
Milford-On-Sea

A Conservation Area Appraisal



NEW FOREST DISTRICT LOCAL PLAN

SUPPLEMENTARY PLANNING GUIDANCE

NOV 2000

Milford-On-Sea

A Conservation Area Appraisal

S U P P L E M E N T A R Y P L A N N I N G G U I D A N C E

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1 PREFACE

- 1.1 A conservation area is defined in legislation as 'an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'. 'Conservation areas' were introduced in 1975, and there are now 36 of widely differing sizes and types in the New Forest District. It is important that the areas designated are genuinely considered to be of architectural or historic interest, and not just attractive areas to live or work in, however desirable that may be. The Council would not, for example, use the tool of conservation area designation specifically to prevent unwanted development in an area, if there was not a definite and extensive base in the area of buildings of architectural or historic interest. To show that there is a core of such buildings in an area, it is important that a Council should in writing assess and record the special interest of the area, either at the time of designation or else subsequently via a conservation area appraisal.
- 1.2 This conservation area appraisal provides supplementary planning guidance on the subject of the design of development in Milford-on-Sea's conservation area. It does so by assessing and analysing the character of the conservation area, and then setting down what implications that has for future development. The appraisal amplifies the policies of the New Forest District Local Plan, and the policies relevant to the Milford appraisal are referred to in Section 3. The policies are also cross-referenced where appropriate during the analysis and assessment in Section 4. The appraisal will guide the consideration and determination of the design-related aspects of development proposals in Milford's conservation area for some years to come.
- 1.3 There is no statutory requirement for local planning authorities to prepare conservation area appraisals. However, it is the strongest advice of English Heritage, the government's adviser on issues relating to the historic built environment, that appraisals should be prepared for any newly designated conservation area. The advice goes on that appraisals should be prepared for all existing conservation areas, although it recognises that this may be difficult and impractical for a local authority with many conservation areas. Therefore English Heritage recommends that appraisals are at least prepared for conservation areas in town and commercial centres where there is the greatest likelihood of change and repeated development pressure.
- 1.4 New Forest District Council has therefore responded to this by planning a programme of appraisals covering the conservation areas in the towns of Lymington, Ringwood, Fordingbridge and Hythe, and the larger village centres of Lyndhurst and Milford-on-Sea.
- 1.5 This appraisal has been previously issued in draft for public consultation, and been revised in the light of the range of comments received. Subsequently it has been adopted formally as supplementary planning guidance to the New Forest District Local Plan.

2 INTRODUCTION

2.1 Milford-on-Sea conservation area was designated in July 1975, the area around the Church being detached from the remainder. The boundary of the conservation area was revised in December 1999, when the two parts of the area were merged into one.

2.2 Conservation area character is assessed in the appraisal under several headings. After the first two headings, the appraisal is then divided into two, reflecting two distinct and separate zones of the conservation area. Under each heading an 'Analysis and Assessment' (a record of the elements present, and a judgement on how far they contribute positively to or detract from the conservation area) is followed by 'Implications For Development' (design considerations for future development).

Settlement Origins, Location and Topography

Historic Development of Settlement and Structure of Area

Historic Uses and their Influence

Archaeological Significance and Potential

Architectural and Historic Character of Buildings

Prevalent and Traditional Building Materials

Characteristic Local Detailing

Character and Relationship of Spaces within Area

Focal Points and Views within Area

Key Unlisted Buildings

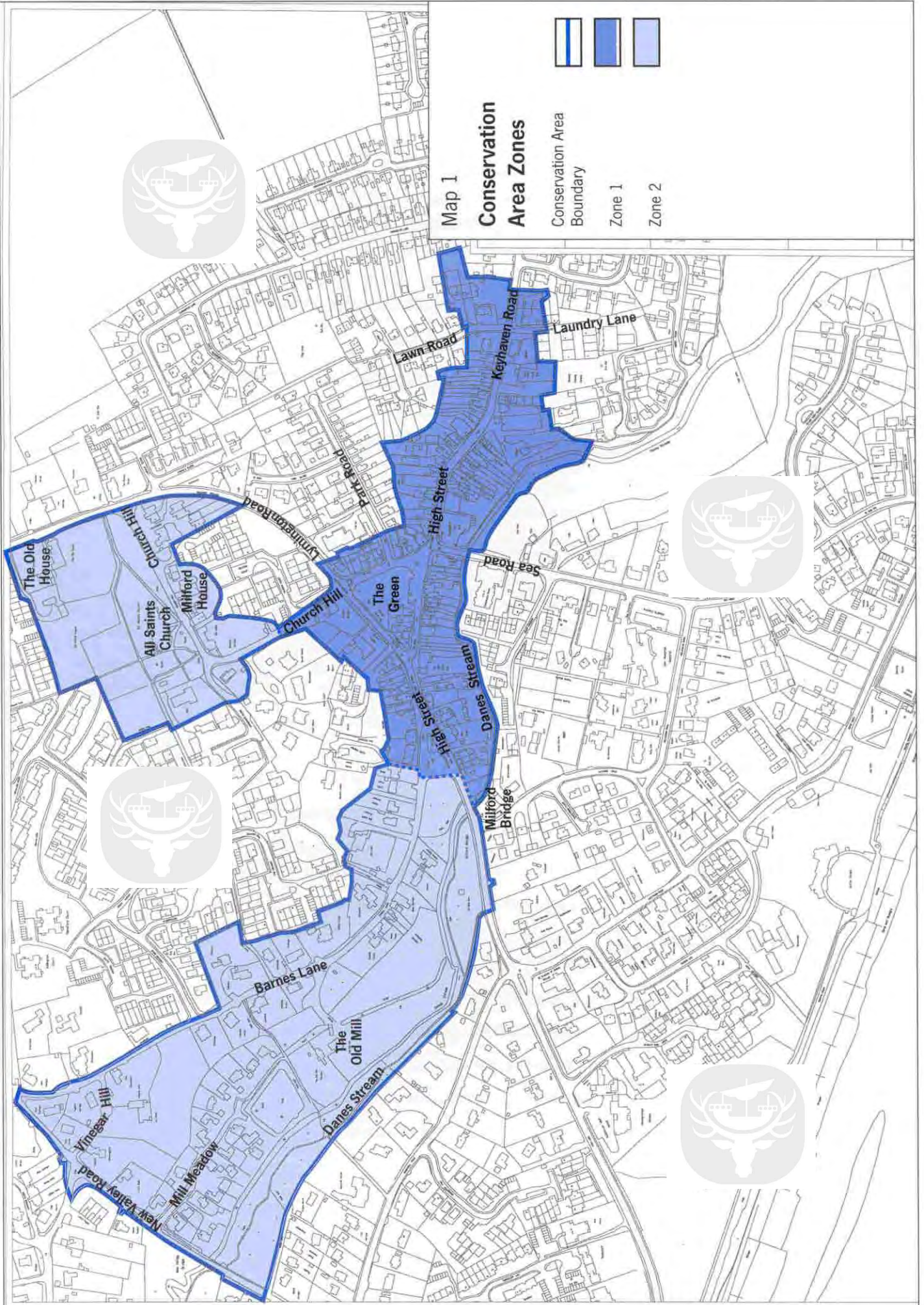
Contribution made by Green Spaces, Trees and Natural or Cultivated Elements

Setting of Area and Relationship with Landscape

The Negative Elements - Extent of Loss, Intrusion and Damage

2.3 An appraisal of Milford-on-Sea conservation area reveals some recurring issues, which should be addressed when considering future development proposals. There are many positive and attractive aspects to Milford's conservation area. However, the following issues are central to the assessment of the area's current condition.

- Milford-on-Sea looks in most places like, and thinks of itself as, a village. Many of the views and the character of earlier buildings reinforce that view. However, its size (4000+ population, and about 65 commercial premises in the central area) is that of a small market town, and there are many buildings from the last century which have the scale and design characteristics of an almost suburban location. There is a need for new development to reflect the traditions and characteristics of an older and more locally typical style of building.
- Apart from concerns about style, much development, especially in High Street east of The Green, has resulted in poor quality building. There is a pressing need for a return to traditional materials, and quality in the form and detailing of buildings.



3 NEW FOREST DISTRICT LOCAL PLAN

3.1 Design issues are often central to the consideration of development proposals in conservation areas, and many refusals or the conditions attached to grants of planning permission or listed building consent are related to those design issues. This appraisal, and particularly that part containing 'Implications For Development', is closely related to the policies in the New Forest District Local Plan.

3.2 The relevant objectives of the New Forest District Local Plan are:

Objective 3 Town centres

To enhance the attraction of town centres in the District.

Objective 7 Built heritage

To protect and enhance the archaeological and historic built heritage of the District; ensure that the integrity of buildings and places is respected; and promote public education and understanding of the historic built environment.

Objective 9 Environmental design

To encourage the highest possible standards of design in new development and in environmental improvements; and to provide attractive, stimulating and safe places in which to live, work and play.

3.3 The following policies are particularly relevant. The policies may be referred to in full with their reasoned justifications in the New Forest District Local Plan.

Policy DW-E1 General development criteria

Achieving appropriate and sympathetic development in terms of scale, appearance, materials, form, siting and layout of building.

Policy DW-E8 Areas of Special Character

Protecting the character of areas with particular development forms and densities, and any associated landscape features.

Policy DW-E9 Protection of landscape features

Protecting open areas and landscape features which contribute positively to the visual character of an area.

Policy DW-E10 Protection of historic street and footpath patterns

Policy DW-E14 Alterations, extensions and repairs to listed buildings

Maintaining the historic character of the listed building stock.

Policy DW-E15 Demolition of listed buildings

Policy DW-E16 Setting of listed buildings

Policy DW-E19 New development in conservation areas

Preserving or enhancing conservation area character by protecting historic plot layouts, important views, significant open spaces, and valuable trees and landscape features, and by ensuring that development respects the best characteristics of the locality.

Policy DW-E20 Demolition in conservation areas

Preventing demolition of buildings which make a positive contribution to the character of the area.

Policy DW-E21 Shopfronts in conservation areas

Retaining good traditional shopfronts, and obtaining new shopfronts in character with the area.

Policy DW-E22 Advertisements in conservation areas

Obtaining appropriate and sympathetic advertisements.

Policy DW-E23 Development affecting archaeological sites

Protecting valuable archaeological sites. Ensuring archaeological investigation and recording takes place where necessary.

Policy DW-E24 Archaeological field assessment

Obtaining assessment of archaeological potential of sites before development proposals are determined.

- 3.4 The appraisal expands on some of the above policies, making specific reference to particular sites, and identifying particular aspects of the conservation area in Milford-on-Sea which should be protected. It provides a basis for detailed consideration of submitted development proposals by the District Council, and for formulation of those proposals by individuals and development organisations.

4 THE APPRAISAL

4.1 Settlement Origins, Location and Topography

- First a Saxon settlement, there are Norman remains in All Saints Church, which is now the only medieval building in Milford.
- Situated on gently sloping land north of the Danes Stream, Milford grew around a junction on the road to the coast at Keyhaven, east of a ford through the stream. The Solent coast, which has drawn nearer over centuries, is half a mile to the south.
- The later 19th and 20th century development of Milford occupies a much larger area beyond the conservation area boundary in all directions.

