









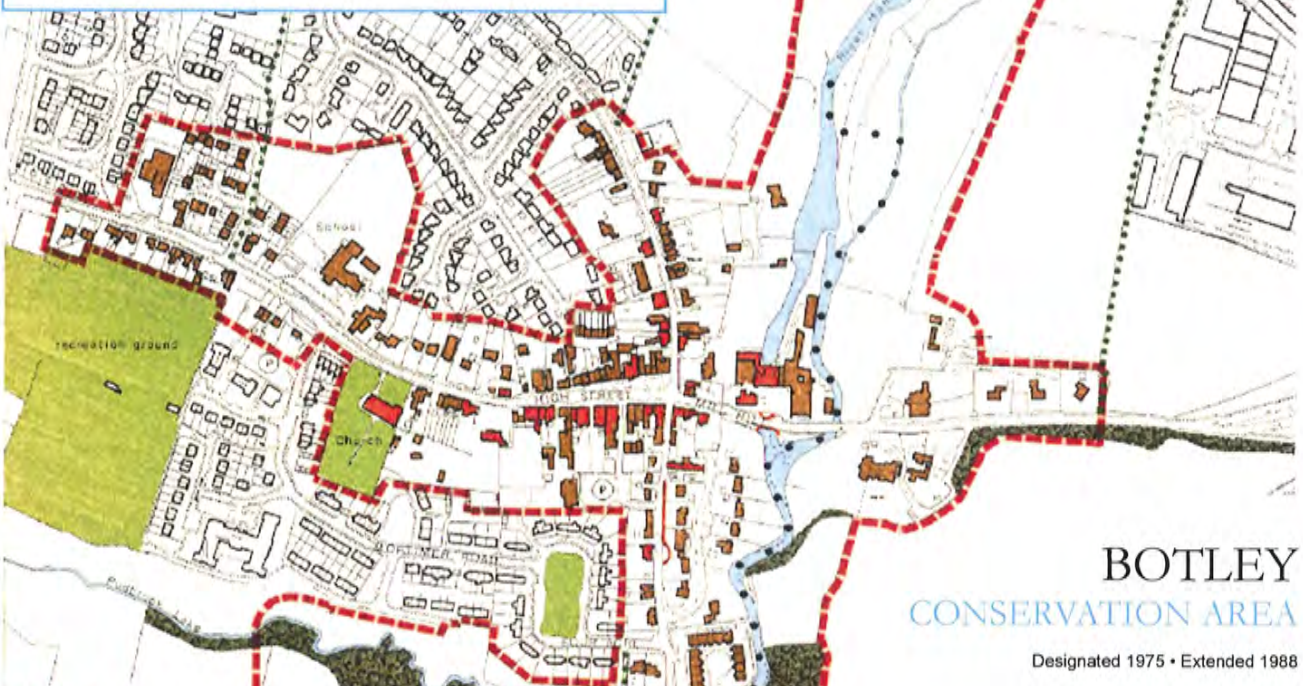
BOTLEY CONSERVATION AREA



Planning Policy and Design Unit 2005

KEY

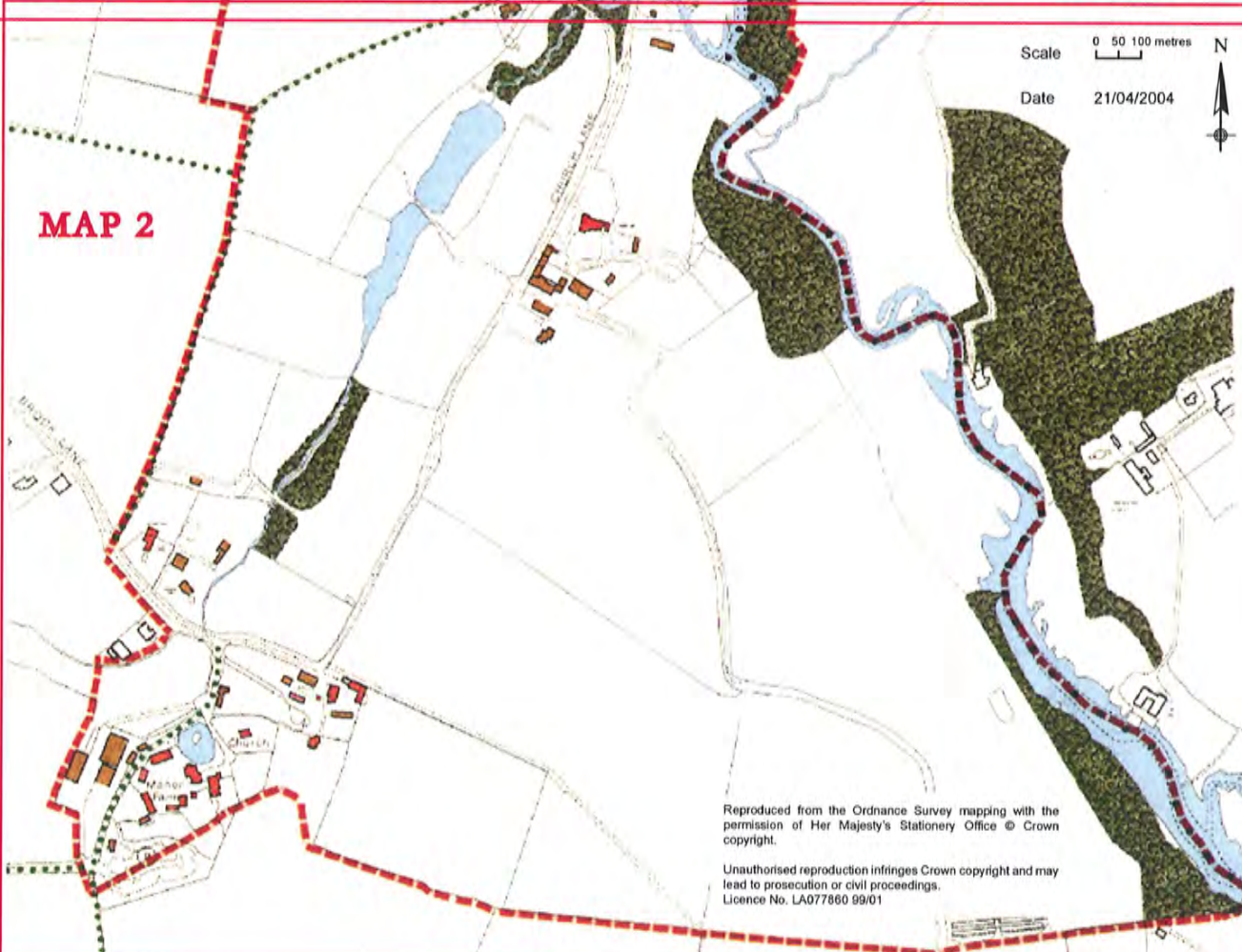
- | | |
|--|--|
|  Conservation Area Boundary |  Open Space |
|  Woodland |  Footpath |
|  Unlisted Building |  Borough Boundary |
|  Listed Building |  Listed Building |



