substantial dwellings now subdivided where the conservation area commences and then spreads both north and south to include the eastern side of the river valley. (All this zone is in Winchester City Council area and therefore under their jurisdiction).

Character Zones



Character of the conservation area

Archaeology

- 4.19 Within the conservation area there are a number of 'findspots' indicating a Roman presence, probably relating to trade up the Hamble River. Within the waterfront area and river itself there are also a number of wrecks dating back to medieval times, although there is also potential for the remains of earlier vessels. More information is available from the County Council.

Buildings and structures

- 4.20 While the outer parts of Botley have changed over the years primarily with more housing, the central core has changed little in general terms, most houses are two storey from a variety of ages and of varying grandeur, pitched roofs with chimneys and red/brown clay tiles or natural slates, brick built with some tile hanging and white painted timber windows.
- 4.21 There is a range of building sizes, with a number of small properties still remaining that make an important contribution both to the character and vitality of the area. There are too a number of grander, larger properties most of which are thankfully still in single occupation and amongst the commercial properties of The Square still two pubs which also offer accommodation, remaining from the former proliferation. Both have been refurbished in recent years, receiving substantial investment, showing confidence in their ability to generate income and contribute to the commercial health of Botley. This is another significant contributor to the character of Botley from its former main function of river crossing and waiting area.
- 4.22 The majority of properties in The Square, Winchester Street and Church Lane front directly onto the pavement with the remainder of the houses having front boundaries of brick walls or picket fencing. These similarly make a significant contribution to the character of the conservation area, providing visual continuity and added interest.
- 4.23 Unlike some of the other conservation areas, the roads here do not provide the boundaries to many of the character zones but are rather the spine of most as a result of the original development impetus of lowest river crossing without a bridge or ferry and the move up river, providing the crossroads and 'waiting place' to cross the river when the tide allowed. Apart from zone 7 the core character of the zones is in the main, now urban due to the village spreading from this core.
- 4.24 There is a network of well-used footpaths around the village that allow access and views across land that would otherwise not be visible from the public realm.

General management proposals

- 4.25 These management proposals apply across the Botley Conservation Area, excluding Zone 8 which is in the jurisdiction of Winchester City Council.¹

Setting of listed buildings:

- 4.26 The setting of a listed building is both historically and visually significant. It may relate to a historic use of the building, e.g. graveyard to a church, or it may provide a visual setting for the building, drawing the eye or framing the structure. This can apply not only to the immediate setting, such as the curtilage of a property but also to more distant views and vistas. The heritage value of the listed building will be reflected in the weight given to the need to protect the setting and the extent of its influence. It is important, therefore, that the extent of the setting of a listed building is established and carefully considered when maintenance and/or development are proposed nearby.

¹ See Botley Conservation Area technical assessment (1975)

- 4.27 **Proposal** – That the local planning authority ensures the extent of the setting of a listed building is fully understood by applicants and the implications of the proposed works carefully considered when submitting a planning application.

Buildings of local importance:

- 4.28 As part of the appraisal process recommended by English Heritage (now Historic England) and in PPS 15, listed buildings and locally important buildings that make a positive contribution to the character of the area have been identified and are marked on the eight Character Zone maps (p21 to p51). Generally, these are individual or groups of buildings that retain all, or a high proportion, of their original architectural detailing adding interest and vitality to the appearance of the conservation area or have a significant historical link to the area. As with listed buildings, there is a general presumption in favour of retaining all important buildings which make a positive contribution to the character of conservation areas. When considering alterations or extensions, or development that affects the setting of the important building, opportunities for enhancing the character should be fully explored and should guide the design process.
- 4.29 **Proposal** – In implementing policies, particular regard will be had to the significant buildings identified on Character Zone Maps (p21 to p51) to ensure that any alterations or extensions to existing buildings of local importance are very carefully designed and detailed to enhance the building and setting.

Plots:

- 4.30 As the core of the area is essentially urban with the fringes in and surrounded by countryside most plots are concise with a number of large plots throughout the area occupied by buildings of a size that create and maintain space and openness. These properties create 'breathing spaces' within the urban character or maintain the rural and historic character of the area depending on their position. The LPA will seek to retain the sense of space and openness within plots which makes a vital contribution to the character of the conservation area. Proposals that result in a detrimental impact on the visual character of the area will not be acceptable. Development should take account of the shape of the plot and neighbouring properties. Applications which erode this character will be refused.
- 4.31 **Proposal** - In implementing policies, particular regard will be had for the impact of proposed development on the space between buildings and the openness of the locale, with the expectation that the character between the buildings will be conserved and enhanced.

Maintenance of brick boundary walls:

- 4.32 A number of front boundaries are brick walls, which tend to fail in time due to inadequate foundations or copings. These walls may be rebuilt as part of a maintenance programme on a like-for-like basis, but will need planning consent if altering the height of the wall, or it is over one metre in height fronting a highway or two metres otherwise. The demolition of any wall in a conservation area requires consent. Any alteration to a wall belonging to a listed building will also require listed building consent. The only exceptions to the listed building consent is if it is a 'like for like' repair which means re-using the original bricks, cleaned, and mortar of an exact match. (If it is possible to clean the mortar off, it is lime mortar which does not contain cement. The wall needs to be rebuilt using this, colour-matched to the original.)
- 4.33 **Proposal** - The Council will seek to encourage owners to maintain and improve the front brick boundary walls where opportunities arise to retain the character of the area.

Retention of housing mix:

- 4.34 Botley has a number of historic properties in a range of sizes. The mix of properties would be typical for a village where its population ranged from carters and millers through to merchants and gentlemen. For the most part this range of sizes has been maintained through the more recent housing stock, however as the southern part of the conservation area is designated countryside few new dwellings are permitted here meaning most new housing

stock would be concentrated in the northern part generally speaking. PPS3: Housing (3rd Edition), amended by DCLG in June 2010, supports the creation of “sustainable, inclusive, mixed communities in all areas, both urban and rural.” The loss of smaller units undermines this Government aim.

- 4.35 Proposal – When implementing policies, in order to retain the characteristic range and mix of dwelling sizes, development that would create a dwelling disproportionately larger than the one that is being extended or replaced will not be permitted.

Trees:

- 4.36 Trees make an important contribution to the special character and appearance of the conservation area. Most of them are in private ownership so are not under the direct control of the Council. However, in a conservation area, legislation exists to prevent the loss of or harm to significant trees. Anyone intending lopping or felling a tree greater than 75mm diameter at 1.5 metres above the ground in a conservation area must give the Council six weeks written notice before starting the work. This provides the Council with an opportunity to assess the tree to see if it makes a positive contribution to the character or appearance of the conservation area, in which case a Tree Preservation Order (TPO) may be served. This protects the tree from felling or inappropriate lopping; TPOs have already been served on a number of trees in the conservation area. Applications for development that may harm the health of a significant tree will need to demonstrate how this risk has been taken into account in the design process. Applications that do not satisfactorily address this issue or result in the loss of significant trees will be refused.

- 4.37 **Proposal** – Eastleigh borough council will seek to protect significant trees.

Landscape management plans:

- 4.38 The local planning authority already uses planning conditions to require the submission, approval and implementation of landscape schemes associated with development proposals. However, these tend not to be commonly imposed in relation to private gardens. The immediate setting of buildings, often in private gardens, can enhance or harm the landscape of the conservation area. The frequent use of hedgerows as a boundary treatment makes a noteworthy contribution to the landscape character in the countryside element of this conservation area. As the conservation area designation exists to maintain or enhance the character of the area, planning conditions that require landscape management schemes to enhance and maintain the landscape associated with development sites for a period of years, including private gardens, can have a significantly positive impact. The level of detail for the scheme required will depend on the degree of importance attributed to the heritage value of the property in its setting and its impact on the character of the conservation area.
- 4.39 **Proposal** – Planning conditions will be used where development proposals are likely to have an impact on the character of the conservation area to require the submission, approval and implementation of a landscape management scheme to enhance the landscape features of the conservation area. The level of detail required will reflect the contribution the site makes to the character of the conservation area and the possibilities for its enhancement.

High quality design:

- 4.40 A conservation area is designated in part because of its aesthetic value. There are unfortunately a number of examples in the Botley conservation area where development has occurred that is not sympathetic to its setting and lack architectural merit. The Council has produced a ‘Quality Places SPD’ to provide quality design guidance to enable better design across the borough. Design in a conservation area at the very least should always seek to maintain but preferably enhance, the character of that area. This includes landscape design both hard and soft which should be considered as an integral part of the design process at an early stage.
- 4.41 **Proposal** – The local planning authority will seek to achieve a high standard of design when considering planning applications in the Botley Conservation Area, with a view to the enhancement of its character. When assessing any proposal to extend a dwelling, account will be taken of any previous extensions

and their cumulative effect on the size and character of the property and the appearance of the area. Proposed extensions should be subservient to and in proportion to the existing building in form, scale and design. Development proposals that would be detrimental to the character of the area will not be permitted.

Localism:

4.42 A number of the issues impacting on the conservation area are not within the control of the council, such as maintenance of open spaces. With the Government’s aim to stimulate more local participation and responsibility, an area like Botley with its committed and enthusiastic local organisations may be able to achieve goals that the council is unable to.

4.43 **Proposal** – The council will encourage local organisations to achieve local aims and those of this SPD.