4.2 Historic Development of Settlement and Structure of Area

4.2.1 Analysis and Assessment

- About 1680 Myrtle Cottage and Milford Cottage severed the commonland by the road junction from a larger open area to the north west, creating Milford's central feature, The Green.
- During the 18th century more substantial buildings appeared on High Street from Milford Bridge eastwards past the junction with Church Hill as far as Carrington Farm. On the road north into the forest near the Church were the rectory (now The Old House) and the site of the manor (now Milford House).
- The 19th century saw the High Street frontages further developed, including the three inns that remain. Also there were incursions onto the western end of The Green.
- Upstream during the 19th century a scatter of houses appeared south west of Barnes Lane near The Old Mill, although the area remained rural in character.
- Around a century ago many buildings were replaced on High Street east of The Green, and against the east and south sides of The Green itself, so much so that the character of these areas is now almost entirely of that period. Also the 1930's saw planned redevelopment north of the High Street between the junction with Barnes Lane and the start of The Green.
- Despite the later curve of Milford Crescent east of The Green, the simple original street pattern of Church Hill and High Street survives. The plot layout around these roads became denser and more fragmented over time, and is not of one period.
- The bordering of The Green by small commercial and domestic properties, and its relationship with the gentlemen's residences on its northern edge, is a situation which has not significantly altered, although there is now more recent development with a greater bulk and mass on the corner of Sea Road.

4.2.2 Implications For Development

- **Developments that cut across or confuse the early street pattern of Milford should be avoided.**
- **Developments of a scale or size which disturb the historical relationship between The Green and small buildings set around it should be avoided.**

The appraisal now is split into two parts. Zone 1, principally commercial in use, and densely built up, runs from Milford Bridge and the car park at the foot of Barnes Lane eastwards to Carrington Grange and Farmhouse on Keyhaven Road. Zone 2 covers the less intensively developed residential area on Barnes Lane and in the Danes Stream valley, and includes also the Church Hill area. Map 1 shows the extent of Zones 1 and 2.

Map 2

**Zone One:
Built Environment**

Conservation Area Boundary

Zones within Conservation Area

Listed buildings

Area of Archaeological Importance

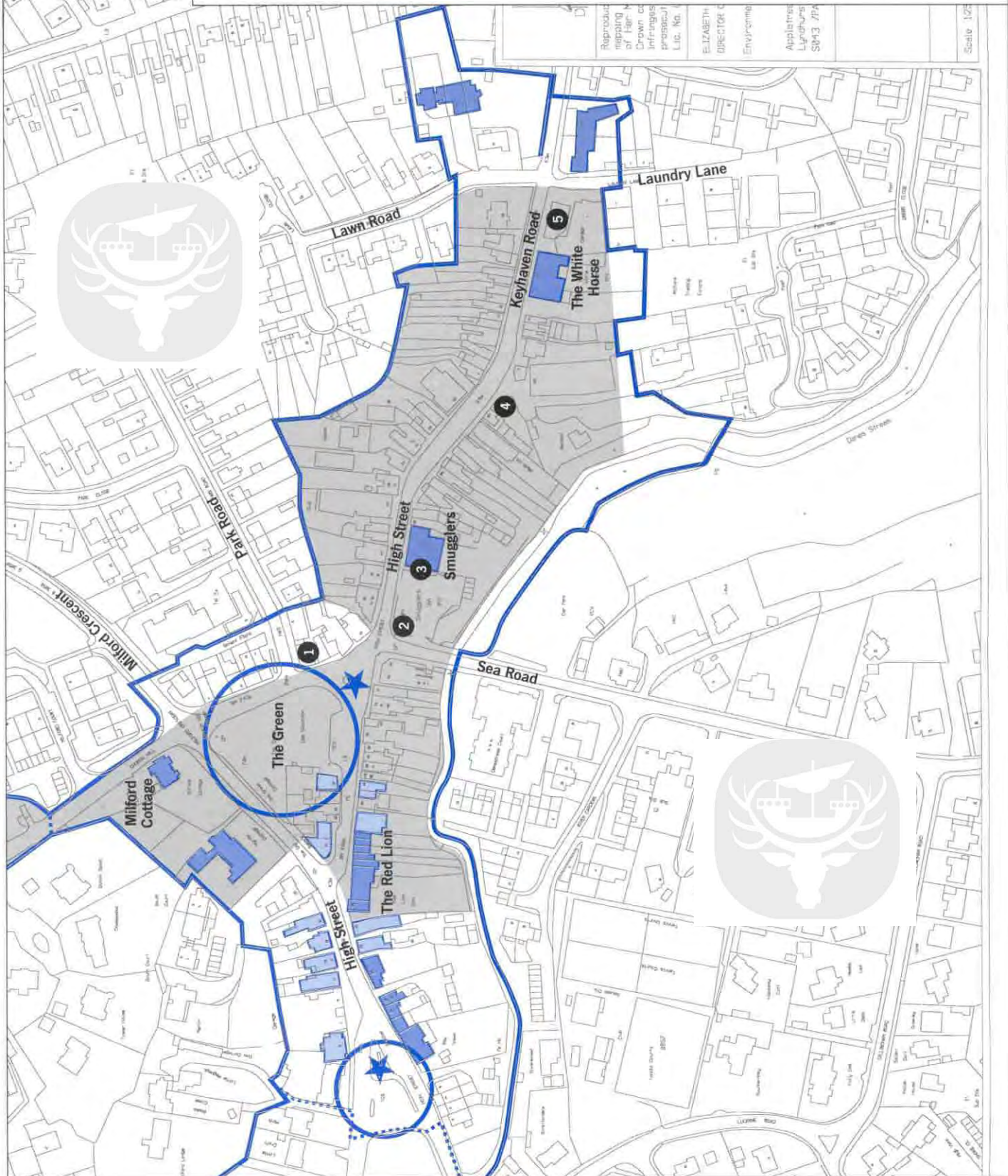
Key / Important Unlisted buildings

Important Open Space

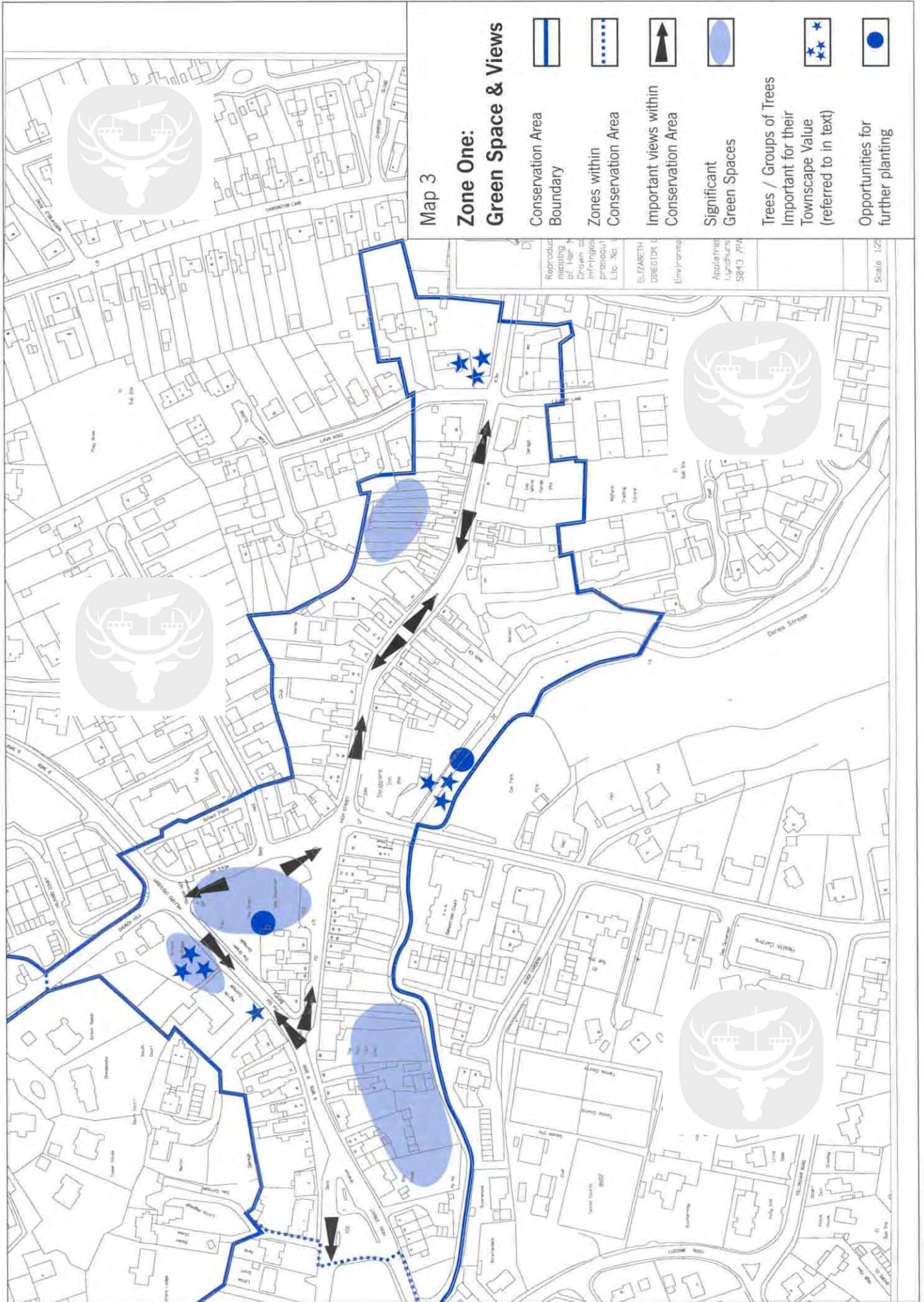
Potential Improvements in the Built Environment

1. Opportunity for 2 storey development
2. Opportunity for better site boundary definition
3. Opportunity for improvements to building extension
4. Opportunity for frontage infill development
5. Opportunity for site enhancement

Potential Environmental Enhancements of Public Open Space









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Map 3

**Zone One:
Green Space & Views**

-  Conservation Area Boundary
-  Zones within Conservation Area
-  Important views within Conservation Area
-  Significant Green Spaces
-  Trees / Groups of Trees Important for their Townscape Value (referred to in text)
-  Opportunities for further planting

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ZONE ONE - HIGH STREET, THE GREEN, KEYHAVEN ROAD, MILFORD CRESCENT

4.3 Historic Uses and their Influence

4.3.1 Analysis and Assessment

- The inns all would have provided stabling for horses, and the stable building alongside the Red Lion remains and is conspicuous in the streetscene.
- Otherwise particular historic uses or activities have not left any distinctive mark on the look or layout of the village centre.

4.3.2 Implications For Development

- **Proposals should respect the character of distinctive buildings (e.g. inns) and outbuildings, where their appearance is determined by their past use.**

4.4 Archaeological Significance and Potential

4.4.1 Analysis and Assessment

- Most of this zone is identified as an 'area of archaeological importance', requiring notification to be passed to the County Archaeologist whenever development is likely to cause ground disturbance. (N.B.- all areas have some archaeological potential). Exclusions from this designation are the areas around Carrington Grange and Carrington Farm, the buildings facing the east side of The Green, and the buildings west of the Red Lion on High Street, and west of Myrtle Cottage on High Street.
- A scatter of early buildings of more primitive construction and short-lived materials once lined the High Street. Evidence of such a building could come to light on a site that has not suffered major disturbance in recent centuries.