MAP 1

**BOTLEY
CONSERVATION AREA**

Designated 1975 • Extended 1988



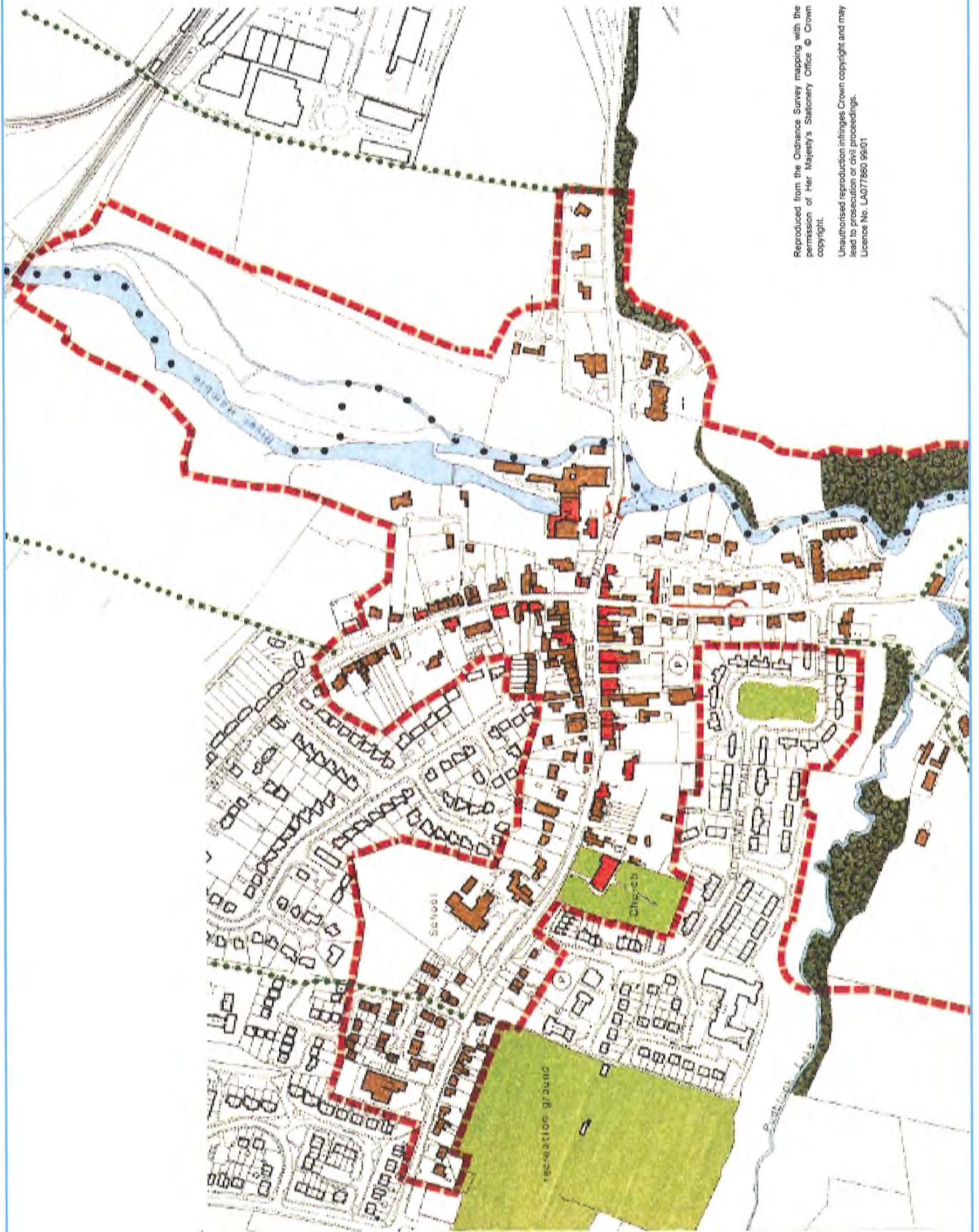
MAP 2

Scale 0 50 100 metres