Analysis of the character zones

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Zone 1 – High Street – western approach

4.44 Entering the village along the High Street from Broad Oak the eye is caught by the old Victorian School belfry and then led via the tower and pinnacles of All Saints Church to the chimneys of the terrace Nos 31 a – 45 High Street and hence into zone 2, the centre of the settlement. The buildings in this approach are generously spaced and mostly set back from the road with boundary treatments of railings, hedges and low walls giving an open feel prior to the pinch point and bend at the zone boundary before the more enclosed space of The Square.



Figure 5 - No. 31. High Street

4.45 **The listed buildings in this zone are (with date of listing in brackets):**

4.46 **No. 31. High Street. C18.** Two storeys (including dormers with cills at eaves line). Red tile roof. Hipped west, gabled east, with old chimney stacks; gabled dormers. Red brick walling in Flemish bond, cambered openings. Casements. Simple doorcase east is modern projecting shop front. (14.2.83)

4.47 **Church of All Saints, High Street. C19.** In Gothic style, of 3 phases; Nave of 7 bays and north-west tower of 1836 (J W Wild) in yellow brick, with south wall of alternate single and triple lancets, linked by impost band which passes over the window heads. Tower of 3 stages with coupled corner buttresses, parapet pinnacles. Chancel 1859 (J Colson) Perpendicular north aisle (Sir Thomas Jackson) of 1892, narthex also 3 elaborate dormers. Modern addition to the north-east corner. C12 Font. (14.2.83)



Figure 6 - Church of All Saints, High Street

4.48 **Botley War Memorial, High Street.** First and Second World War memorial. Erected in 1920 by the builders Messrs W Cornish with a further inscription added after the Second World War. (26.10.2017). (A full description and history is available on the Historic England website).



Figure 7 - Botley War Memorial, High Street

4.49 **Other buildings of significance in this zone are:**

The original school building – its long roof at right-angles to the High Street is the primary object in front of you approaching the core of the village on the bend in the road.

No.45 High Street – Again, as one follows the bend in the road this building closes the view with its prominent trio of gables.

The terrace of no's 33 to 41 – on the south side of the street after no. 45 before the end of the zone with its substantial chimneys and decorated gables.



Figure 8 - The Old School



Figure 9 - No.45 High Street



Figure 10 - No's 33 - 41 High Street

Management Proposals

4.50 This zone is currently dominated by the main A334 road with its heavy traffic producing vibration, noise and fumes. Construction of the bypass should relieve this stretch of road of the majority of heavy through traffic allowing the footways to be enhanced to encourage more walking and cycling.

4.51 **Proposal** – The council will continue to press for the Botley bypass to be built and seek to both review The Square in particular and to work with the Parish and County Councils.

Zone 1 – High Street western approach



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Zone 2 – The Square

- 4.52 It is noticeable that all the grander buildings are on the south side of the street with those on the north side lower, humbler and on smaller plots. Only as the High Street bends around the Old Forge (No.34) opposite the elegant Portland House, standing aloof, set well back within its walled garden and built of Beaulieu white bricks, does the Square reveal itself from the western approach. The buildings are tightly packed and sited on the back of the pavements with all but two, No.25 Botley House and The Dolphin, of just two storeys and pitched roofs presenting a mixture of gables and eaves with only the two three storey buildings having parapets. Windows are primarily white painted timber casement or sashes set into brick and rendered walls with timber entrance doors.
- 4.53 The architectural focus of The Square is the Market Hall, with its elegant projecting portico topped by the clock tower, in the centre of the south side. It is noticeable that all the grander buildings are on the south side of the street with those on the north side lower, humbler and in smaller plots. The view to the east is closed by No's 2 and 4 Winchester Street with a large Sycamore tree in Mill Hill and to the west the focus is on the chimneys of 31a – 45 High Street and the tower of All Saints Church.
- 4.54 The ground floors are mostly occupied by shop fronts which with their modest fascias and signs that contribute to the vitality of The Square. The majority of shops still occupy just single frontages and have not amalgamated to change the architectural scale of The Square. Rear servicing and access to premises is very limited resulting in The Square being dominated by the bustle of people and vehicles both parked and moving.
- 4.55 **The listed buildings in this zone are primarily on the south side of the Square with two included in one of the earliest tranches of listing:**
- 4.56 **No's 1 and 3 High Street.(south side). C18 and earlier.** Two storeys. Long range of 5 windows with central ground floor carriage archway; evidence of timber-framing but façade is in brickwork. Red tile roof, hipped at corner with Church Lane; red brick dentil eaves. Walling in blue header, bricks with red flush dressings to openings (cambered arches to ground floor) and high plinth. First floor windows are old sliding casements. West end is a 25-light sash, next a modern shop window then 2 modern windows, all with cills cut below top of plinth. Old lead fire insurance sign above the large cambered arch in the centre. The side walls within the arch are timber-framed (indicating C17 origin). (14.02.83) Now known as Catherine Wheel Mews – harking back to its time as the Catherine Wheel public house.



Figure 11- No's 1 and 3 High Street



Figure 12 - Carriage archway

4.57 **No 9 High Street. (south side) (The Dolphin Public House)(formerly listed as The Dolphin Hotel). C18.** Three storeys, symmetrical façade of 5 windows. Red tile roof. Red brick walling in Flemish bond; parapet, flat rubbed arches to windows, plinth. Sashes in exposed frames. Projecting porch on 2 columns, of simple/crude design. (5.12.55)

4.58 **No 11 High Street. (south side) (Market Hall).** Dated 1848. The front is in Portland stone and comprises a tetra-style portico in a Tuscan order. High pediment. The entablature carries along the side as far as the pilaster of the inner wall, platform base. The central doorway is masked by a projecting ground floor block (within the columns) date 1897; panel above. A window on each side has a moulded architrave with 'ear' treatment. Timber clock turret of 1897 (Diamond Jubilee) set back. The hall behind the façade is a plain brick structure with a slate roof. The building is a prominent feature in the centre of Botley. (14.02.83)

4.59 **No's 13 and 15 High Street (south side). C16, C17,** 2 storeys; probably one house, now 2 properties. Exposed timber frame with first floor jettied on a moulded beam, straight and curved braces; old photographs suggest some alteration. East is modern. Modern tile roof. Tudor diagonal chimney stack. Upper floor has white-painted plaster infilling ground floor is brick nogged. Modern casements. (14.02.83)



Figure 13 - The Dolphin



Figure 14 - No.11 High Street Market Hall



Figure 5 - No's 13 & 15 High Street

4.60 **No 21 High Street (south side). C18,** 2 storeys, 3 windows. Symmetrical front, but with modern east shop window. Red tile roof with hip at one side, brick dentil eaves. Red brick walling in Flemish bond, rubbed flat arches. Sashes in exposed frames. Doorcase of a simple order with pilasters. (14.02.83)

4.61 **No 23 High Street (south side). C18,** 2 storeys, 2 windows. Symmetrical façade. Red tile roof, walling is rendered with slightly projecting quoins to ends and to windows; ground floor cambered openings, keystones, cills on brackets. Sashes in reveals. Full Doric porch with fluted columns. (14.02.83)

4.62 **No 25 High Street (south side)(Botley House). C18,** 2 storeys, with attic and basement. Five windows. Red tile roof, hipped at ends and at 2 dormers. Symmetrical façade has a parapet and is formed into a pediment above the middle part of the front, enclosing an oval opening (blank) with 4 keystones. Coping stones to high parapet (having panels above end windows) becomes a brick dentil cornice in the pediment. Red brick walling in Flemish bond, rubbed flat arches, cambered heads to panels within high plinth. Side elevations have walls of blue headers. First floor central window is round-headed, with projecting keystone and impost blocks in brick. Sashes in exposed frames (ground floor later). Bold pedimented doorcase of simple form with cornice on brackets and panels for pilasters; 5 steps have side rails. (5.12.55).



Figure 16 - No.21 High Street



Figure 17 - No.23 High Street



Figure 18 - No.25 High Street

4.63 **No 29 High Street (south side) (Portland House). Mid C19.** Fine 2-storeyed Victorian house in Gothic flavour, featuring many gabled projections. Slate roofing. Stepped chimney stacks have double-pitched tops extending widely over brackets. Gables end in ornate barge boards with finials, scalloped edges, projecting over curved braced brackets. Yellow brickwork in Flemish bond, flat and some cambered openings. Sashes in reveals, one ground floor bay. Simple doorway. A building of character, unaltered. (14.02.83).



Figure 19 - No.19 High Street, Portland House

4.64 **No.34 (north side). Early C19.** Two storeys, wide front of 2 windows (formerly 3?) Red tile roof, gable ends show low eaves to rear. Front wall is rendered with plain eaves band turning to projecting quoins which then attach to plinth. Windows have architraves, cambered on the top (ground floor) and cills on brackets (first floor). Sashes, Brick Gothic porch, with stone coping to gable, steep roof, central window with keystone to cambered arch (11.12.73). Now known as The Old Forge.



Figure 20 - No.34 High Street

4.65 **Bugle Inn, High Street (north side). Early C18.** Two storeys. Façade has a group of 3 windows to the east, west has oval carriage archway, with wrought iron sign bracket above, and first floor window. Red tile hipped roof. Red brick walling in Flemish bond, red rubbed flat arches and plinth. Sashes in exposed frames. Porch on 2 columns. (14.02.83).