4.4.2 Implications For Development

- **Proposals involving significant ground disturbance on sites of archaeological importance will be subject to Policies DW-E23 and DW-E24, Section C2 of the New Forest District Local Plan**

4.5 Architectural and Historic Character of Buildings

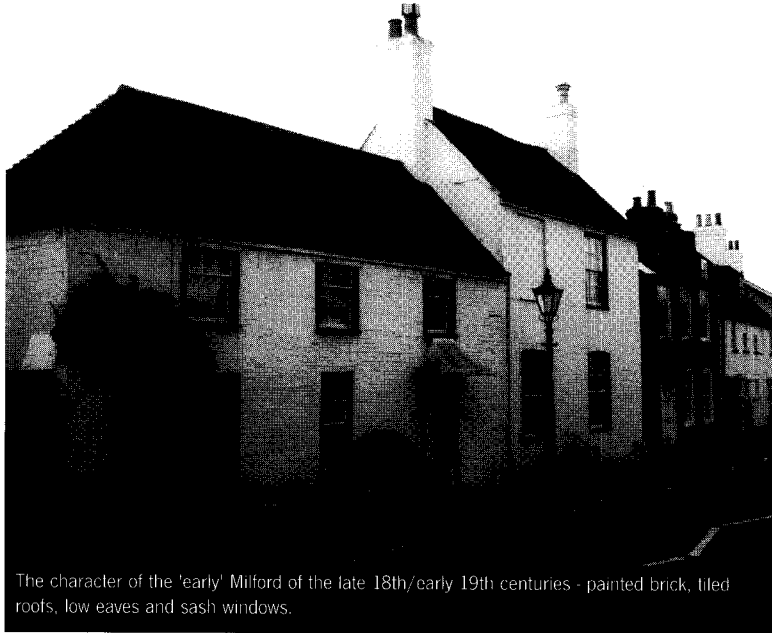
4.5.1 Analysis and Assessment

- Most buildings are domestic in type, although many are converted at ground floor to commercial use. Around the end of the 19th century purpose-designed commercial premises were introduced or commercial extensions were added forward of former domestic elevations.

- There is no dominant architectural style or period of building. There are runs of early 19th century cottages west and east of the Red Lion.

On High Street east of The Green, and south and east of The Green itself, the development is mainly of the late 19th and early and mid 20th centuries.

Development at and north of the western end of The Green is clearly of the 1930's and 1940's.



The character of the 'early' Milford of the late 18th/early 19th centuries - painted brick, tiled roofs, low eaves and sash windows.

- The largest and most cohesive area of good built heritage is west of The Old Smithy and 48/50 High Street as far as Bay Trees and the Bank House Clinic. The area east of that up to the Lawn Road/Laundry Lane junction on Keyhaven Road is to various degrees spoilt in almost all its parts, including the south and east sides of The Green.
- Building is generally two-storey with any second-floor accommodation being located in the roofspace. There are no prominent three-storey exceptions. The very obvious flat-roofed single-storey buildings below the Park Road junction appear very discordant, both for their lack of a second storey and because of their flat roofs.



Rather suburban buildings east of The Green, and single-storey, flat-roofed buildings on the Park Road corner.

- Many buildings are of a greater height and size more typical of the late 19th century. The 'previous' Milford is represented by the cottages west of the Red Lion (Nos. 34-42, largely rebuilt), 20 High Street (Spring Cottage), and 10/12 High Street, and Carrington Terrace opposite the White Horse on Keyhaven Road - all buildings with low eaves and smaller upper windows tucked under the eaves.
- Some areas of building, e.g. those on the east side of The Green between Park Road and Milford Crescent, have a very suburban character, with no references in their elevations to the patterns of local and vernacular building.
- On High Street east of The Green the narrow breaks (of driveway width) between adjoining properties register strongly. The gaps between buildings do little to disturb the almost unbroken building frontage along most parts of the street.
- The three inns have the widest and most prominent frontages within the central streets.
- There is no strong pattern of older ancillary outbuildings occupying the rear of sites. Buildings on rear land tend to be modern and sometimes semi-industrial in character.
- Many shopfronts are poor versions of modern designs. There is a more consistent run of better shopfronts on the south edge of The Green, often being better than the buildings they form part of. Some of these may only be modest and plain early 20th century insertions, but they are well-balanced and appropriate. The shopfronts in the buildings between 15 and 21 High Street (from the 1930's) are also good. (The District Council has published a 'Shopfront Design Guide' which should be referred to before finalising design work).

4.5.2 Implications For Development

- **New building on road frontages should be of two storeys, with any more limited accommodation at a second floor level receding into roofspace.**
- **The principle of redevelopment to provide two-storey buildings with traditional roof forms on the south corner of the Park Road junction is welcome.**
- **New development should reflect the scale of building in the area, and look to take on some characteristics and architectural references from the better and more original examples of traditional architecture in the area.**
- **Redevelopment on High Street east of The Green should retain the pattern of distinct gaps in the frontages between neighbouring buildings.**
- **Development in the rear parts of central sites, where not involving the loss of open areas contributing to the character of the wider area, should maintain in layouts a respect for the pattern and shape of existing plots.**

- **New or replacement shopfronts in commercial premises should be of high quality, in traditional materials, and be based on or be modern interpretations of an established, traditional style, i.e. be sympathetic to the character of the building and the area, as required by Policy DW-E21 of the New Forest District Local Plan.**

4.6 Prevalent and Traditional Building Materials

4.6.1 Analysis and Assessment

- Originally, when 'permanent' materials were introduced, Milford was a brick-built village. By degrees less and less fair-faced brickwork has remained on show, having been either painted or rendered, and there are few models for new brickwork to follow. (The best local brickwork is in the 1680's Myrtle Cottage).
- More recent brickwork, including two remaining buildings on High Street east of The Green in yellow brick, lacks the distinctive or uniform feel of a commonly used and locally sourced brick.
- Many buildings are finished with painted render, often added only in recent decades. Especially in parts of the High Street, this has resulted in many drab, dull and 'flat' buildings, without appealing visual texture or 'grain'.
- East of The Green on High Street, roofs are a mixture of clay tiles and natural slates, although there are also many more recent and artificial roofing materials. West of The Green the roofs generally have natural clay tiles, whether on buildings of the 18th century or from the 1930's, contributing to the more cohesive feel of this area.
- There is no pattern of front boundary treatments in distinctive materials.
- There are few distinctive or traditional paving or ground surface materials in use. A small private area of late Victorian decorative black and red tiled paving survives in front of 22-28 High Street.
- There has been a widespread infiltration of plastic windows (and doors) into traditionally constructed properties, taking the place of timber joinery in retained or enlarged original openings.
- High Street east of The Green is of mixed character with a variety of materials, some enhancing and others damaging the conservation area's character. It is too late to establish a uniform set of materials for use in this area, but there is a pressing need for the use of high quality materials, in order to start redressing the area's visual decline.

4.6.2 Implications For Development

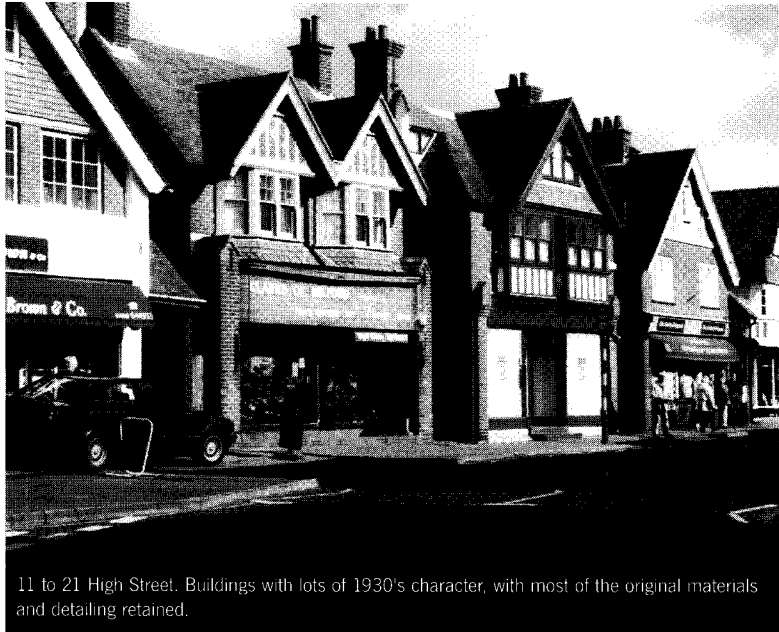
- **Use rendered elevations sparingly, especially on High Street east of The Green. The first preference in the commercial centre should be for a high-quality facing brick.**

- Use natural clay tiles west of The Green and around The Green. In High Street east of The Green use natural clay tiles or natural slates.
- On extensions and development in secluded locations, the choice of materials should have regard also to the materials in use on the adjoining buildings.

4.7 Characteristic Local Detailing

4.7.1 Analysis and Assessment

- There are few examples of distinctive repeated detailing in local buildings. Individual listed buildings have historic features (e.g. the brick band, dentil course and parapet on Myrtle Cottage's front elevation; and a variety of porches, canopies, consoles and brackets over doors on the older buildings in the High Street). Most later building is unexceptional and quite plain in nature.
- Nos. 11-21 High Street are large detached commercial/residential properties of the 1930's, retaining detailing of the period (bargeboards, tile-hanging and inset patterned brickwork) and a strong sense of identity as a group. Despite not being particularly old, these buildings illustrate one interesting aspect of Milford's phased development over time.



4.7.2 Implications For Development

- Proposed alterations should retain characteristic detailing of buildings, including purely decorative detail, to maintain local visual interest and distinctiveness. (See also Policy DW-E19 of the New Forest District Local Plan).
- Development affecting Nos. 11-21 High Street should retain the period detailing of those buildings.

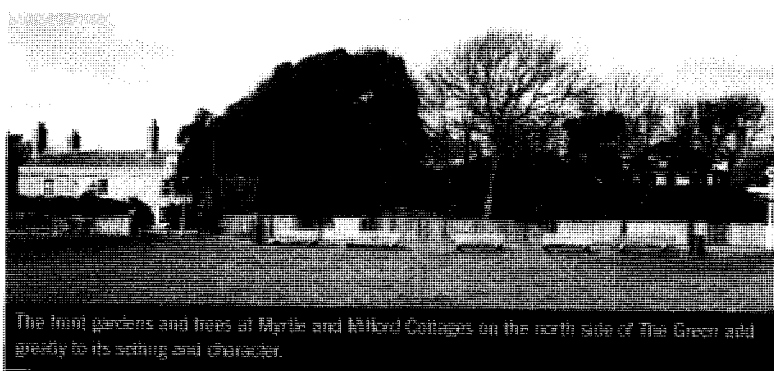
4.8. Character and Relationship of Spaces within Area

4.8.1 Analysis and Assessment

- The Green is the central space and feature in Milford. Development at its western end reduced its extent, and originally there may only have been a smithy on The Green.
- The other broad space in the area is at the junction of High Street and Barnes Lane. It is largely used for car parking. It has a background of trees when viewed from the east, but within the space there is little feature or visual interest to give it character, and specifically at its eastern end there is an array of ugly and uncoordinated items (seats, bus shelter, phone box, etc.).