Date 21/04/2004



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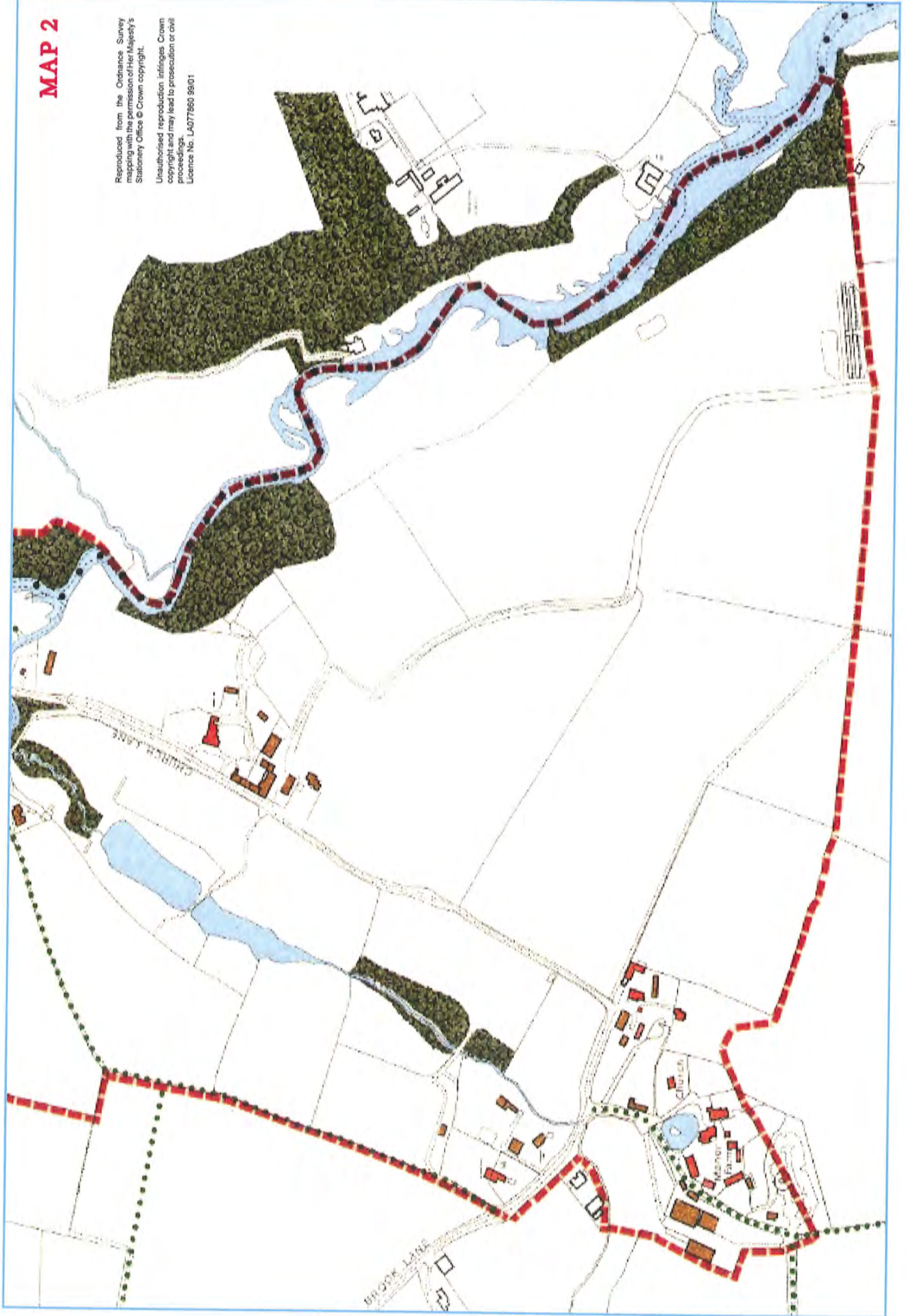
MAP 1