Figure 21 - Bugle Inn, High Street

4.66 **No's 2 and 4 Winchester Street (east side).**
C18 block of 2 gables to south. Two storeys, 3 windows, façade suggests north is slightly later. Red tile roof, Flemish bond brickwork; red with blue headers for the main part, all red stretchers to north. Projecting bands at eaves level (along gables) and at first floor, cambered openings. Diamond casements; Blank windows in gable and over one doorway, probably former sashes. Plain door to No2, porch to No 4. Very prominent in street picture.(14.02.83)



Figure 22 - No's 2 & 4 Winchester Street

4.67 **Other buildings of significance in this zone are:**

No's 12 to 20A High Street – a row of older buildings on the north side comprising both shop fronts and dwellings directly onto the back of the pavement.

No. 6 Winchester Street – together with no's 2 and 4 this closes the eastern end of the Square, albeit this building is set well back from the street with grounds extending down to the mill race behind the mill.



Figure 23 - No's 12 to 20A High Street

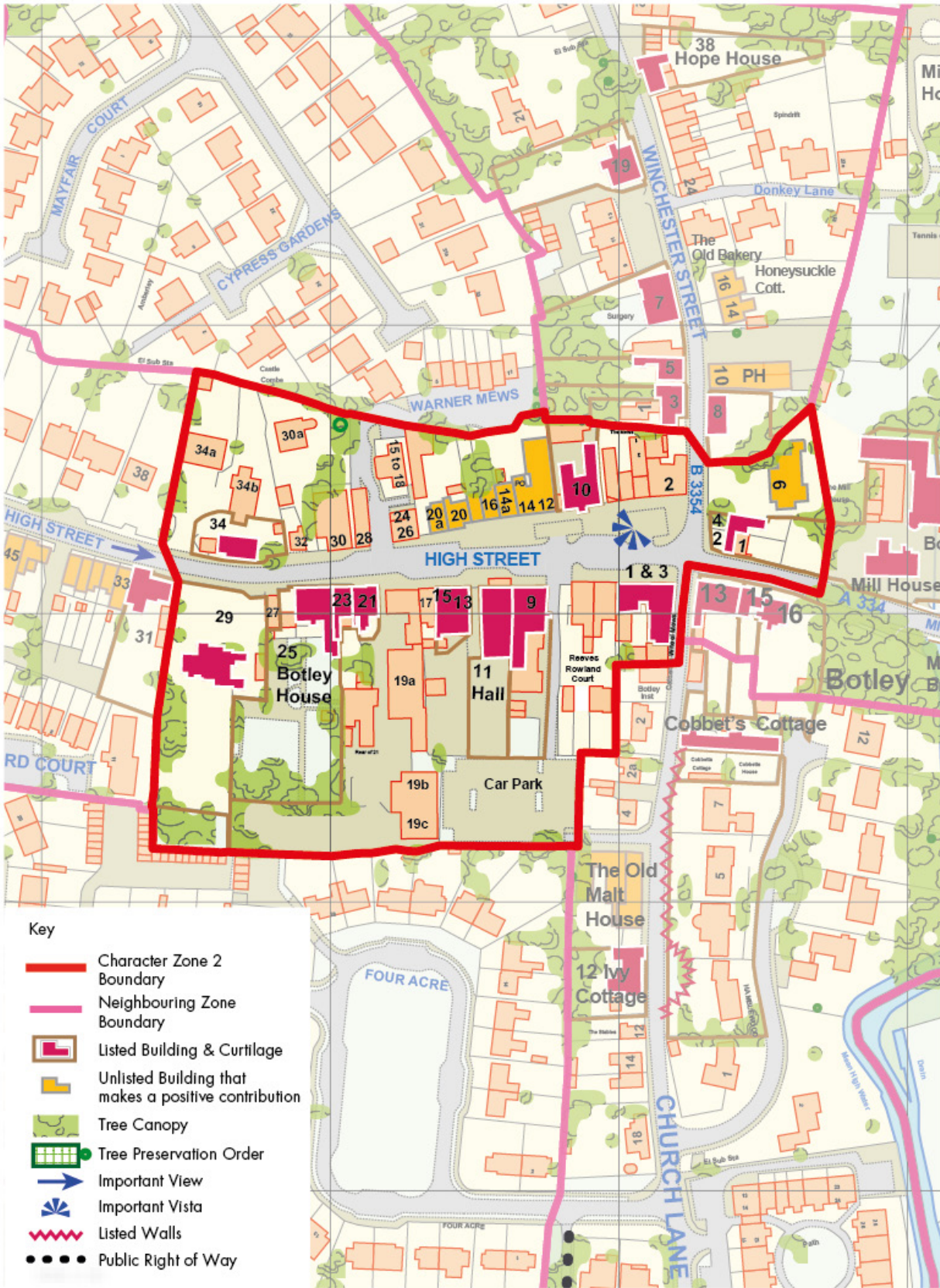


Figure 24 - No. 6 Winchester Street

Management Proposals

- 4.68 Some properties have a plethora of wires and boxes, both communication and electricity draped across their frontage looking most untidy.
- 4.69 **Proposal** – The council will encourage the rationalisation of cabling to enhance the appearance of the buildings in the square.

Zone 2 – The Square



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Zone 3 – Mill Hill and the northern River

4.70 Another pinch point for the A334 coming through the village is Mill Hill. As one comes up the road from the river crossing with the mill on the north side, to the cross roads with Winchester Street and Church Lane, it is between the four cottages facing the road set up on a high retaining wall said to contain the village goal behind the low arched opening with grill in front of No 14 Mill Hill and the end of the first two in Winchester Street which themselves face west along the Square.



Figure 25 - General view towards village

4.71 This southern end of zone three is really the raison d'être of this revised siting of the whole village, the bridge replacing the original ford as the lowest sensible place to cross the river due to the tides and the main source of work, the mill, is probably the most important building in the village which itself brought in carts bearing corn for conversion from all around.

4.72 The greater part of this zone consists of the River Hamble above the tides highest point and its western bank as far north as the railway line to Fareham from Eastleigh that used to be famous for transporting strawberries away to the London fruit markets. The main fields around Botley were to the west of the village.



Figure 26 - Mill House

4.73 **The listed buildings and structures in this zone are:**

4.74 **The Mill House, Fareham Rd.(Mill Hill)(north side).** Circa 1770. Two storeys, 4 windows. Red tile hipped roof with red brick dentil eaves on a projecting band. Front wall in blue header band, with rubbed red flat arches, return in Flemish bond with a plinth. Sash windows in exposed frames. Central doorway is wide, of coarse detail; a pediment on coupled pilasters with an oval arch containing a fanlight and a 6-panelled door (4 being glazed). At rear an early C19 extension has a low-pitched slate roof and a porch with oval arches to doorway and coupled windows. (5.12.55).

4.75 **Botley (Flour) Mills, Fareham Road, (Mill Hill) (north side).** Circa 1770 mill, still in use. (At time of compilation of 13th list in 1982/3) Front is a near-symmetrical design of 2 storeys with attic; 3+1+3 windows, projecting centre of 3 storeys with brick dentilled pediment gable. The red tiled roof has a series of hipped roof dormers at front and rear; a parapet has a decorative brick band below the coping. Walling is red brick (Flemish bond) with blue headers, red-rubbed cambered arches to windows. First floor band, stone cills; a wide arch at east is the carriage entrance; another under the centre unit gives on to the entrance door. Casements. At the rear, the water reaches first floor level, where there are 3 windows on either side of a central door. Within, the structure is a heavy timber frame, with much old equipment still in use. To the north side there is a rearward extension of similar date. To the south a tall modern structure of 1922 is attached. (5.12.55).]



Figure 27 - Botley (Flour) Mills

4.76 **Bridge south of the Mill, Fareham Rd (Mill Hill)(north side).** Early C19. A single small-arched bridge with deep side walls, raised to parapet level. On the south side the wall is straight, and there is a buttress at the edge of each bank; on the north side the wall is straight across the opening, but curves outward thereafter. The parapet extends westwards (south side) but is lower on the east side and surmounted by wrought iron railings. Red brickwork, English bond. (14.02.83).



Figure 28 - Iron Bridge

4.77 **Nos.13 and 14 Mill Hill, Fareham Rd (Mill Hill)(south side). On corner with Church Lane. Late C18.** Two storeys, 4 windows (west and ground floor a bay). Massive red tile roof, half-hipped at one end and fully hipped at corner; red brick dentil eaves. Walling in Flemish bond, red stretchers/blue headers, flush first floor red band, cambered ground floor openings, plinth. Three and 4-light casements. Plain doorcase with large moulded canopies on brackets. Return elevation in similar manner, but slightly altered (14.02.83).



Figure 29 - Mill Bridge from downstream



Figure 30 - No's 13 & 14 Mill Hill

- 4.78 **No.15 Mill Hill, Fareham Rd (Mill Hill)(south side).** Attached to Nos 13 and 14 but smaller in scale. Early C19, 2 storeys, 2 windows, red tile roof, hipped. Flemish bond walling, red stretchers/blue headers. Modern casements, plain door, small hood on brackets.(14.02.83).
- 4.79 **No.16 Mill Hill, Fareham Rd (Mill Hill) (south side)(formerly listed as House 30 yds east of Church Lane on south side). C18.** Two storeys, 2 windows. Red tile roof, walling in Flemish bond, red stretchers/blue headers, red rubbed flat arches, stone cills. Sashes in reveals. Large rich doorcase with full Doric order on $\frac{3}{4}$ columns (fluted tops) open pediment with swags in relief above arched doorway, fanlight. (5.12.55).
- 4.80 As virtually all the buildings in this zone are listed there are no more of significance.