- The front building lines on High Street and around The Green are at the pavement edge. Only one (No. 20, Spring Cottage) has a post and chain definition of the narrow semi-private area behind the pavement edge. It is the buildings themselves which shape the views.
- Only at Myrtle and Milford Cottages on The Green within this zone do trees and vegetation in front gardens register strongly as an element in the streetscene.



4.8.2 Implications For Development

- In keeping with the established practice, any new development on High Street and around The Green should be built up to the pavement edge.
- Opportunities to enhance and provide interest within the space at the junction of High Street and Barnes Lane should be taken.
- Any disturbance to the familiar appearance and detail of the spaces fronting Myrtle and Milford Cottages should be avoided.

4.9 Streetworks and Public Utilities

4.9.1 Analysis and Assessment

- Road and pavement surfacing are the customary mixture of tarmacadam and artificial paving blocks. In places the tarmac is worn, and has been patched many times following disturbance, However, this is no worse than generally found elsewhere.
- The lighting around The Green and on High Street west of The Green is uniformly of a type which replicates the old gas lights - lower, well-detailed and appropriate to the scale of the surroundings. On High Street east of The Green, there are many different types of lighting unit, most too tall and conspicuous, and contributing to the generally downgraded atmosphere of this stretch of road.
- The junction of High Street, Sea Road and The Green occupies a large area, and has in more recent years contained the 'George and Mary' lamp on an island in the road. Currently traffic management highway works are being tested at this junction, to provide safer conditions for both vehicles and pedestrians, and the results of this trial period will influence the longer-term works which are put in place. Nonetheless the immediate setting of the lamp, with broken paving slabs on an irregularly shaped traffic island, is unpleasant.



4.9.2 Implications For Development

- When opportunity arises, the chance should be taken to upgrade the standard of streetlights on High Street east of The Green.

- When opportunity arises, the chance should be taken to investigate whether the expanse of the road junction at the south-west corner of The Green could be reduced, with a measure of environmental improvements within and around the junction. While maintaining a free and safe flow of traffic through the junction, the options to improve the fringes of The Green, and to improve the immediate setting of the lamp and make it more accessible, should be assessed.

4.10 Focal Points and Views within Area

4.10.1 Analysis and Assessment

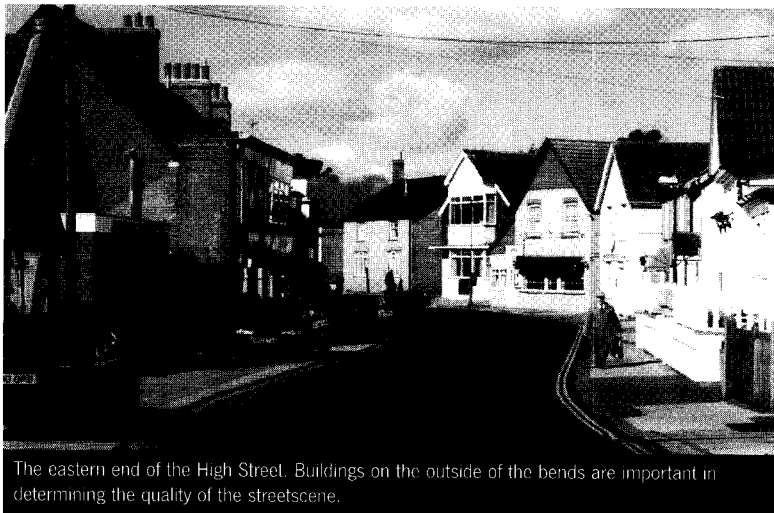
- There are pleasing views looking west from the edges of The Green, shaped by the narrower channels north and south of the half-timbered 1930's 'Sewing Shop' (No 25 High Street).

From the west, the same prominent building divides the view to the east and channels the eye into the narrower section of High Street.



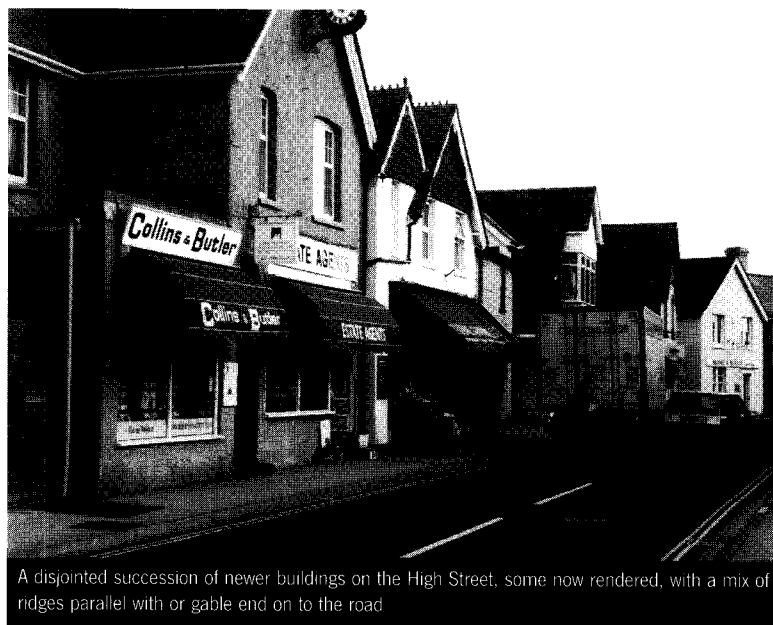
A pleasing view from The Green west down to the High Street, shaped by trees and hedges and interesting building forms.

- In the High Street and Keyhaven Road east of The Green two shallow bends serve to direct and limit views along the street. In such situations buildings that close out views along the street on the outsides of bends play a critical role in the streetscene. Particularly important here in this context are Nos. 75/7 and 79/81 High Street.



The eastern end of the High Street. Buildings on the outside of the bends are important in determining the quality of the streetscene.

- As the townscape quality of this section of road has progressively declined during several decades, the role of the listed inns at either end of the street (Smugglers and White Horse) in holding the area together as a historic place has become increasingly important.
- Around the start of the twentieth century much new building took place in this part of the area. In the assertive late Victorian or Edwardian way, sites were redeveloped with larger 2-storeyed buildings with gables facing the street. In retrospect this has not served Milford well. These repeated gables, in combination with other ridges running parallel with the street, give a staccato, serrated feel to the progression of buildings. By comparison with parallel ridgelines, which smoothly lead the eye away and round the bends of the street, the gables fail to do so, breaking up the view in a disruptive and unsatisfactory way.



A disjointed succession of newer buildings on the High Street, some now rendered, with a mix of ridges parallel with or gable end on to the road

- Looking east along Keyhaven Road the listed walls surrounding Carrington Grange are important, both in their own right and because they define the extent of the older, historic part of the village.

4.10.2 Implications For Development

- **The impact of development should be considered not only for its effect on its own and neighbouring sites, but also for how it would appear in glimpsed, oblique and longer distance views. (See also Policies DW-E1 and DW-E19 of the New Forest District Local Plan, relating to General Development Criteria and New Development in Conservation Areas)**
- **When acceptable redevelopment is proposed on High Street east of The Green, roadside buildings should preferably be designed with their ridges running in parallel with the road.**
- **Development should leave undisturbed the historic listed walls surrounding Carrington Grange and adjoining properties on Keyhaven and Lawn Roads.**

4.11 Key Unlisted Buildings

(The identification of 'key unlisted buildings' on the maps does not mean that these are the only unlisted buildings in the conservation area where there would be a presumption against demolition)

4.11.1 Analysis and Assessment

- The 1930's 'Tudor' building at 25 High Street is prominent and central, but also has in its own right some good detail, such as the rounded tiled roof corner and the tall, ornate, diagonally set chimneys.



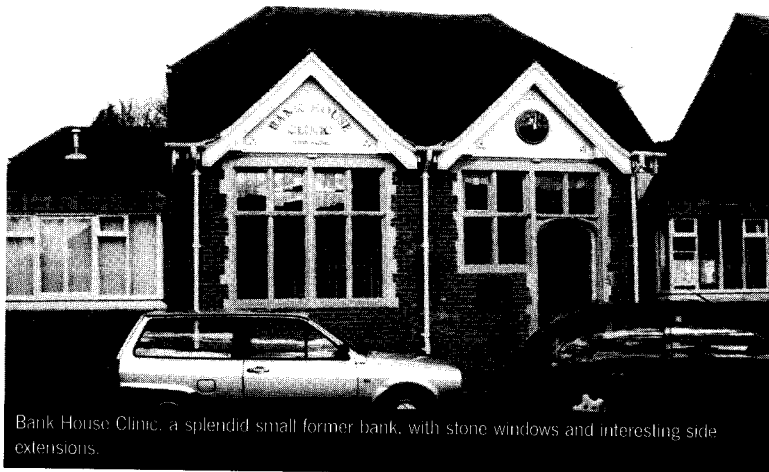
25 High Street, a prominent and central building which boasts high diagonally set chimneys and a curving tiled roof.

- No other unlisted buildings in Milford occupy key locations in the conservation area. However No. 44 (Julie Bromiley) is a fine unaltered mid-to-late 19th century building with decorative iron scrollwork to its shopfront, intact original timber joinery, and expensive and elaborate brick detailing. No. 48 is also a little altered and unlisted low cottage (now shop) from an earlier period.



44 High Street, a very original late 19th century frontage, with good brick detailing, joinery and an ornate shopfront.

- The Bank House Clinic (formerly a bank, with stone-framed windows and sensitive modern side extensions) and Nos. 22 and 28 High Street (built in 1889 with unusual gabled front elevations with pediments) are also interesting buildings of strong and distinctive character.



- Between the Smugglers and the White Horse (both listed), few buildings contribute positively to the conservation area. There would in places be opportunity for high quality redevelopment that reflects the best characteristics of buildings in the vicinity, or otherwise that would become a focal point in the street. Similar comments apply to buildings on the east side of The Green north and south of the Park Road junction.

4.11.2 Implications For Development

- **Key unlisted buildings (including those identified on the maps), either occupying focal positions in the conservation area, or having particular interest or character, should not be considered as candidates for demolition and redevelopment. (See also Policy DW-E20 of the New Forest District Local Plan).**
- **On High Street east of The Green, and east of The Green itself, where the opportunity for redevelopment is taken, consideration should be given to building which is not only in harmony with the existing surroundings, but also creates focal points of visual interest in the streetscene.**

4.12 The Contribution of Green Spaces and Features

4.12.1 Analysis and Assessment

(All trees in conservation areas benefit from a measure of protection, requiring notification to be given to the District Council before work to trees is undertaken. The Council may then make a Tree Preservation Order in order to be able to control such work).