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INTRODUCTION

On 25 July 2005 the Hedge End, West End and Botley Local Area Committee approved the publication of the Conservation Area leaflets. It should be read in conjunction with the 'Conservation Areas and Listed Buildings'. The Botley conservation area was designated in May 1975. The area was extended to the north west and south in October 1988. Part of the area to the east of the river Hamble is in the district of Winchester City Council.

HISTORY AND DEVELOPMENT

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. 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.

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 and 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.

The first bridge at Botley was opened in 1797 and made travellers independent of the tide, which would have caused delays in crossing of up to six hours. So began the decline in importance of Botley as a staging post. Of the 14 inns which the village once boasted only The Bugle and The Dolphin remain. The building at the corner of High Street and Church Lane with its arched opening leading into a small courtyard was also an inn. The weekly market and annual fair were patronised less and less, Apart from the flour mills which have been in existence for 1000 years, Botley never developed industries such as the brick and clay workings of Fareham and Bishops Waltham.

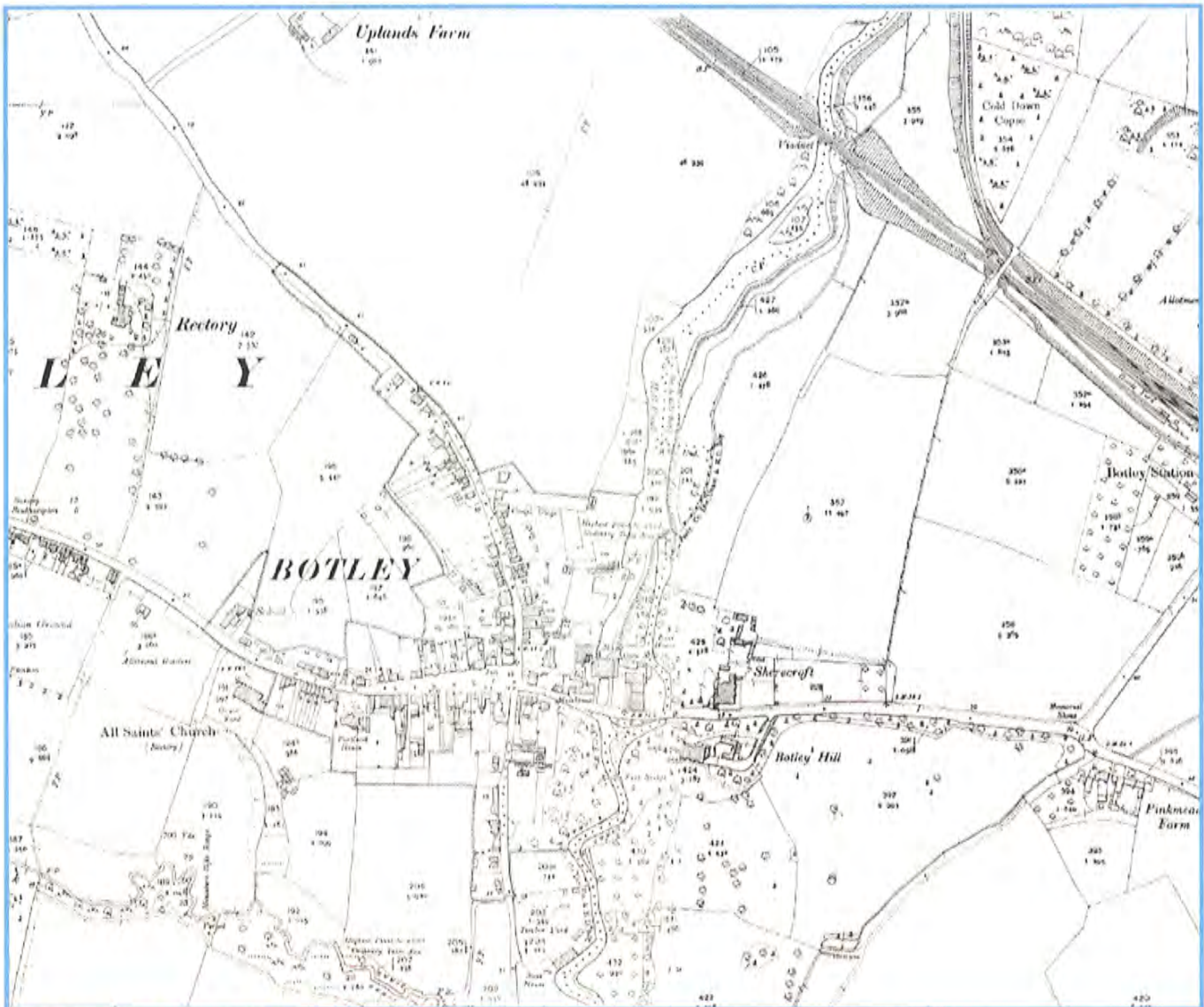
In the 18th and 19th centuries, with improvements in roads, the building of a bridge across the river, the coming of the railways and the final cessation of the market and fair, the importance of Botley waned.