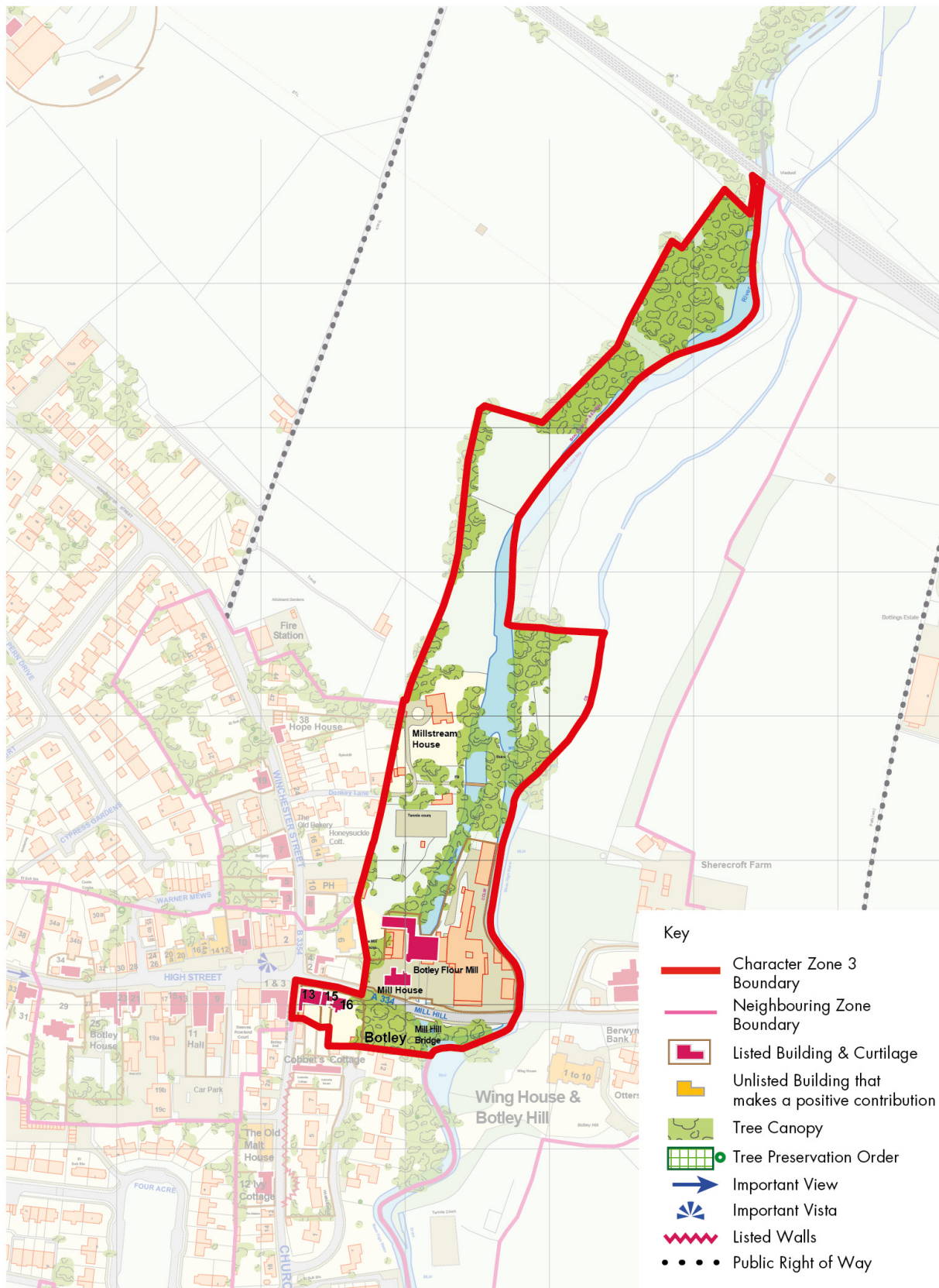


Figure 31 - No.15 Mill Hill



Figure 32 - No.16 Mill Hill

Zone 3 – Mill Hill & northern river



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Zone 4 – Winchester Street

4.81 Leaving The Square along this street there is the same close-knit texture of building as the Square itself, however as one continues northward up the street and out of the conservation area this becomes progressively more open. Again, as the street progresses northward from its junction the line veers to the west presenting a series of plain clay-tiled pitched roof buildings, a series of chimneys to buildings on the east side and the distinctive jettied, timber framed structure of No. 8. probably the oldest building in the village. The architectural scale, form, materials and character of the street is very similar to the Square but with the essential difference of this being virtually all residential.

4.82 The listed buildings in this zone are generally close to the southern end i.e. near The Square, with others, the farm buildings and the toll house out of the zone further up the street and are as follows:

4.83 **No 8 (east side). 1610.** Larger timber-framed house with first floor jettied on moulded beam, supported on carved brackets (one dated). Massive red tile roof, half-hipped. Old chimneys. Casements. Framework has main and subsidiary structure with diagonal struts. All filled with brickwork. Boundary wall to south is in panelled brickwork, with panelled piers, all of early C 19.(14.02.83)- Probably the oldest building in the village.

4.84 **No 38 (Hope House) (east side). C18.** Two storeys. Former non-symmetrical pair, now one; 2 windows. Red tile-hipped roof. Brick walling in Flemish bond (blue headers) with red flush dressings; brick dentil eaves, quoins, verticals, flat arches, oval doorway arch, high plinth. Sashes in reveals, modern ground floor bay to west.(14.02.83)



Figure 33 - No.8 Winchester Street



Figure 34 - No.38 (Hope House)

4.85 **No.3. (west side). Early C19.** Two storeys, two windows. Red tile roof, with brick dentil eaves. Walling in painted brickwork (Flemish bond); first floor band, flat arches, plinth. Sashes in reveals. Doorcase has pilasters but top (pediment) is missing.(14.02.83).



Figure 35 - No.3 Winchester Street

4.86 **No.5. (west side). Early C19.** Two storeys, 2 windows. Modern tile roof, hipped to front, brick dentil eaves. Painted brickwork, cambered arches to ground floor. Sashes in exposed frames. Doorcase has broken pediment, and pilasters. (14.02.83).



Figure 36 - No. 5 Winchester Street

4.87 **No.7. (Winchester House)(west side).Early C19.** Two storeys. Formerly a symmetrical façade of 3 windows, but with slightly later extension of 2 windows on north side (with side entrance to second dwelling). Red tile-hipped roof, with brick dentil eaves. Brick walling in blue headers with red flush quoins, panels and high plinth. Sashes in reveals (one widened ground floor window). Doorcase with broken pediment and thin pilasters, enclosing arched doorway. (14.02.83).



Figure 37 - No.7 Winchester House

4.88 **No.19.(west side). Early C19,** 2 storeys, 3 windows. Slate (formerly tiled?) roof with half-hips, gable to second rearward roof, brick dentil eaves. Brick walling in Flemish bond (blue headers) with red rubbers to flat arches. Good sashes in reveals. Simple doorcase; cornice and pilasters.(14.02.83).



Figure 38 - No.19 Winchester Street

4.89 **Other buildings of significance in this zone are:**

No.10 Winchester Street – The pub called the Brewery Bar which is virtually up to the edge of the road and so quite unmissable. (Refurbished in July 2023)

No's. 14 and 16.- a pair of well-kept Victorian semi's set back from the road creating an aura of space around them.



Figure 39 - No.10 Winchester Street



Figure 40 - No's 14 & 16 Winchester Street

Management Proposals

4.90 Again currently dominated by traffic which should reduce when the bypass is complete and hence improve the quality of life here.



Figure 41 - Stableyard of No.7 Winchester Street



Figure 42 - Winchester Street looking north

Zone 4 – Winchester Street



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Zone 5 – Church Lane and the middle river

4.91 The lane has a gentle curving alignment dominated by the high, listed brick wall on the east side with a variety of two storey pitched roof buildings on the west side but most particularly by the long former malt house now converted in three cottages. The informal arrangement of footpath and carriageway leads to Hamblewood a relatively modern development hidden behind the listed wall and backing onto the middle section of river, the Quay and old Bark Store. The Bark Store now restored, adjoins the site of the former boatyard, now a public open space leading to Bailey's Quay at the confluence of Pudbrook Lake and the River Hamble formerly known as Horsepool Wharf until the early 1900's.



Figure 43 - Western tip of zone

4.92 This area of the Bark Store and Quay together with that of Hamblewood Court and Quayside was an important port and industrial centre in the 18th. and 19th. centuries with many stores, wharfs, coal yards and boathouses and a parish quay free to use. During the latter part of the C19th. it was two timber yards, the more southern part a boat-building yard following the second world war until about the 1970's. The main slip-way is still evident at the most southerly point.



Figure 44 - Old slipway into river

4.93 Because of the shallowness of the Upper Hamble goods including grain, coal, manure and building materials were ferried up with timber and flour back to larger vessels moored at Bursledon by poling on the tides (similar to punting). The last of these was in June 1914 just before the outbreak of the first world war. Reputedly the stone used in the building of All Saints Church arrived in this way.