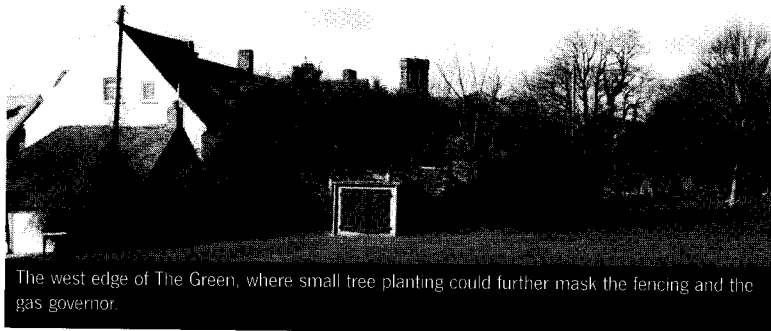
(The showing on the maps of trees or groups of trees is not a record of the trees in the area. Those trees that are identified are particularly important for their townscape value, and that importance is in all cases further qualified below. Other trees in the zone may be valuable and important or have a significant public amenity, and may already be protected by Tree Preservation Orders, or may be so protected in the future. The mapping of 'trees important for their townscape value' makes no attempt to plot the crown spread of that tree or group of trees).

(Trees do not stand for ever. They grow old, become diseased, require management, and sometimes die. Therefore the showing of trees on maps does not preclude the prospect that they may at times have to be felled, even those that are cherished parts of the familiar local scene.)

- The Green is the only major green space in this zone. Despite being a familiar and well-liked local feature, aspects of its presentation require attention. Its western edge, bounded by close-boarded fencing, is untidy, and a gas governor housing is too prominent. Elsewhere its road edges are variously treated, and the various signs, seats, litter bins etc. are uncoordinated, outdated, and in places excessive in number. A single young lime tree stands near The Green's north west corner.
- There are two areas where runs of adjacent rear gardens remain essentially open, in a way that contributes well to the character of the area, despite the views of these areas being more restricted and less publicly available than for public open areas.
- There are relatively few prominent trees in this zone. Some have particular townscape importance, notably:-
 - holm oaks at Carrington Grange, which provide a large point of interest looking out of a rather undistinguished part of the village centre at the start of Keyhaven Road,
 - holm oaks, limes and ashes at the front left of the grounds of Milford Cottage, providing a backdrop and a sense of scale to The Green. Likewise, the conifer behind Milford Cottage is a part of an interesting composition with the listed building,
 - a horse chestnut near the front right corner of Milford Dental Practice, which frames the view from The Green down to the High Street, allowing sight of the smaller buildings under its spreading crown,
 - willows and poplars on the banks of the Danes Stream south of the Smugglers, which partly screen the Sea Road car park from view.
- The tree screen to the west of the car park at the foot of Barnes Lane is important in terminating the view west from the village.

4.12.2 Implications For Development

- **Development must not jeopardise the long-term future of trees at Myrtle and Milford Cottages and at Carrington Grange.**
- **Development in land to the rear of properties on High Street between Bay Trees (No.8) and No.44, and on Keyhaven Road between Nos. 1 and 21, other than that which replaces existing substandard outbuildings or adds a limited amount of further outbuildings of similar size, should be avoided.**



The west edge of The Green, where small tree planting could further mask the fencing and the gas governor.

- **Opportunities should be taken for appropriate environmental improvement of The Green, which reinforces its true character as a village green and its role as Milford-on-Sea's central feature. Particularly, there should be an objective to soften the western boundary (the 'back edge') of The Green, where it abuts properties. This could include a modest amount of tree planting, concentrating on smaller evergreen species.**
- **Opportunities could be sought to reinforce existing tree planting alongside The Danes Stream at the Smugglers with suitable low-level understorey planting, consistent with the Water Authority's easement. Also planting could be undertaken within the car parks to the north and south of the stream here.**

4.13 Setting of Area and Relationship with Landscape

4.13.1 Analysis and Assessment

- Changes in level are not pronounced enough to give opportunities for important longer views into or from the conservation area.
- The view north from The Green to the spire of the Church reinforces the fact that the character of Milford remains that of a village.
- Also from The Green, the view south-east out of the conservation area allows space, that should be more contained by development around The Green, to 'leak out'. This is in part due to the extent of the area of the enlarged road junction around the 'George and Mary' lamp, but mainly to the large, barren and poorly defined car park to the Smugglers.



Clearly unattractive modern development just outside the conservation area damages the quality of the view to the church.

- There have been developments in the central area immediately beyond the boundaries of the conservation area which have had no regard to the setting or character of the area. The houses of Milford Court with flat-roofed profiles are entirely alien so close to the old centre, especially when seen from The Green. The more recent Danestream Court on Sea Road, although more architecturally accomplished, has a height and bulk that sits uncomfortably in the smaller-scale setting of The Green.
- The impact of alterations to the rear of properties is sometimes unexpectedly prominent from beyond a conservation area. Examples are the rear rooflines of the buildings from the Smugglers to 106 High Street viewed from downstream alongside the Danes Stream, and the rear rooflines of 50 to 74 High Street viewed from Sea Road.

4.13.2 Implications For Development

- **Any future development ambitions at the Smugglers should consider the opportunity to provide a better defined upstanding boundary to the car park.**
- **Development proposed beyond the conservation area boundary on sites affecting the setting of the conservation area should be of a scale, size and style that complement the village character of central Milford.**
- **Proposals for development to the rear of buildings should have regard to the views of the sites obtainable from beyond the conservation area boundary.**

4.14 The Negative Elements - Loss, Intrusion and Damage

4.14.1 Analysis and Assessment

- The appearance of the High Street east of The Green, between Sea Road and Lawn Road, has deteriorated over the decades of the twentieth century. The sections above identify in places how that decline could be arrested and turned round.
- There has been a major infiltration of inappropriate plastic windows and doors into unlisted and commercial buildings in this area. This has been largely unavoidable, owing to the absence of appropriate national planning control.
- The petrol filling station of Milford Motors is a well-used local facility, but it contributes very negatively to the appearance of the street, with an extremely dominant projecting canopy and an ugly premises to the rear of the forecourt.
- There is on the south side of the junction of High Street and Keyhaven Road at the bend in the road around Nos. 112/114 High Street an obvious gap in the continuous built-up frontage of buildings. The road frontage is used for parking. Particularly because the site is conspicuous on the approaches to the outside of the bend, the absence of building at this point seems very noticeable. Development here would also reduce the unduly prominent impact in the street of FJ Engineering, a large industrial building in an environment having an otherwise domestic scale.



An underdeveloped area of road frontage at the junction of High Street and Keyhaven Road.







- Although hard to suggest an obvious improvement, the side extension to the Smugglers is part of a very large shallowly pitched shed with corrugated roof, which has 'invaded' the side of the old building, and is as poor an example of an extension to an historic building as could be imagined.