The Square - south side

William Cobbett (1763-1835), journalist and political writer, author of *The Weekly Political Register* 1802-35, *Cottage Economy* 1821 and *Rural Rides* 1930 was a resident in Botley from 1804 to 1817 at Botley House which was sited between Church Lane and the River and has since been demolished. Attached to the house was four acres of productive garden and later he acquired Fairthorne Manor on the east 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 and then moved to The Square in 1990. Botley developed to serve mainly as a centre for the surrounding settlements and farms of the neighbourhood.

OLD BOTLEY



Buildings in Botley c. 1909

In 1836 the building of All Saints church was begun as a plain Gothic unaisled yellow brick church designed by J W Wild with a flanking north west tower presenting a landmark to The Square and Botley with its buttresses and pinnacles. A new chancel and other alterations were made by J Colson in 1859. Later the architect Sir Thomas Jackson 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.

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 which enhances its prominence.

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 upper floor. Another significant timber frame building is 13-15 High Street, with some ogee curved bases and herringbone brickwork.

Georgian building is represented by 25 High Street, a five bay house with a pediment over the central three bays and 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.

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 and Mortimer Road and Four Acre south of the High Street. These were followed by the development of Hamblewood between Church Lane and the river and more recently Hamblewood Court and The Quay off Church Lane to the south, and Warner Mews and Reeves Rowland Court off The Square.



8, Winchester Street

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.

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. The second involved improvements to paving, street lighting and car parking in The Square.



25, High Street

LISTED BUILDINGS

The following listed buildings are within the conservation area:

Church Lane:

Cobbett's Cottage

No 12 Ivy Cottage, wall on the east side of Church Lane running south from Cobbett's Cottage, opposite and a little to the south of No 12, Steeple Court

Granary, barns, cart shed and cottages at Marks Farm

Church of St Bartholomew

Manor Farm Farmhouse

Granary shed, two barns, store at Manor Farm

Fareham Road (Mill Hill):

The Mill House

Botley Flour Mills

Bridge south of the Mill

Nos 13, 14, 15 and 16

High Street (south side):

Nos 1, 3, 9 (Dolphin public house)

No 11 (Market Hall)

Nos 13, 15, 21, 23, 25 (Botley House)

29 (Portland House), 31, Church of All Saints

High Street (north side):

No 34, Bugle Inn

Winchester Street (east side):

Nos 2, 4, 8, 38 (Hope House)

Winchester Street (west side):