4.94 **The listed buildings here are:**

4.95 **Cobbett's Cottage. Early C19.** Surviving unit of William Cobbett's estate, comprising a cottage next to the road and a more imposing stable block. The 2-storeyed cottage has side elevation abutting the lane, of one window and a blocked doorway, the south façade has 3 windows. Slate hipped roof, brick dentil eaves, slate-hung walls, sashes and casements. The stable is a taller symmetrical block of 2 storeys, one window on either side of a projecting centrepiece, which is gabled and has one window above a ground floor doorway, which is flanked by smaller windows. Red tile, hipped roof to main block, with central gable, dentil eaves. Walling in Flemish bond, red stretchers and blue headers; round-headed openings first floor band. The stable block in similar style, but both units have the historic connection. (14.02.83).

4.96 **No.12.(Ivy Cottage). Early C19.** Two storeys, 3 windows. Red tile roof, with toothed eaves. Painted brick walling (Flemish bond); ground floor openings are 3-centred arches. Two casements, otherwise sashes (coupled on ground floor). Chinoiserie trellis porch. (14.02.83).



Figure 45 Cobbett's Cottage



Figure 46 – Stable block to Cobbett's Cottage



Figure 47 - No.12 (Ivy Cottage)

4.97 **Wall on the east side of Church Lane**, running south from Cobbetts Cottage, to its termination opposite and a little to the south of No 12. Early C19. Length of high boundary walling in red brickwork, Flemish bond. A bow-shaped section, arranged symmetrically opposite No12, has a series of shallow buttresses. (14.02.83)

4.98 **Other buildings of significance in this zone are:**

The Old Malt House – for many years a hardware store with very low headroom and bathroom showroom above, recently converted into three cottages.

The Old Bark Store – restored by the County Council some years ago and now used for boat storage. The western end of this building is hard against the road and the southern side forms the 'bank' of Pudbrook Lake – a stream feeding into the Upper Hamble.

Management Proposals

4.99 This has a quite rural low key feel yet is right next door to The Square. This atmosphere is an important contrast that needs to be maintained.



Figure 48 - listed wall on east side of Church Lane

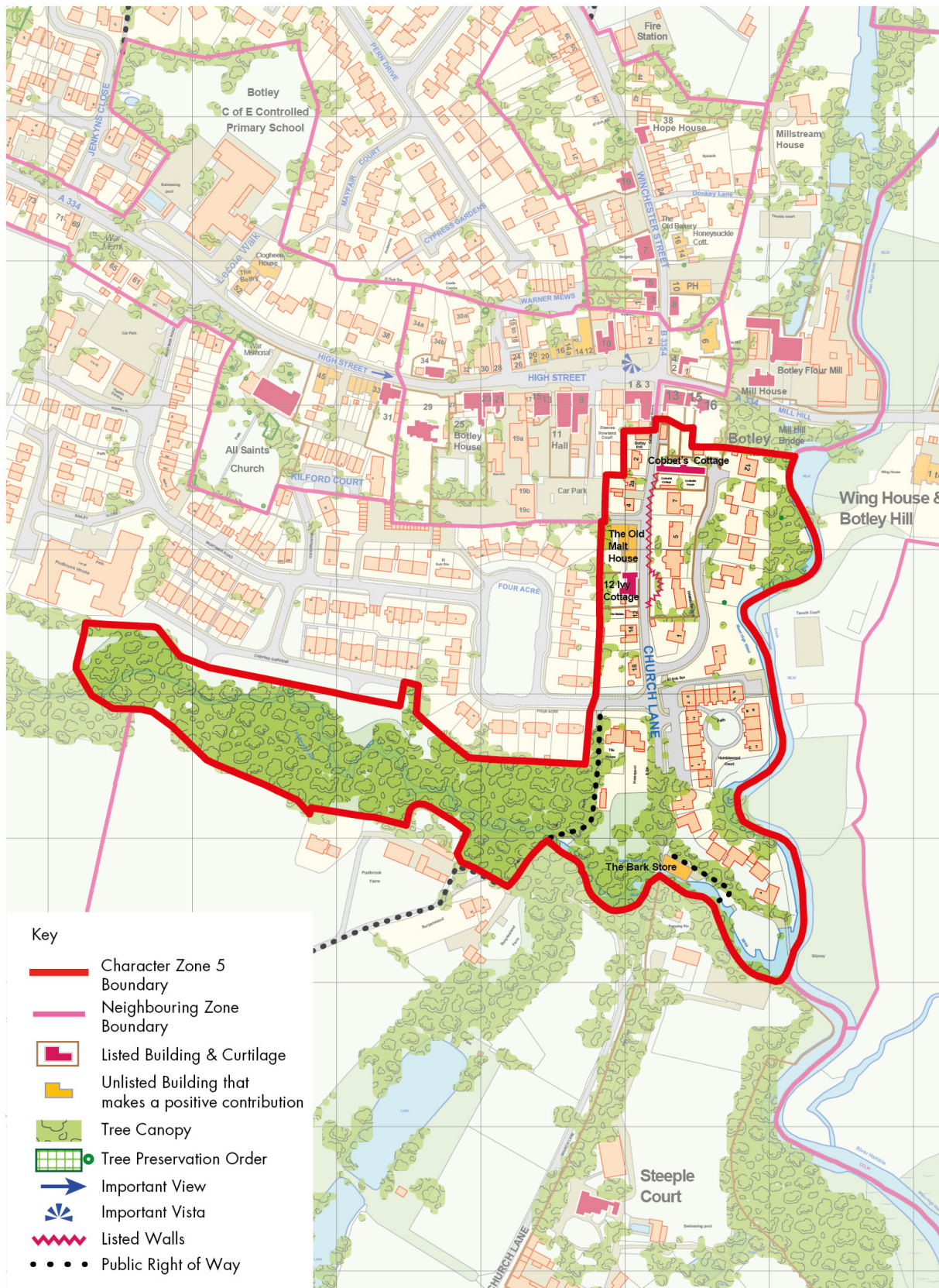


Figure 49 – The Old Bark Store



Figure 50 – The Malt House

Zone 5 – Church Lane



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Zone 6 – Manor and Marks Farms

4.100 This area is the site of the original settlement of Botley as an informal arrangement centred on St. Bartholomews Church and the farmsteads of Manor and Marks Farms. All the essential settlement elements were clustered together to enable the labourers to have access to all the fields of the field system which pre-dated the system of having the farmstead in the middle of the land-holding. What is now referred to as St Bartholomews Church is in-fact just the chancel remaining of the original building.



Figure 51 - General view of Marks Farm when newly roofed in 2013.

4.101 **The listed buildings and structures in this zone are:**

4.102 **Marks Farm Cottages (formerly listed as 2 cottages 65yds. north-east of Manor Farm).** Original farmhouse, being a C15/C16 timber framed 2-storeyed structure. Massive red tile roof with low eaves on west side (with dormer) and half the east side. The north and south gables have exposed timber framing, brick-nogged. Some brick walling, in stretcher (recent) Flemish and Garden Wall bonding, with blue headers; one cambered opening. Small casements of one, 2 and 4 lights. Ground floor outshoots, of some age.(05.12.55). Now returned to one dwelling and known as Marks Farmhouse.



Figure 52 - Mark Farms Cottages (Farmhouse)

4.103 **Marks Farm; Granary 30 yds north of Marks Farm Cottages. Probably early C19.** Traditional granary, timber-framed and weatherboarded, with an almost pyramid tile roof, all resting on 9 staddlestones.(14.02.83).



Figure 53 - Marks Farm Granary

4.104 **Marks Farm; Barn 40yds north of Marks Farm Cottages. Early C19.** Three-bay timber-framed and boarded structure of traditional form. Corrugated asbestos roof.(14.02.83). Building now converted to dwelling and roof re-clad in local clay plain tiles

4.105 **Marks Farm; Cart Shed 30 yds. north-west of Marks Farm Cottages. Early C19.** Five-bay open-sided timber-framed shed, with gabled ends. Red tile roof, boarded walls(14.02.83). Now converted to a dwelling.

4.106 **Marks Farm; Barn 60yds. north-east of Marks Farm Cottages. Early C19.** Five-bay timber-framed and part-boarded structure of traditional form. Corrugated asbestos roof, half-hipped(14.02.83). Now converted to a dwelling and the roof reclad in local clay plain tiles.

4.107 **(Old) Church of St Bartholomew (formerly listed as Remains of Church of All Saints) Grade II* . C13** former chancel, altered C16. Nave removed 1836. Single cell small rectangular chapel in rubble with red tile roof and small bellcote at west end. Three bays, lancets and in centre 2-light trefoil headed Perpendicular windows (restored). East window 3-light foil-headed with label (and an oval C18 memorial at the left of it). Reset Norman fragments in pointed west door: nook shafts with scallop caps and a toothed-roll lobed window over. Interior: exposed rafters of waggon-roof. Plain panelled late Georgian pews set lengthwise and, at west end, across isolated setting but an important survival (05.12.55).



Figure 54 - Marks Farm Barn, 3 bay.