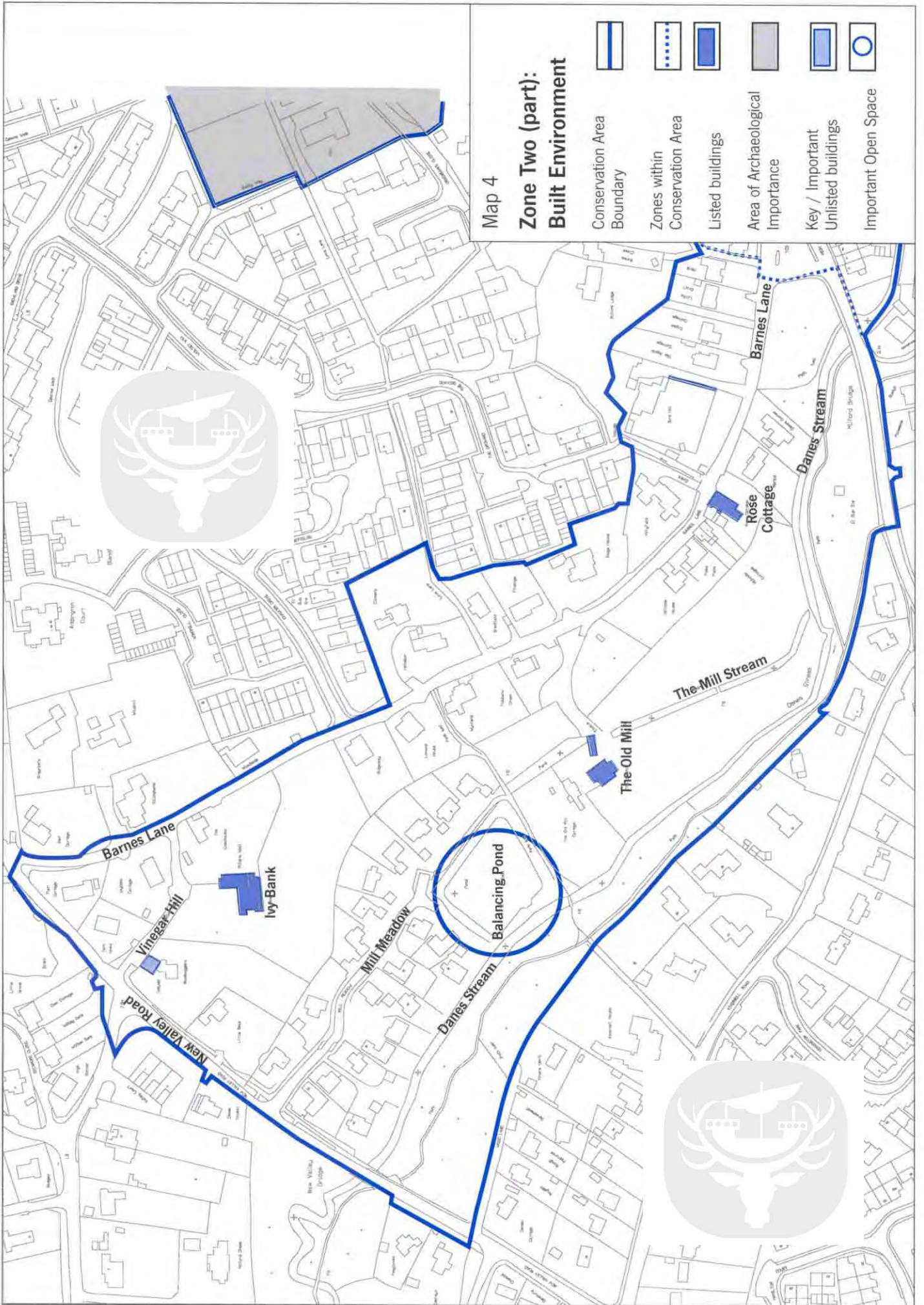
4.14.2 Implication for Development

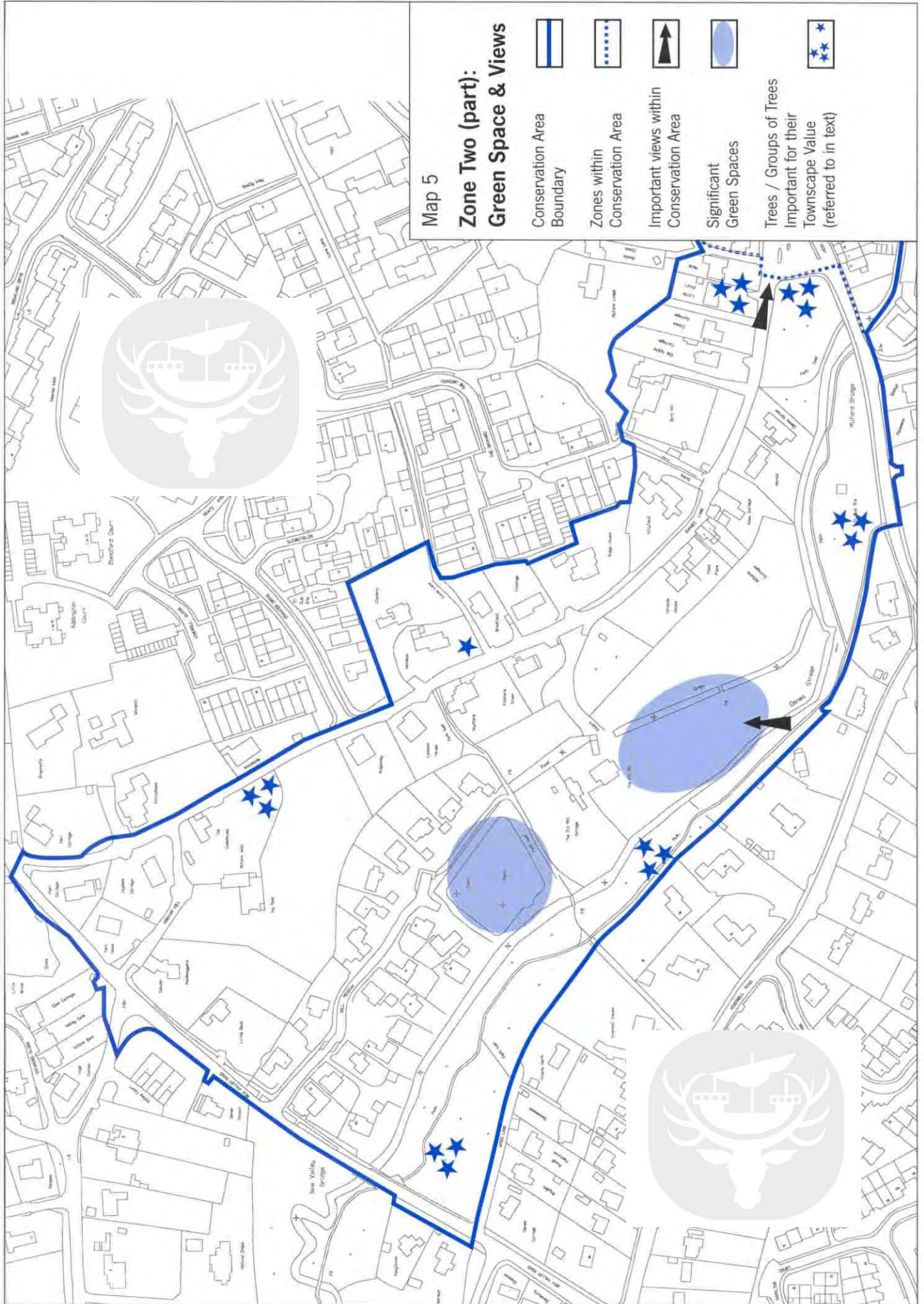
- **Any future development ambitions at the Smugglers should seek to improve the current situation whereby the side extension has such a poor impact on the historic building.**
- **Proposals for a level of new development which occupies the site between 108 High Street and 6 Keyhaven Road at its road frontage would be supported in principle, if a more continuous built-up line of development can be established.**
- **Generally, opportunities should be taken to bring about improvements to the appearance of buildings in High Street east of The Green, involving a return to more traditional forms, materials and detailing.**

Map 4

**Zone Two (part):
Built Environment**






-  Conservation Area Boundary
-  Zones within Conservation Area
-  Listed buildings
-  Area of Archaeological Importance
-  Key / Important Unlisted buildings
-  Important Open Space

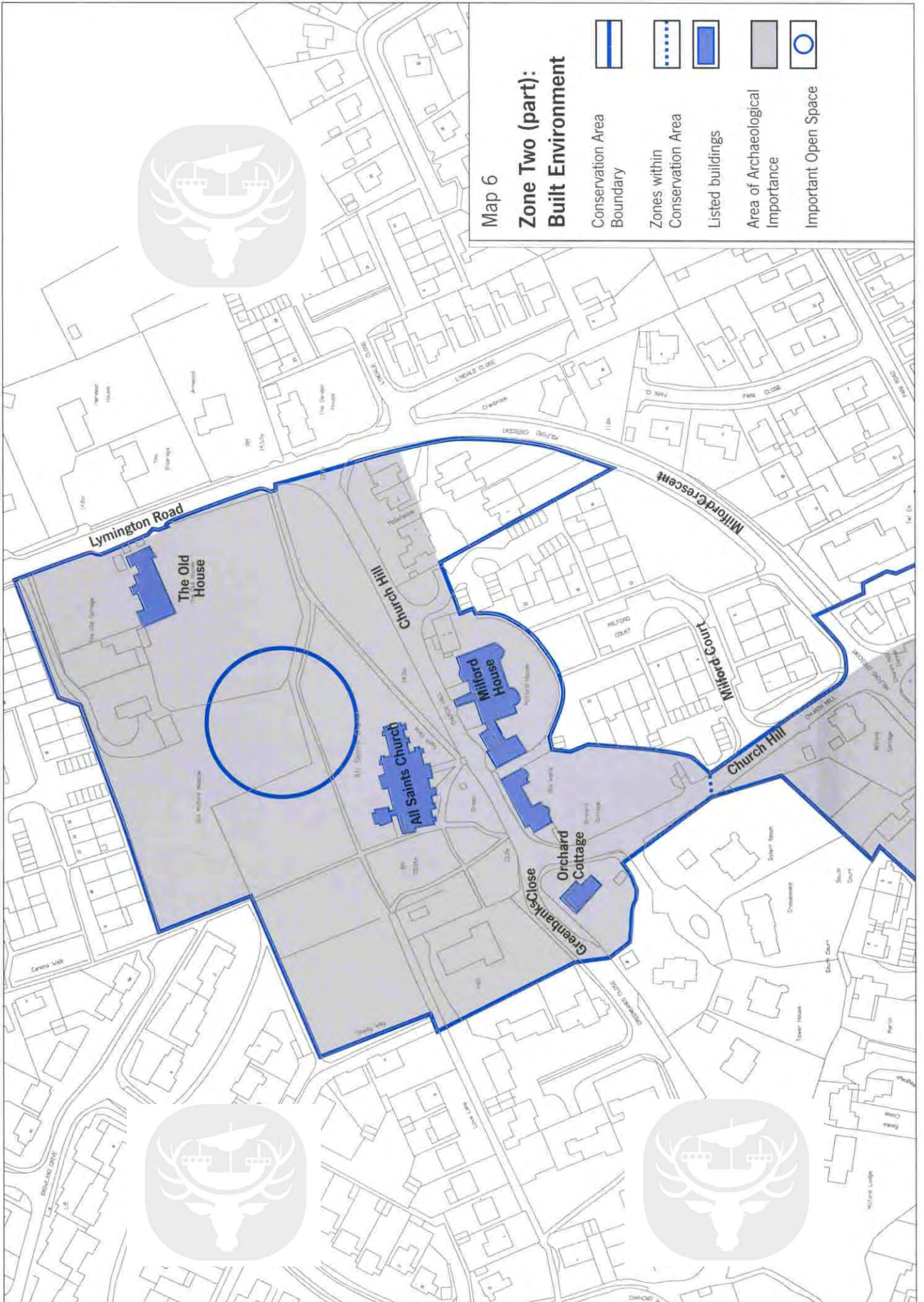


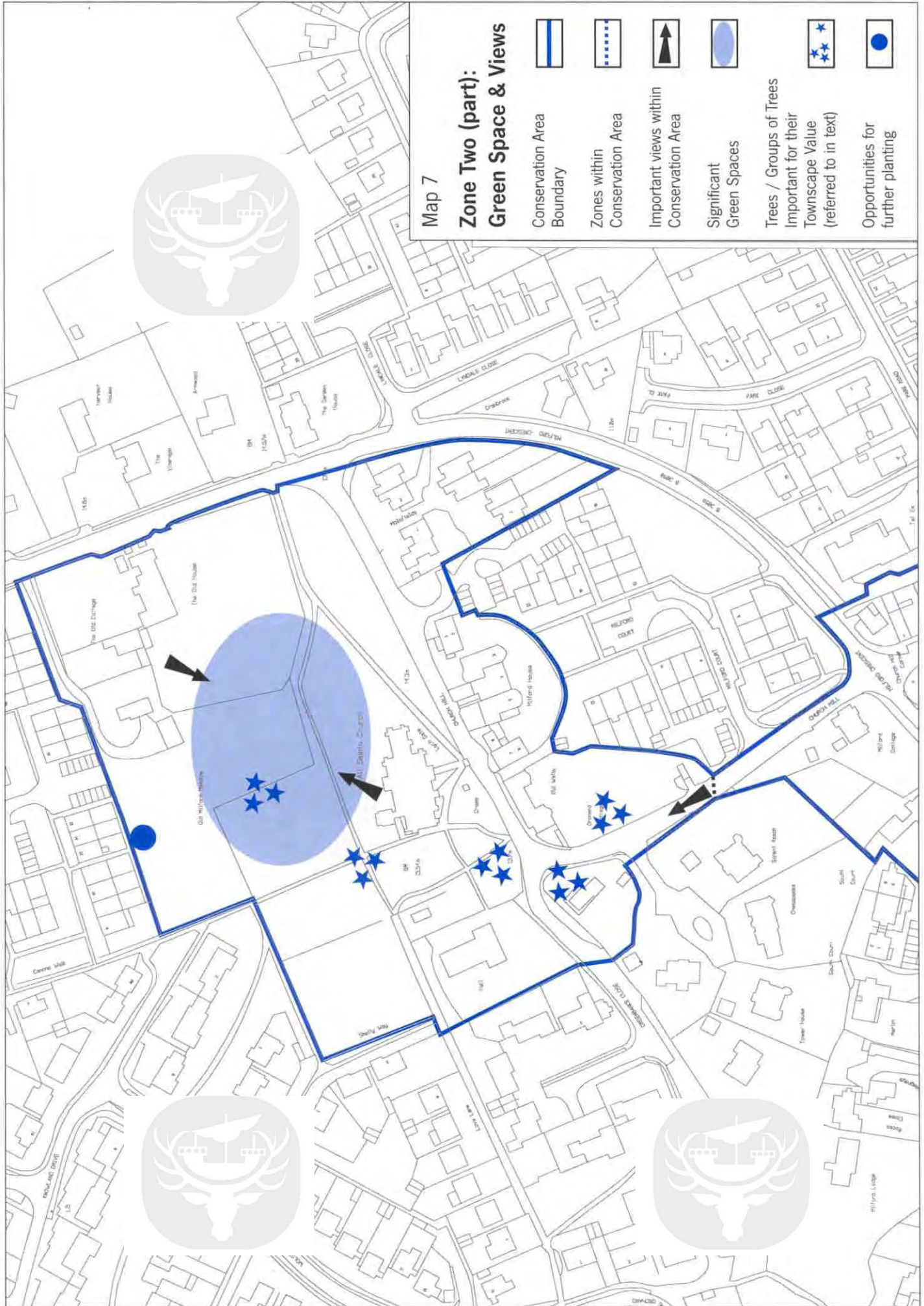


Map 6

**Zone Two (part):
Built Environment**

-  Conservation Area Boundary
-  Zones within Conservation Area
-  Listed buildings
-  Area of Archaeological Importance
-  Important Open Space





ZONE TWO - BARNES LANE, VINEGAR HILL, MILL MEADOW; CHURCH HILL

4.15 Historic Uses and their Influence

4.15.1 Analysis and Assessment

- The watermill on the Danes Stream has influenced the landscape in the valley.
- The coachhouse to Mockbeggars on Vinegar Hill illustrates the social status of some of the original houses in the outlying areas of Milford.
- Outbuildings and barns to the rear of The Old House indicate the status of this house as the principal domestic building in the village. They are key elements in the historic core of Milford around the church and Church Hill.