No 3, 5, 7, 19

CHARACTER APPRAISAL

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



ZONE 2 - The Square

The Square reveals itself very late as the High Street narrows and bends at its western end. The buildings are tightly packed and are sited hard on to the back of footpaths. They are two storeys except for The Dolphin public house and Botley House. They present a mixture of gables and eaves, pitched roofs except for the parapets of Dolphin public house and number 25 (Botley House). All the buildings around The Square are covered with plain clay red/brown tiles or natural slates. Windows are white painted timber casement or sashes set into brick and rendered walls with timber entrance doors. The architectural focus of The Square is the market hall with its clock tower in the centre on the south side. Views to the east focus on a strong silhouette of conifers planted alongside the River Hamble while views to the west focus on the chimneys of 31a - 45 High Street and the tower of All Saints Church,

The ground floors are mostly occupied by shop fronts which together with their modest fascias and signs contribute to the vitality of The Square. Most shops occupy single frontages and have not amalgamated to change the architectural scale of The Square. The general environment of The Square is dominated by moving and parked vehicles. Rear servicing and access to premises is limited as are pedestrian routes to housing areas north and south of the High Street.

ZONE 3 - Mill Hill

The land descends from The Square down to the river and the landscape becomes dominated by trees. The change in level is reflected by the large brick retaining wall in front of 13~16 Mill Hill. Stone and brick walls feature on the north side with granite sett crossovers for vehicular entrances. Little more than glimpses beyond the metal railings are had of the river flowing between brick and concrete block retaining walls on both banks with views of houses in Hamblewood on the south side. To the north is Botley Flour Mill whose setting is marred by the large metal clad storage buildings sited at the front and an asbestos clad building sited on the west side. Ascending Mill Hill views of The Square are to be had.

ZONE 1 - High Street - West

On entering Botley from the west along High Street, the eye focuses on the vent turret of the former Botley Primary School, followed by the tower and pinnacles of All Saints Church and the chimneys of Nos 31 a - 45 High Street. Buildings are spaced and set back from the road with boundary treatments of railings, hedges and low walls,



High Street

ZONE 4 - Winchester Street

Looking north from The Square the line of the street veers to the west and presents a series of plain clay-tiled pitch roof buildings, a series of chimneys to buildings on the east side and the distinctive timber framed structure of No 8. The architectural scale, form, materials and character of the street is similar to The Square with the essential difference being that it is mainly residential in use. The street has a less tight knit pattern of building at the northern end where alterations in the form of replacement windows and doors are more noticeable.



Winchester Street

ZONE 5 - Church Lane

The gentle curving alignment is dominated by a high brick wall on the east side with a variety of two storey pitched roof buildings on the west side. The informal arrangement of footpath and carriageway leads to Hamblewood Court. The Quay and the disused bark store at the confluence at Pudbrook Lake and River Hamble. The Bark Store, which has been restored, adjoins open space leading to Bailey's Quay.



Church Lane

ZONE 6 - Manor Farm

The site of the original settlement of Botley as an informal arrangement centred on Marks Farm, St Bartholomews Church and the entrance to Manor Farm Country Park served by unmade roads off Brook Lane. The scene is marred by the black corrugated iron fence to The Fairways.

ZONE 7 - Countryside South of Botley

This is an area of gently sloping agricultural land with small fields enclosed by hedgerows and oak trees. A belt of woodland runs north to south beside a stream and a valley between Brook Lane and Church Lane. Church Lane lies above the Hamble Valley and no views of the river are offered from the Lane.



Countryside South of Botley

POLICY OBJECTIVES

In addition to the general conservation policies set out in the introductory booklet 'Conservation Areas and Listed Buildings' the following objectives/apply to the Botley conservation area:

- 1 To maintain the existing building lines and spaces between buildings in the High Street west of The Square.
2. To resist the loss to shops in The Square through proposed changes of use and discourage the amalgamation of shop fronts.
3. To encourage measures that will reduce traffic passing along High Street, through The Square and along Mill Hill.

4. To encourage the use of rear servicing for shops in The Square without damaging or changing the fabric of buildings.
5. To promote the development and redevelopment of under-used land immediately to the north and south of The Square that will extend the architectural character of The Square and create pedestrian routes to adjoining housing areas.
6. To maintain the informal character of Church Lane.
7. To encourage proposals for the re-use of the Bark Store, Church Lane and the layout of adjoining land at the confluence of Pudbrook Lake and River Hamble.
8. To maintain and protect the countryside between Manor Farm and Botley.
9. To maintain and enhance the informal character of the roads and buildings around St Bartholomews Church, Church Lane.