Figure 55 - Marks Farm Cart Shed



Figure 56 - Marks Farm Barn, 5 bay today



Figure 57 - Church of St Bartholomew

4.108 **Manor Farm; Farmhouse. C15, C17, early C19.** Two storeys. T-shaped. A timber-framed house of medieval origin, now rendered externally except for an early C19 2-storeyed attachment on the north-east. Massive red tile roof; half-hips to 2 gables and full hip to one, eaves drop to ground floor in part of east front, most of west front (where it is broken by a large gabled dormer) and all the north front. Old chimney stacks, casement windows, (mostly boarded)(14.02.83).



Figure 58 - Manor Farm Farmhouse

4.109 **Manor Farm; Granary 20yds. to west of Manor Farmhouse. Early C19.** Square-shaped timber-framed structure, resting on 9 staddles. Red tile roof, half-hipped. Lap-boarded walls(14.02.83).



Figure 59 - Manor Farm Granary

4.110 **Manor Farm; Shed 30 yds. west of Farmhouse. Late C18.** Four-bay unit, with timber frame resting on a low brick wall. Corrugated iron roof. Boarded walling(14.02.83). Now with the thatched roof restored by HCC.



Figure 60 - Manor Farm Shed

4.111 **Manor Farm; Barn 50 yds. west of Farmhouse. Early C18.** Brick-walled rectangular building, with doorways in the centre of each long side. Massive red tile roof, with ¼ hips at each end, and gables to the doorways(14.02.83).



Figure 61 - Manor Farm Barn

4.112 **Manor Farm; Barn 50yds. north-west of Farmhouse. C16**, and later. A 5-bay timber-framed structure of traditional form, with an aisle on the south side. Elm-boarded walls and corrugated iron roof(14.02.83). Now with the thatched roof restored.

4.113 **Manor Farm; Store/workshop 30 yds. north-west of Farmhouse. Early C19.** One storey and loft. Brick-walled buildings with timber-framing exposed in upper gables. Red tile roof, 1/2-hipped and with a gabled roof to the loft access. At ground floor level 2 windows on either side of coupled doors (14.02.83).

4.114 **Manor Farm; Shed 20 yds. north-west of Farmhouse. Early C19.** Small timber-framed shed, now with corrugated iron roofing. Included for group value (14.02.83). Roof restored to plain tiling.



Figure 62 - Interior of 5 bay barn



Figure 63 - Manor Farm Barn, 5 bay



Figure 64 - Manor Farm Store/workshop



Figure 65 - Manor Farm Shed

4.115 **The Old Rectory and The Little House, Brook Lane. Formerly known as Maske or Marks Farm. C18.** 2+3+2 storeys, 3+3+3 windows. Large gabled centre unit, with lower wings not quite symmetrical. Red tile roof, with minor roofing supporting the 2 massive chimney stacks on the south side of the central unit; hipped end to lower south wing, coupled gables to north wing (also outshot). Walling in Flemish bond brickwork with blue headers, part white painted (north wing) and part tile-hung (at rear). Cambered arches, plinth. Sashes in exposed frames. Simple doorway on 2 columns to north of centre unit. Rear elevation has some form, but with a modern block to north wing (hence second gable).(14.02.83).



Figure 66 - The Old Rectory

Management Proposals

4.116 In this instance nearly all the buildings of any significance are listed. The three unlisted properties – The Carpenters Workshop, Old Forge and the building next to - Manor Farm Shed Figure 59 used as a milking parlour are suggested for local listing.



Figure 67 - Carpenter's Workshop

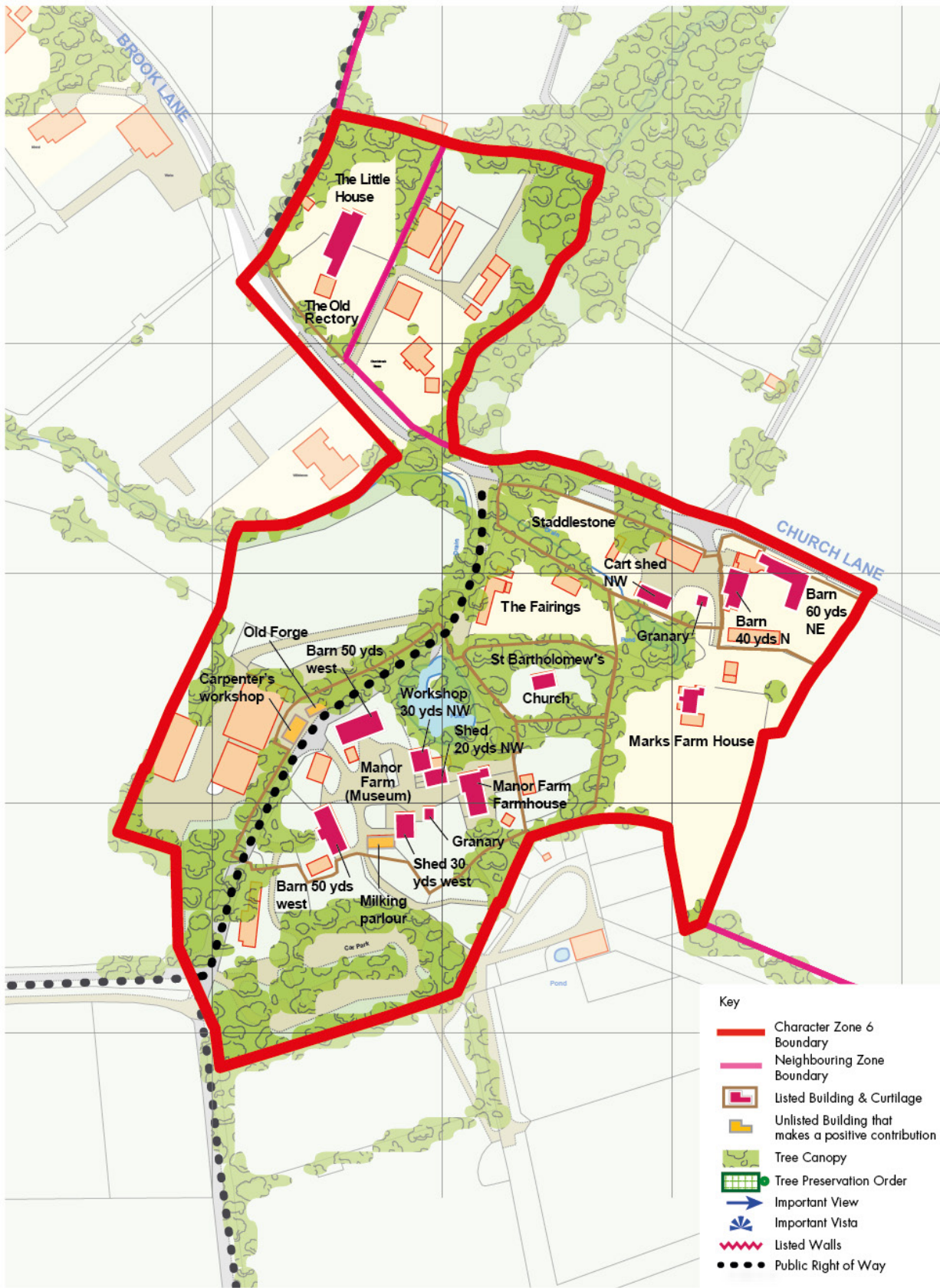


Figure 68 - Old Forge



Figure 69 - Thatched shed/stable

Zone 6 – Manor and Marks Farms



- Key**
- Character Zone 6 Boundary
 - Neighbouring Zone Boundary
 - Listed Building & Curtilage
 - Unlisted Building that makes a positive contribution
 - Tree Canopy
 - Tree Preservation Order
 - Important View
 - ★ Important Vista
 - ~ Listed Walls
 - Public Right of Way

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Zone 7 – Steeple Court and the south river

- 4.117 This is an area of rolling farmland that lies between the two village sites consisting of relatively small fields enclosed by hedgerows and oak trees. A belt of woodland runs north to south beside a stream and valley with fishing lakes, parallel to Church Lane between Brook Lane and Pudbrook Lake. There is little built form in this zone, just two areas; the three cottages by the north boundary at Pudbrook Lake and Steeple Court nearly half way down the lane with its converted barn and farmhouse with some new infill between.



Figure 70 - Views over countryside

- 4.118 **The listed building in this zone is:**
- 4.119 **Steeple Court. C17** house with later alterations, including early C19 Gothic features. Two storeys, double roofed. West front has irregular windows, 4 on first floor, 2 on ground floor, but the main feature comprises 2 massive chimney stacks, projecting forward and stepped. Old tile roof, walling in red brick (English bond), part colour-washed, and a high plinth. Casement windows are diamond leaded lattice casements. Open gabled timber porch on yellow brick base, with 4-centred arched door. (05.12.55).



Figure 71 – Steeple Court

Management Proposals

- 4.120 Apart from Steeple Court complex this is an open rural area that needs to be worked and kept as is.

Zone 7 – Steeple Court and the south river



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Zone 8 – Eastern Approach

- 4.121 While not actually within the boundary of Eastleigh Borough Council this zone has been part of the conservation area since its inception in 1975. The boundary between Eastleigh and Winchester City Council is generally down the centre of the Hamble River so again the greater percentage of the zone is building-free but essential to protecting some of the most important elements of the village itself.
- 4.122 The zone extends from the railway line in the north to the old quay in the south and from the beginning of the built form in the east as one approaches from the station, to the centre of the river in the west.
- 4.123 Travelling west toward the village past a continuous line of mature trees to the southern side, the most dominant feature is that of the long, high brick wall on the northern side at the back of the pavement of some 200 metres length and approx. 4.5 metres high. This very substantial structure enclosed the garden of Sherecroft House which is at the western end. There is a gazebo about two thirds of the way along and as needs must during WWII, a three pill boxes were formed behind the wall looking through and over it to keep an eye on the road and open fields to the rear.