4.15.2 Implications for Development

- **Development which disturbs the historic layout of features around The Old Mill (listed) should be avoided.**
- **Development proposals that detract from the character or setting of outbuildings to the larger and older homes in the conservation area should be avoided.**

4.16 Archaeological Significance and Potential

4.16.1 Analysis and Assessment

- In the unlikely event of major ground disturbance in the Danes Stream valley, evidence could come to light of earlier milling activity and sites.
- The major part of the conservation area around Church Hill is recognised as an area of archaeological importance. This is the historic core of Milford, containing the Church, the site of the manor (now Milford House) and The Old House. It is the only area showing extensive pre-18th century building, and there would be a prospect of finding medieval evidence, if ground disturbance for development purposes were allowed.

4.16.2 Implications for Development

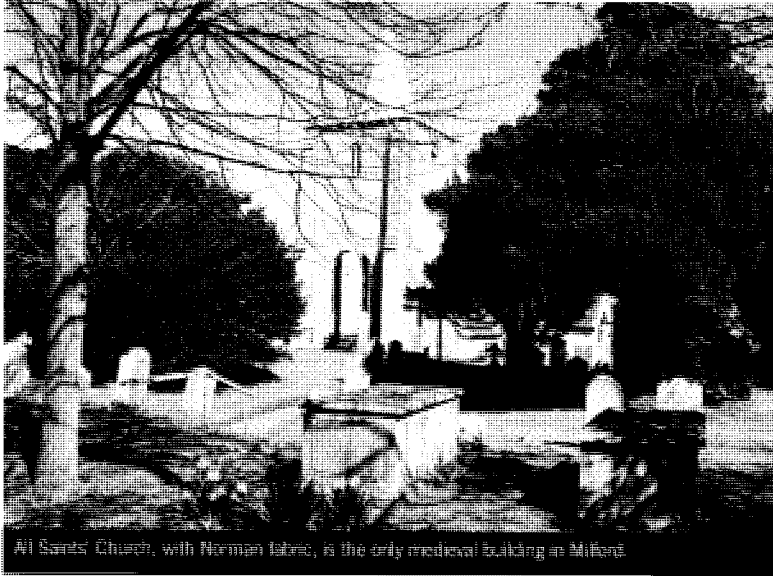
- **Proposals involving significant ground disturbance on sites of archaeological importance will be the subject to Policies DW-E23 and DW-E24, Section C2 of the New Forest District Local Plan.**

4.17 Architectural and Historic Character of Buildings

4.17.1 Analysis and Assessment

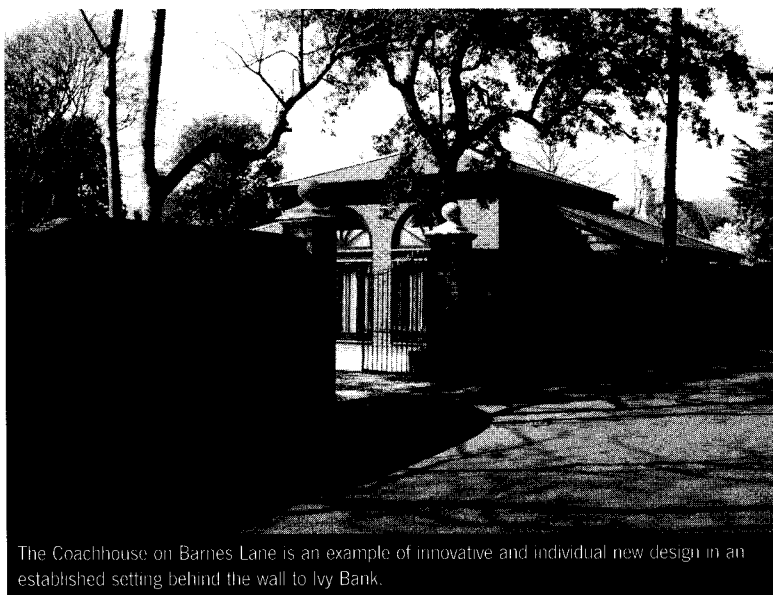
- The housing on Barnes Lane is generally unexceptional, consisting of large detached houses from the end of the nineteenth century to the present day. There are no repeating elements to the properties that allow more accurate or specific description.

- There are individual listed buildings of character scattered throughout the area. Apart from the Parish Church, there is The Old House, an 18th century rendered house (formerly The Vicarage); Milford House, an elegant small brick mansion; Orchard Cottage, a small thatched 19th century cottage orne;



and Rose Cottage, a tile-hung cottage of mellow appearance on Barnes Lane. The Old Mill and Ivybank/Millers Well are remote from Barnes Lane, and take no part in the streetscene.

- Mill Meadow is a small estate of standard, 'executive' housing. Molefields on Church Hill is a slightly older group of seven new houses which makes a good attempt to fit into its wider area in an appropriate, inconspicuous and introverted way.
- The Coachhouse, near the Barnes Lane/Vinegar Hill junction, although resulting from plot subdivision, is nonetheless a good example of more thoughtful and innovative modern housing, taking its place in the scene respectfully and sensitively.



The Coachhouse on Barnes Lane is an example of innovative and individual new design in an established setting behind the wall to Ivy Bank.

4.17.2 Implications for Development

- **Any new development allowed in this zone of the conservation area should either take its design lead from the style of immediately adjacent traditional properties, or else introduce high quality individual designs based on the forms and types of older buildings established in the area.**

4.18 Prevalent and Traditional Materials

4.18.1 Analysis and Assessment

- There remains much exposed brick in the older buildings of this zone of the conservation area. The predominance of brick as the material most often used on elevations is reinforced by the number of brick boundary walls in the area, especially on Church Hill.

4.18.2 Implications for Development

- **Brick should be thought of as the preferred material for the elevations of any new development that is allowed. However, the acceptability of other wall and roofing materials, and the particular choice of materials, would be strongly influenced by an assessment of acceptable materials already in use locally, and the need to match those materials.**

4.19 Characteristic Local Detailing

4.19.1 Analysis and Assessment

- There are no examples of distinctive or locally typical repeated detailing on buildings.

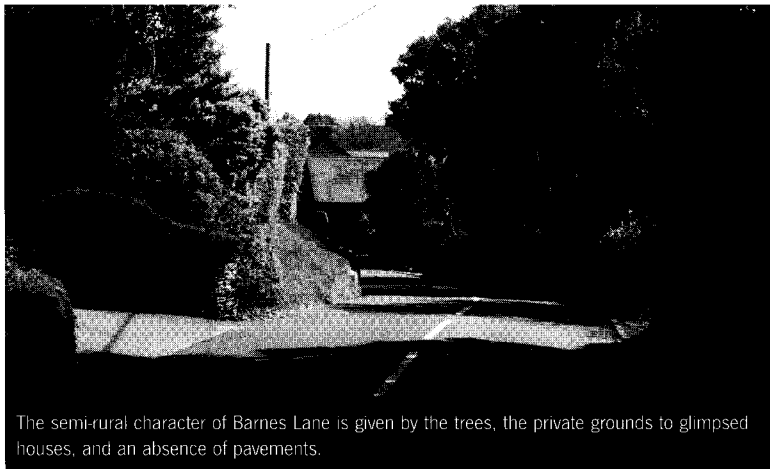
4.19.2 Implications for Development

- **Proposed alterations should retain characteristic detailing of individual buildings, including purely decorative detail, to maintain local visual interest and distinctiveness. (See also Policy DW-E19 of the New Forest District Local Plan).**

4.20 Character and Relationship of Spaces within Area

4.20.1 Analysis and Assessment

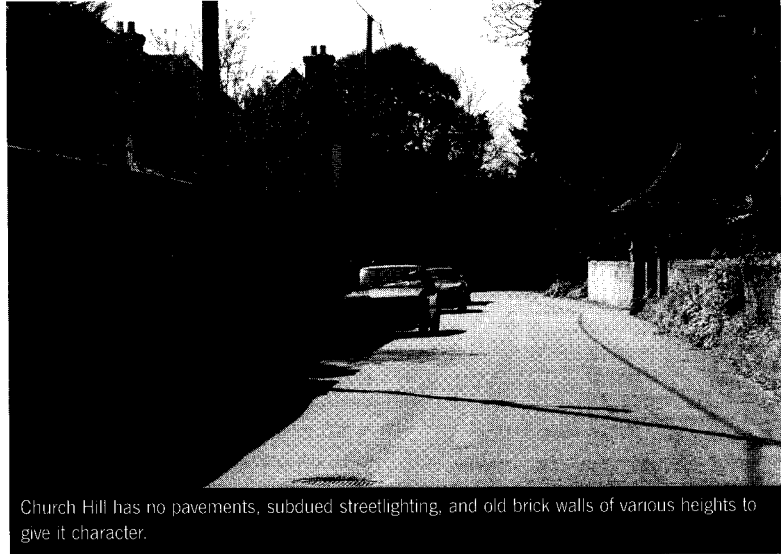
- Barnes Lane is a narrow lane, retaining an almost rural feel. Only where the estate road of Chaucer Drive opens in a broad and expansive way onto the lane does the sense of close enclosure disappear. The extensive grounds to the houses on Barnes Lane contribute to the rural feel of the road.



- The Balancing Pond above The Old Mill, reshaped when Mill Meadow was developed, is needed to balance and control the water flow in the Danes Stream. It creates a tranquil open space within an otherwise heavily developed or treed area.