BOTLEY MILL

The existing mill at Botley which is a Grade II listed building, dates from about 1770 and is of considerable architectural and historic interest. It is a major feature of the village and it is considered essential to retain the historic buildings and their setting and encourage the continuation of its use. The Borough Council will therefore consider sympathetically development which ensures the retention and enhancement of the character and setting of the Mill, its restoration, future maintenance and continued use. Proposals should pay due regard to protecting the nature conservation value of the River Hamble.



Botley Mill

Planning permission will be granted for development at Botley Mill provided:

- i) It enables the preservation, restoration and future maintenance of the buildings and their settings; and
- ii) It is sympathetic in terms of use, layout and design to the character of the listed buildings and their setting.

DIRECTIONS

A direction was served on 22nd April 1999, removing permitted development rights to alter the following architectural features:

- Chimneys
- Roof coverings
- Windows .Doors

To all dwellings fronting the highway, except listed buildings requiring consent for alterations In:

High Street

North side no. 20a
South side 33, 35, 37, 39, 41, 43 and 45

Winchester Street

East side no's 6 (Sarum House), 14, 16, 24, 26, 28, 30, 32, 34 and 36

REFERENCES

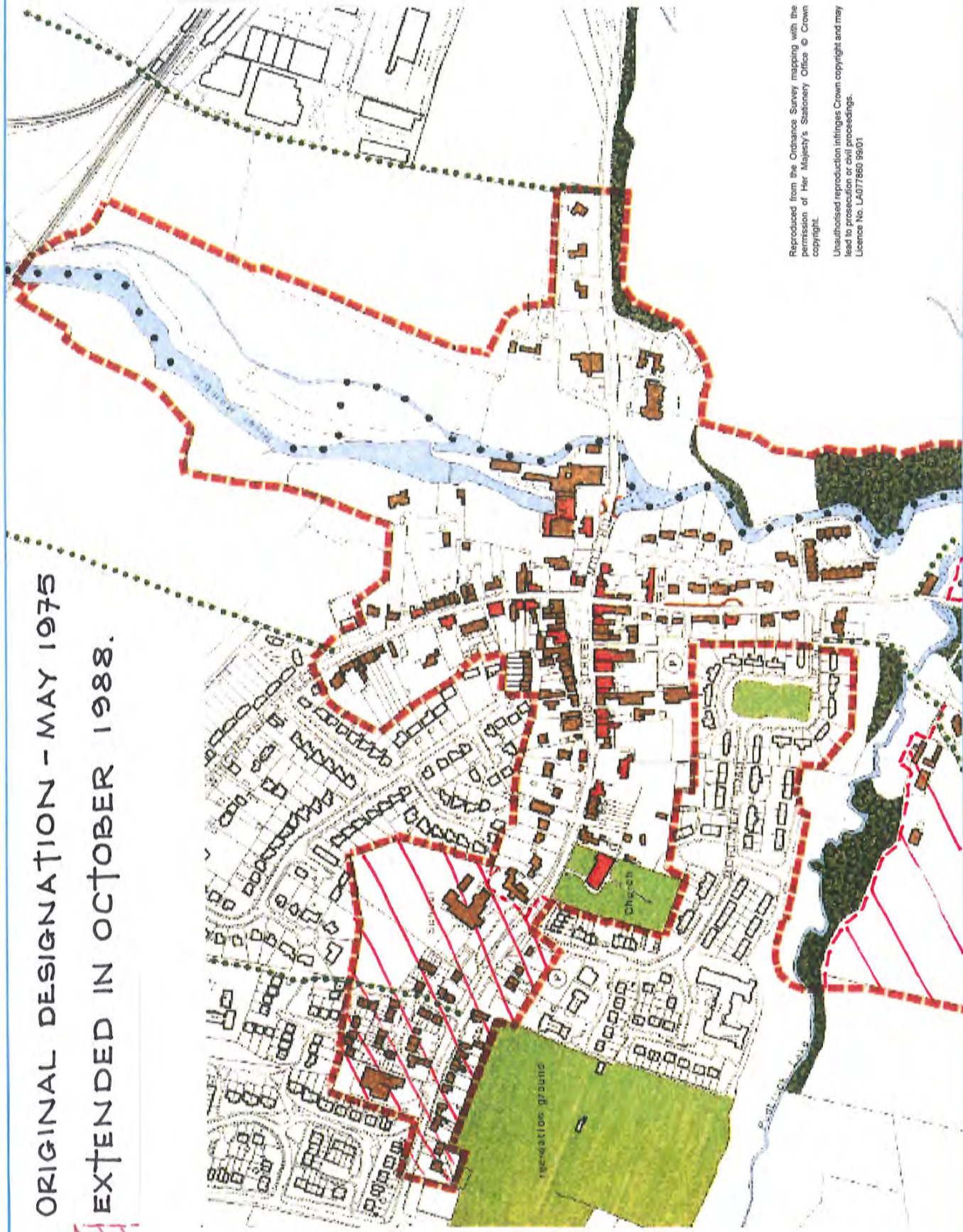
- **Conservation Areas and Listed Buildings**
Eastleigh Borough Council 1998
- **Botley Conservation Area 1975 Buildings of England: Hampshire**
Pevsner and Lloyd

APPENDIX 1.