4.124 **The only listed building in this zone is:-**

4.125 **Sherecroft House, Fareham Road (north side).**

Late C18, with substantial rear extensions of the mid C19. Front walls of brickwork in blue headers with red quoins and rubbed flat arches, stone coping to parapet, ramped up at each side: other walls of brickwork in Flemish bond, with stucco architectural features. Hipped tile roof, slate roof (triple pile) of a higher level at rear. Symmetrical south front of two storeys five windows (one Blank), Victorian sashes. Doric porch with triglyph Order, two pilasters and two smooth columns, architrave and panelled reveals, 6 panelled (4 top glazed) door, on stone steps. The prominent rear extensions have grotesque classical features, including a cavernous porch. The residence of William Cobbett 1812-17. (06.03.67).

4.126 **The other building of significance in this zone is:**

4.127 **Botley Hill** – A large brick built house now subdivided standing above the road on the southern side but shielded by mature trees.

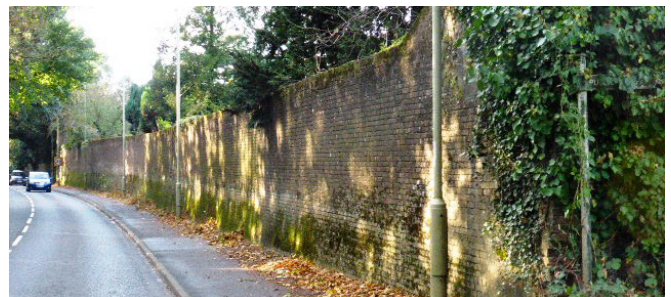


Figure 72 - Wall around Sherecroft House former garden



Figure 73 - Gazebo Pillbox



Figure 74 - Sherecroft House

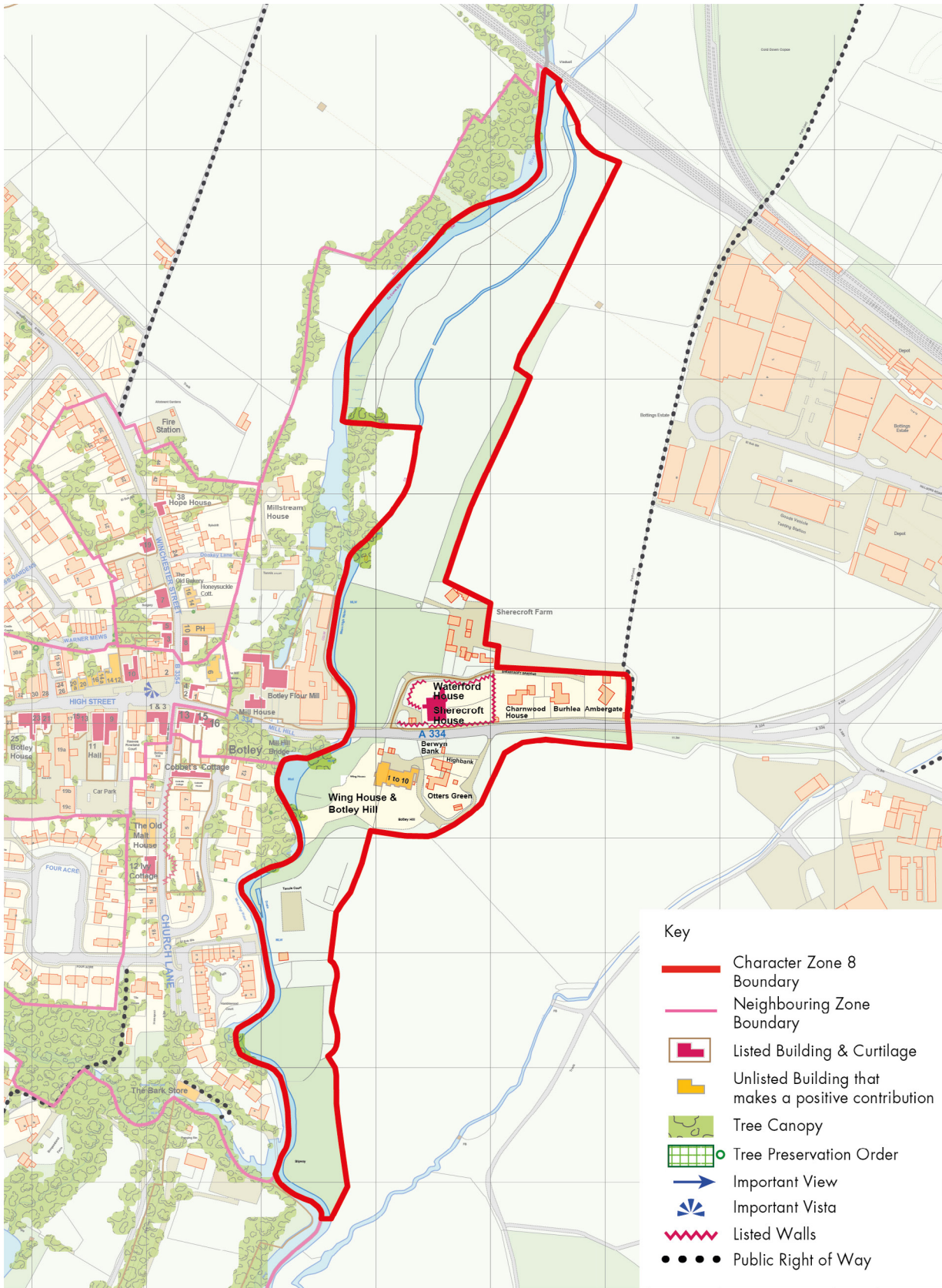
Management Proposals

4.128 This character zone is in the jurisdiction of Winchester City Council; therefore, there are no management proposals provided.



Figure 75 - Botley Hill

Zone 8 – Eastern Approach



Key

- █ Character Zone 8 Boundary
- █ Neighbouring Zone Boundary
- Listed Building & Curtilage
- Unlisted Building that makes a positive contribution
- Tree Canopy
- Tree Preservation Order
- Important View
- ⊲ Important Vista
- ~ Listed Walls
- Public Right of Way

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5. Alterations to the Conservation Area Boundary

Boundary changes

- 5.1 A number of alterations to the boundary of the conservation area are suggested to provide greater control over development that influences its character. See "Alterations to the conservation area boundary" [on page 14](#) for more detail.

Conservation area

- 5.2 This SPD cannot create or amend planning policy, this will be done through the local plan process. When the old saved policies are superseded by the new policies leaving (where relevant) any new special policies relating to Botley and the national conservation area designation.
- 5.3 The conservation area designation is a statutory designation with greater weight than local policies as a material consideration in planning. In Guidance on Conservation Area Appraisals, Historic England states:
- 5.4 "A clear, comprehensive appraisal of the character of a conservation area provides a sound basis for development control and for developing initiatives to improve the area. The Planning and Compulsory Purchase Act 2004 requires determination of planning applications to be made in accordance with the provisions of the development plan, unless material considerations indicate otherwise. A clear definition of those elements which contribute to the special architectural or historic interest of a place will enable the development of a robust policy framework for the future management of that area, against which applications can be considered."

6. References

Publications

Historic England - (2019) Conservation Area Appraisal, Designation and management (HEAN)1. 2nd.ed.

English Heritage (2006) Guidance on the Management of Conservation Areas. English Heritage.

English Heritage (2006) Guidance on Conservation Areas Appraisals. English Heritage.

English Heritage (2008) Conservation Principles: Policies and Guidance for the

Sustainable Management of the Historic Environment. English Heritage.

Websites

Archaeology Data Service - <http://ads.ahds.ac.uk>

Historic England – www.HistoricEngland.org.uk

Hampshire and Wight Trust for Maritime Archaeology - <http://www.hwma.org.uk/hamble/hwma/hamble/where.htm>

Hampshire County Council - www.hants.gov.uk

Appendix A - Planning Policies

In considering a development proposal, the Local Planning Authority (LPA) will consider the policy framework set by government guidance. This includes the National Planning Policy Framework (NPPF) primarily paragraphs 189 – 208; Planning (Listed Buildings and Conservation Areas) Act 1990; Ancient Monuments and Archaeological Areas Act 1979; Protection of Wrecks Act 1973 and the Historic Building and Ancient Monuments Act 1953 now repealed but included in the National Heritage Act 1983.

At a more local level the LPA will consider the Adopted Eastleigh Borough Local Plan 2022 including the Strategic policies S8 – Historic Environment and DM12 – Heritage Assets together with policy S5 – New Development in the countryside and any other more particular localised ones as relevant. In addition, the relevant Conservation Area Document will be taken into account. An outline of the most relevant elements of all the above legislation follows but those documents themselves should be consulted for the full detail and explanation.

The National Planning Policy Framework

In the NPPF government policy in relation to the historic environment is outlined in **Section 16 entitled Conserving and Enhancing the Historic Environment**. Paragraphs 189-208 provide guidance for authorities, property owners, developers and others regarding the treatment of heritage assets in the planning process and the most pertinent paragraphs relevant to this are summarised below.