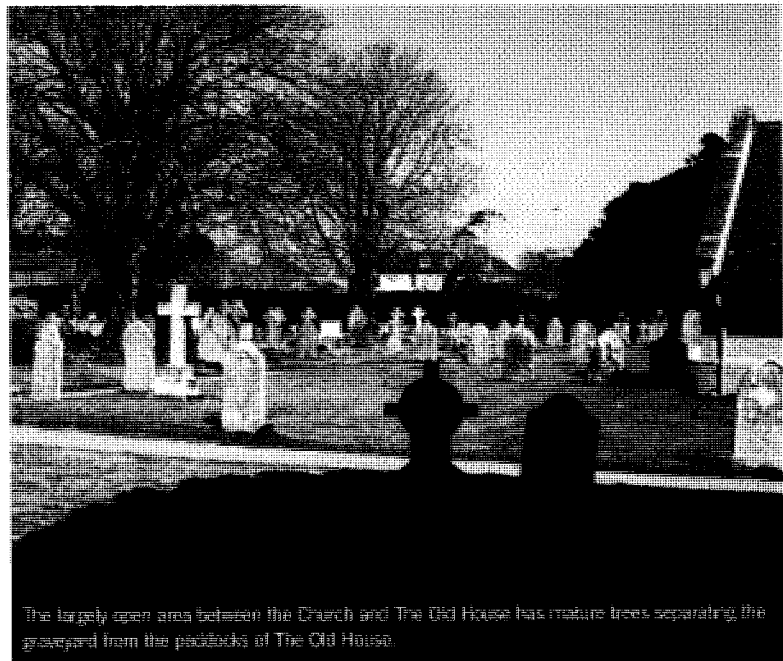


- Vinegar Hill and the upper part of Barnes Lane within the conservation area, are strongly defined and channelled by the continuous buttressed brick wall surrounding the grounds to Ivy Bank/Millers Well.
- Church Hill also has brick walls of great age and character, low where they abut the churchyard and higher bounding the grounds of Milford House.



Church Hill has no pavements, subdued streetlighting, and old brick walls of various heights to give it character.

- The churchyard of All Saints' Church forms, with the gardens and paddock of The Old House, an important open area close to the centre of the village. Despite a recent low-level bungalow to the rear of The Old House, the ensemble of The Old House, the Church and the walls along Church Hill is a valuable composition of historic and protected buildings and structures.



The largely open area between the Church and The Old House has mature trees separating the graveyard from the paddocks of The Old House.

4.20.2 Implications for Development

- Development should not disturb the walls around Ivy Bank on Vinegar Hill and Barnes Lane, or on the upper part of Church Hill.
- Any development allowed on Barnes Lane should not compromise further the semi-rural feel of the lane.
- Further development that intrudes into the open area of the churchyard and the grounds of The Old House, or that alters the visual relationship between the Church and The Old House, should be avoided.

4.21 Streetworks and Public Utilities

4.21.1 Analysis and Assessment

- It is noticeable that the roadways along Barnes Lane, New Valley Road, Vinegar Hill and Church Hill have no pavements. This is a major contributor to the character of the roads, and particularly to the atmosphere of Barnes Lane as a country lane.
- Lighting in this zone is with characterless modern units, generally mounted on walls or telegraph poles. The distances between them are quite long, and light levels therefore quite low. However, their overall impact on the scene is restrained, and not intrusive.

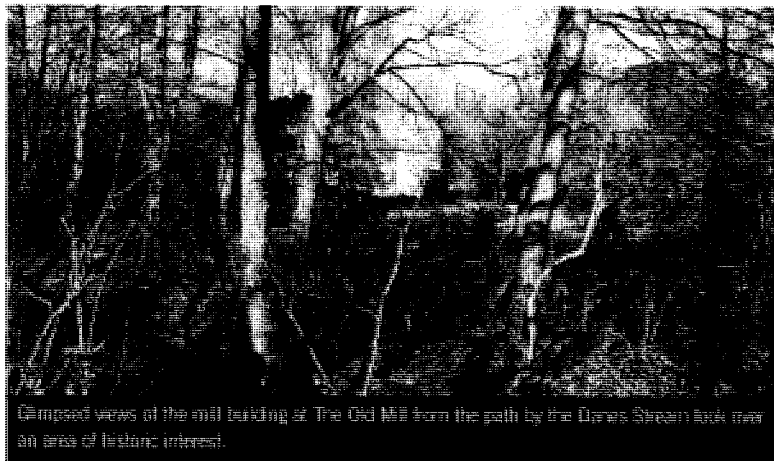
4.21.2 Implications for Development

- Any revision or addition to the streetlighting in this zone should, wherever possible, continue the practice of being mounted on walls or existing poles, avoiding new poles.

4.22 Focal Points and Views within Area

4.22 1 Analysis and Assessment

- There are few long-distance views to be gained within the area, as tree cover is relatively dense. For the same reason, no buildings act as focal points in the Barnes Lane and Danes Stream areas.
- There is a pronounced contrast between the confines of Barnes Lane, defined by trees and hedges, and the sudden emergence into the village centre around the High Street with close-set roadside buildings and an absence of trees.
- Glimpses of The Old Mill and its grounds are obtained from the footpath alongside the Danes Stream.



- Although only having a low tower with a short spire, All Saints' Church is seen from some parts of the village, for example when looking up Church Hill from The Green.

4.22.2 Implications for Development

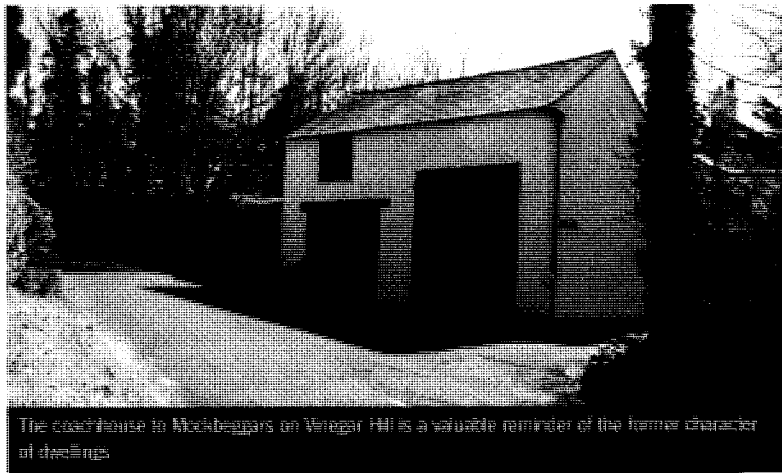
- Development proposals likely to challenge the dominance of the Church in views in that vicinity should be avoided.

4.23 Key Unlisted Buildings

(The identification of 'key unlisted buildings' on the maps does not mean that these are the only unlisted buildings in the conservation area where there would be a presumption against demolition)

4.23.1 Analysis and Assessment

- The coachhouse in front of Mockbeggars on Vinegar Hill is an important reminder on a road junction of the former character of the area.



4.23.2 Implications for Development

- Development at Mockbeggars should not jeopardise the retention of the former coachhouse, or damage its appearance from the road.

4.24 The Contribution of Green Spaces and Features

4.24.1 Analysis and Assessment

(All trees in conservation areas benefit from a measure of protection, requiring notification to be given to the District Council before work to trees is undertaken. The council may then make a Tree Preservation Order in order to be able to control such work).

(The showing on the maps of trees or groups of trees is not a record of the trees in the area. Those trees that are identified are particularly important for their townscape value, and that importance is in all cases further qualified below. Other trees in the zone may be valuable and important or have a significant public amenity, and may already be protected by Tree Preservation Orders, or may be so protected in the future. The mapping of 'trees important for their townscape value' makes no attempt to plot the extent of that tree or group of trees).

(Trees do not stand for ever. They grow old, become diseased, require management, and sometimes die. Therefore the showing of trees on maps does not preclude the prospect that they may at times have to be felled, even those that are cherished parts of the familiar local scene.

- The whole zone has heavy tree cover, both in and around Barnes Lane and in the Church Hill part of the conservation area. Most are in private grounds, although the woodland alongside Danes Stream is owned by the Parish Council. Early photographs around The Old Mill in fact show a very much more open landscape, indicating the period of years necessary for a well-treed scene to become established.
- The large grounds attached to most of the houses on Barnes Lane are part of the character of the lane. The properties are identified in the New Forest District Local Plan as an Area of Special Character (Policy DW-E8, Section C1), where development which harms the character of the area as reflected in its form and density and associated landscape features, will not be permitted. Behind the broken screen of trees along the Barnes Lane road frontage there are some particularly large plots, for example that surrounding Ivy Bank/Millers Well.
- There is a larger area around The Old Mill, which in the Local Plan is part of a 'landscape feature' (Policy DW-E9, Section C1), where development will not be permitted which would cause the loss of or irreparable damage to the area. In addition to that strong policy stance, there is also for historic reasons a concern to retain on view landscape features associated with the mill, including the millstream and the island created between that and the main channel of the Danes Stream.
- The character of the area between the Church and The Old House has much to do with its open aspect, the paddock to the rear of The Old House, and the trees along the churchyard boundary, including many yews of varying age. The northern edge of the area is overlooked by the housing of Deans Court, and a poor screen of hedging and small trees runs along this boundary.
- There are many hedges along Barnes Lane, which add to the character of the road as a country lane. Also old hedges with holly as a dominant species line some boundaries of the churchyard.
- Important trees and groups of trees are plentiful, and it is this which more than anything gives the zone its character. However the following trees have particular townscape importance:-
 - the mass of trees in the Danes Stream woodland, mainly sycamores, holm oaks, holly and water-loving species (willows, poplars and alders),
 - the sycamores, Scots pines, holm oak and hornbeam rising above the wall to Ivybank. The old wall and new Coachhouse work well as a visual composition with the trees, the crowns of which have been lifted,
 - a maritime pine at Halnaker, notable for its size, spread and distinctive profile,

- blocks of trees north and south of the High Street end of Barnes Lane, containing oaks, holm oaks, sycamores, ashes, beeches and grey poplars,
- roadside trees in the grounds of Orchard Cottage and Old Walls on Church Hill, which reinforce the character of the street as that of a country lane at a point so close to the village centre,
- the yews of various types in the churchyard, culturally important for the traditional relationship between yew trees and churches,
- the large limes, sycamores and horse chestnut along the boundary between the churchyard and the grounds of The Old House. These are trees with plenty of space to spread, and stop the still essentially open space being featureless.

4.24.2 Implications for Development

- **In line with Policy DW-E8 of the New Forest District Local Plan, development which occupies the spaces between buildings and around trees in the Barnes Lane area should be avoided.**
- **Development which causes the significant and damaging loss of mature or developing tree cover, or roadside hedges containing traditional species, should be avoided.**
- **Development at The Old Mill, which intrudes on the areas occupied by the features associated with the milling history of the site, should not be pursued.**
- **Opportunity could be taken to reinforce the planting within the grounds of The Old House along its northern boundary in order to soften and break up the outline of the modern housing development of Deans Court.**

4.25 Setting of Area and Relationship with Landscape

4.25.1 Analysis and Assessment

- The amount of tree cover and the location of this area in the shallow valley of the Danes Stream mean that there is no relationship with the landscape beyond the conservation area. The area is secluded and looks inward on itself. Also the area of open space around the Church and to the rear of The Old House is not obvious in the landscape beyond its immediate surroundings.

4.25.2 Implications for Development

- **Development should have regard to the way it will be seen in longer distance views to the conservation area from beyond the area. (See also Policy DW-E19 in the New Forest District Local Plan).**

4.26 The Negative Elements - Loss, Intrusion and Damage

4.26.1 Analysis and Assessment

- There are no obvious aspects of the area which constitute 'negative elements'.
- Although the houses are individually of pleasant design, to build an estate of 21 houses (Mill Meadow) in such a location in a conservation area, would appear now to be out of accord with current thinking about how the character of conservation areas can be maintained.

4.26.2 Implications for Development

- **Developments which have a suburban or ubiquitous character, either in terms of their design or layout or scale, should be avoided in the conservation area.**