ORIGINAL DESIGNATION - MAY 1975

EXTENDED IN OCTOBER 1988.

MAP 1

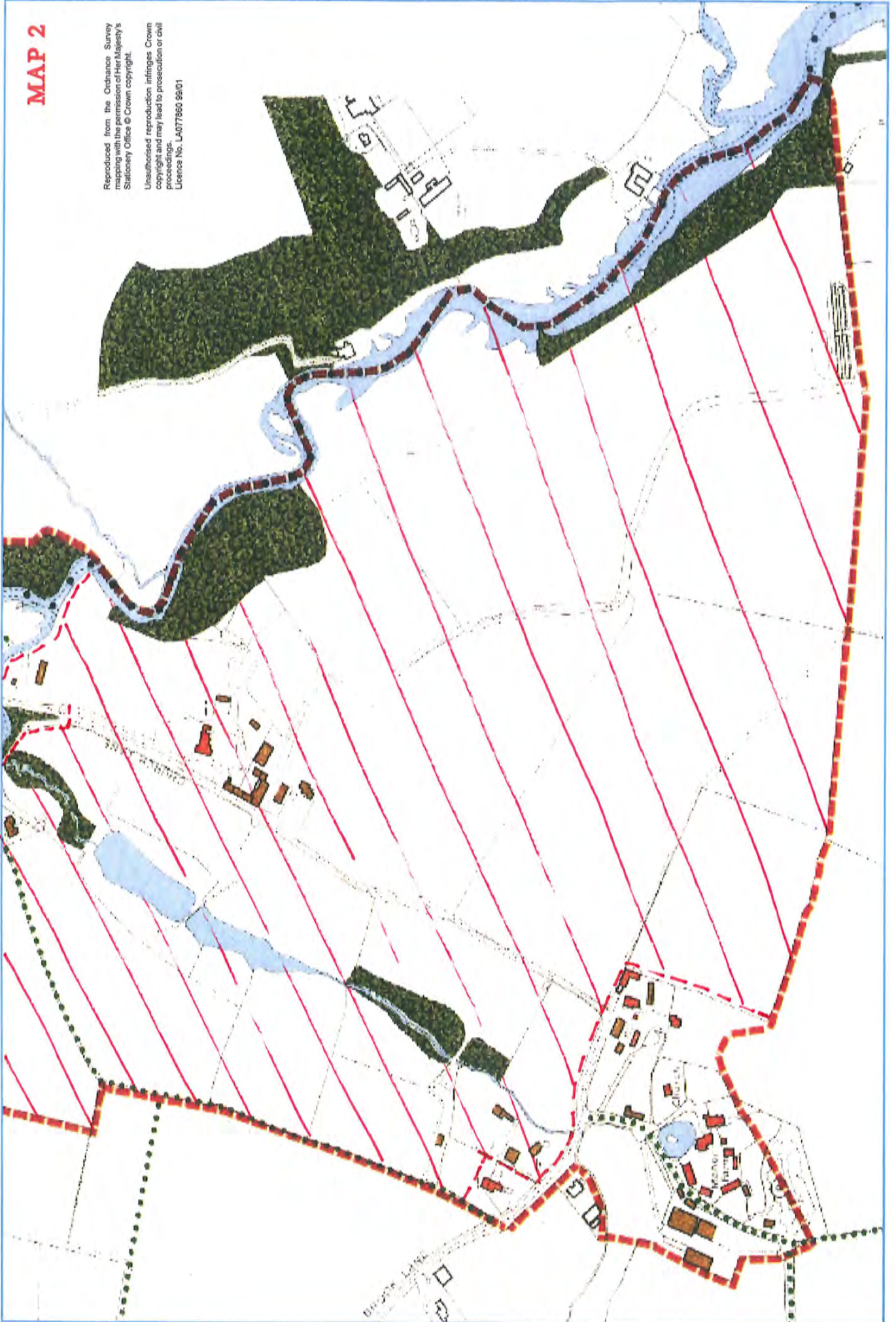


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