Paragraph 189 states: “heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations”.

Paragraph 191 states: “when considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest”.

Paragraphs 194-198 relate to proposals affecting heritage assets:

Paragraph 194 concerns planning applications stating: “in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.”

Paragraph 195 states that: “local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking into account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal.”

Paragraph 196 states: “where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.”

Paragraph 197 states: “in determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.”

Paragraphs 199 – 208 consider the potential impacts

Paragraph 199 states: “when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance”.

Paragraph 200 states: “any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings grade I and II* registered parks and gardens, World heritage Sites, should be wholly exceptional”.

Paragraph 201 states: “ where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply :

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.”

Paragraph 202 states: “where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use”.

Paragraph 203 states:” the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset”.

Paragraph 204 states: “local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred”.

Paragraph 207 states: “not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 201 or less

than substantial harm under paragraph 202, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole”.

Ancient Monuments and Archaeological Areas Act, 1979

The Ancient Monuments and Archaeological Areas Act of 1979 provides for the investigation, preservation and recording of matters of archaeological or historic interest. This relates not only to Scheduled Ancient Monuments but also to other monuments, which in the opinion of the Secretary of State is of public interest by reason of its historic, architectural, traditional, artistic or archaeological interest. Section 61 (12) defines sites that warrant protection due to their national importance.

Planning (Listed Buildings and Conservation Areas) Act 1990

The Planning (Listed Buildings and Conservation Areas) Act sets out the criteria for listing buildings deemed by the Secretary of State to be of special architectural and historic interest and the designation by Local Authorities of Conservation Areas, and how these assets should be treated in the planning process.

Section 66 (1) of the Act states “in considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority or Secretary of State should pay special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”.

Section 69 of the Act requires local authorities to define as conservation areas any “areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance”.

Section 72 gives local authorities a general duty to pay special attention “to the desirability of preserving or enhancing the character or appearance of that area”.

Protection of Wrecks Act 1973

This act enables the secretary of state to designate any site within United Kingdom waters that ‘is or may prove to be, the site of a vessel lying wrecked on or in the sea bed and on account of the historical, archaeological or artistic importance of the vessel, or any objects contained or formerly contained in it which may be lying on the sea bed in or near the wreck’. For the purposes of this act ‘United Kingdom waters means any part of the sea within the seaward limits of United Kingdom territorial waters and includes any part of a river within the ebb and flow of ordinary spring tides....references to the sea bed include any area submerged at high water of ordinary spring tides.’ A person commits an offence if they tamper, damage or remove anything within the restricted area or allow others to do so without a licence.

Within Eastleigh Borough Council this act is relevant to the Hamble, Bursledon and Botley areas.

National Heritage Act 1983

Amongst other things this act formed the Historic Buildings and Monuments Commission for England which had the duty (a) ‘to secure the preservation of Ancient Monuments and Historic Buildings situated in England’; (b) ‘to promote the preservation and enhancement of the character and appearance of Conservation Areas situated in England and’ (c) ‘to promote the public’s enjoyment of, and advance their knowledge of, Ancient Monuments and Historic Buildings situated in England and their preservation.’

Eastleigh Borough Local Plan (2016 – 2036)

The new local plan extends to some 258 pages, so highlighted here are just the six most relevant policies that pertain to the EBC Conservation Areas, not all to every area. They cover Countryside and Settlement gaps; Historic Environment; New Development; Heritage Assets and the Old Bursledon Special Policy Area. There is also one concerning the coast and another specific to boatyards and marinas on the River Hamble.

Strategic Policy S5. New development in the countryside

1. Planning permission will be granted for new development in the countryside provided it is related to:
 - the provision of employment through agricultural development (policy DM17), the extension and replacement of existing employment uses (policy DM18) and the re-use of existing buildings (policy DM19);
 - residential extensions and replacement buildings (DM18 and 26), limited residential conversions (policy DM19), rural workers' dwellings (policy DM27) and accommodation for Gypsies, Travellers and Travelling Showpeople (policy DM31);
2.
 - a. community, tourist, or visitor uses through the re-use of buildings including facilities for the interpretation of heritage assets (policy DM12);
 - b. outdoor recreation and open space (policies DM32 and DM33); e. allotments and community farms (policy DM32);
 - c. cemeteries (policy DM37); and
 - d. essential public utilities (policy DM9).
3. In permitting new development in the countryside the Borough will seek to:
 - avoid adverse impacts on the rural, woodland, riparian or coastal character, the intrinsic character of the landscape including the avoidance of adverse landscape impacts on areas adjoining national parks and their settings, the significance of heritage assets and on the biodiversity of the area;
 - secure long-term beneficial management practices that will enhance the landscape and biodiversity of the countryside and coast;
4.
 - a. avoid sterilisation of mineral resources, in accordance with the Hampshire Minerals and Waste Plan;
 - b. safeguard the best and most versatile agricultural land unless the benefit of the development clearly outweighs the loss; and
 - c. protects soils during construction wherever possible in line with the 'Defra code of practice for the sustainable use of soils on construction sites'.

Strategic policy S6, Protection of settlement gaps

1. Development within a Settlement Gap as set out in the policies map will be permitted provided that:
 - a. it would not undermine the physical extent and/or visual separation of settlements; and
 - b. it would not have an urbanising effect detrimental to:
 - i. The character of the countryside; or
 - ii. The separate identity of the adjoining settlements.

Settlement Gaps are defined between: a. Eastleigh and Southampton;

- c. Eastleigh and Bishopstoke; c. Fair Oak and Horton Heath;
- d. Hedge End, Botley and Boorley Green;
- e. Hedge End, West End and Southampton;

- f. Hedge End, Horton Heath and Boorley Green; g. Hedge End and Bursledon;
- h. Bursledon, Netley and Southampton;
- i. Hamble, Netley and Bursledon.

Strategic policy S8, Historic Environment

1. The Borough Council will continue to conserve and/or enhance the Boroughs heritage assets in a manner appropriate to their significance. This includes all heritage assets including listed buildings and structures, Conservation Areas as designated on the policies map, landscapes and archaeology. This will be through preparation of Conservation Area Appraisals and Management Plans and other strategies and in the determination of planning applications for new development (see policy DM 12). This will involve:
 - a. identifying the assets by means of an on-going programme of survey and review;
 - b. identifying their key features and measures to manage and enhance these, e.g. through Conservation Area Appraisals;
 - c. restricting development likely to harm them or their settings through management of development proposals; and
 - d. encouraging development that enhances them, ensures their long-term management and maintenance and where possible, enables public enjoyment and the interpretation of the asset.

Policy DM 12, Heritage Assets

1. Development of a heritage asset or within its setting will be permitted provided it does not harm or detract from the significance or special interest of the asset, and sustains and enhance its special character and qualities. The more important the asset, the greater the weight that should be accorded to this criterion. Permission for development which results in substantial harm to, or loss of, designated assets of the highest significance will be wholly exceptional. Development which involves the demolition or destruction of any part of other heritage assets will not be permitted unless removal or replacement would enhance or better reveal the significance of the asset. In these circumstances, the developer will be required to record and advance understanding of the significance of any heritage assets to be lost, in a manner appropriate to their importance and the impact, and to make this evidence publicly accessible.
 - a. Development that affects an archaeological site either above or below ground that is already identified or discovered through development proposals will only be permitted provided:
 - i. If the remains cannot be preserved in situ, the clear and convincing overriding public benefits of the development that cannot be achieved by any other means is sufficient to outweigh the value of the remains; and
 - ii. Prior to the commencement of the development, provision has been made for a programme of archaeological investigation and recording and for this evidence to be made publicly accessible;
 - b. It achieves a high standard of design which respects and complements the character and qualities of the heritage asset(s);
 - c. Where necessary, it secures the long-term future maintenance and management of the asset;
 - d. Where possible, it enables public enjoyment and interpretation of the asset; and

- e. A heritage statement is submitted with the application explaining the significance of the assets affected including the contribution made by their setting, at a level of detail proportionate to the asset's significance; the impact of the proposal on the significance of the asset; and how proposals have been developed to avoid harm or, if this is not possible, minimise the harm; with mitigation measures proposed.
2. In permitting development involving a heritage asset the Borough Council may seek a legal agreement to secure the long-term management and enhancement of the asset.
3. The Council will monitor buildings or other heritage assets at risk through neglect, decay or other threats, proactively seeking solutions for assets at risk through discussions with owners and willingness to consider positively development schemes that would ensure the repair and maintenance of the asset, and, as a last resort, using its statutory powers.

Appendix B - General Information

Local Generic Guidance

Eastleigh Borough Council is in the process of producing a Quality Places Supplementary Planning Document which will offer advice and guidance on general design issues. For advice on specific issues pertaining to a conservation area, please contact the Borough's Conservation Officer.

Useful Information and Contact Details

General Information

Eastleigh Borough Council
www.eastleigh.gov.uk

Built Conservation Information and Advice

Historic England
www.historicengland.org.uk

The Botley Conservation Area technical assessment (1975) provides guidance for properties in the Botley Conservation Area within Winchester district. This is available online at <https://www.winchester.gov.uk/historic-environment/conservation-areas/technical-assessments>