PLANNING CONSENTS

All development in Milton should follow the advice in the Conservation Area Guidance leaflet and, in particular, respect the features outlined above which contribute to its special character.

Planning Permission is needed for development which materially affects the appearance or use of buildings or land. This can include, for example, re-roofing and altering windows, extensions and new buildings.

MILTON ARTICLE 4 DIRECTION

Some minor forms of development are classed as "permitted development" and are normally exempt. But in Milton, this has resulted in unsuitable changes which have harmed its character. The Milton Article 4 Direction has, therefore, been made with the support of residents, withdrawing this exemption. Planning permission from the Council is now needed for the following types of development at properties in the area indicated on the plan:

Dwellinghouses:
- The alteration of any window which fronts a highway.
- The rendering of any brickwork which fronts a highway (other forms of cladding already need planning permission).
- Re-roofing with different materials
- The installation of hardstanding for vehicles.

(Similar alterations to other types of property already need planning permission from the Council).

ADVICE AND CONTACTS

Officers from the Technical Services Department are available to offer practical and technical advice on conservation and the need for consent. Contacts and sources of further information are given in a separate conservation leaflet.

INTRODUCTION

Milton was designated a Conservation Area in 1987 (and later extended to its present boundaries) because it has special architectural and historic interest and a character which needs to be preserved and enhanced.

This leaflet describes the main features that give Milton its special interest, and outlines additional controls on development that apply specifically to the area. It is one of a series of leaflets forming the Council's Conservation Guide and should be read, in particular, with the Conservation Area Guidance leaflet. Together, these leaflets will help residents make informed decisions about development at their properties and so, help to preserve and enhance Milton's special character.

HISTORICAL BACKGROUND

Milton as we see it today was developed mainly from about 1870 to 1900. But the name of Milton and its history goes back much further.

The area's medieval name of "Middletun" comes from its position midway between Leigh and Southchurch on the banks of the Thames estuary. In 959 the Manor of Milton, which covered a much wider area than the present Conservation Area, was given by King Edgar to the monks of Christchurch, Canterbury, and it remained in ecclesiastical ownership until the dissolution of the monasteries in 1545.

The Domesday Book of 1086 showed Milton as a small hamlet with 24 families. During the Middle Ages, though, it developed as a fishing port famous for its oysters. In 1571 Milton had three ships of 50-100 tons and five ships under 50 tons. Admiralty courts were regularly held there.

Milton was a well-known embarkation point for the continent and in the 15th century the area became a refuge for people escaping persecution. One of the first martyrs of the Reformation, John Firth, who denounced Thomas More, was arrested here and was later burnt at the stake at Smithfield, London. Dr. Sandys, Vice-Chancellor of Cambridge University and later Archbishop of York, a supporter of Lady Jane Grey, hid in a house at Milton, narrowly escaping from Queen Mary's men. He gave a sermon to 40-50 seamen here, before fleeing to France.

Hamlet Mill, a post mill, stood in Milton to the south of the present Methodist Church, on the corner of Avenue Road and Park Road. It can be traced back to 1299 when a "new mill" was built for £15 5s. 10d. It was here that John, Earl of Holland, half brother to Richard II, was captured by the villagers of Milton whilst trying to escape after an unsuccessful plot against Henry IV. The mill was demolished after the estate was sold in 1869. Avenue Road, once called Mill Lane, is one of the oldest roads in the Borough, linking Milton to Prittlewell.

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Southend-on-Sea Borough Council

Conservation Leaflet

Hamlet Mill in the early 19th century

Milton as it was shown on Chapman & Andrew's map of 1777 (published by Phillimore Co Ltd)
In 1545 Milton Manor was given to Sir Richard Rich of Rochford Hall. It eventually passed into the hands of the Scratton family and, in 1869, following the success of the new “Cliff Town” development south of the railway, the whole estate was sold for further development. This paved the way for Southend’s accelerating growth towards the end of the century as it increased in popularity as a resort and as a good place in which to live.

Despite its closeness to the busy commercial centre of the town and constant development pressures, Milton has kept much of its early estate developments. It became known as the Park estate after the private “Southend Park” had been created in the early 1870s between Park Road and Avenue Road. The Park was the home of the town’s first cricket, cycle and football clubs. With its lake, playing fields, cycle tracks and special events, it was a popular attraction for the expanding town.

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The roads close by the Park were the first to be developed in the 1870s - the east side of Park Road, the southern part of Avenue Road, Park Crescent and Park Terrace. As development grew, the Park was offered by the owner to the Local Board of Health for £800. This offer was rejected, however, and the land was subsequently sold for development for £2,800. Houses continued to be built in the area through the turn of the century.

Early estate developments in Southend generally were uniform in character, having a common style and size of building throughout a particular area. The Park estate, however, contains a range of architectural styles which illustrate the transition in Southend from formal mid-Victorian to freer late Victorian and Edwardian architecture, from small terraces to large semi-detached houses with gardens, and from yellow London stock brick and slate to red brick and clay tiles as the predominant local building materials. Whilst most of the architectural styles can be found elsewhere in different parts of the town, the Park Estate stands out in that it embodies within a small area a cross-section of Southend’s typical architecture at the time of its early growth. This helped give the area an attractive and unique character. Most of the estate now forms the Milton Conservation Area.

Despite its closeness to the busy commercial centre of the town and constant development pressures, Milton has kept much of its Victorian and Edwardian character. The Conservation Area has three general styles of architecture belonging to mid Victorian, late Victorian and Edwardian periods.

All the properties in the Conservation Area originally had front gardens enclosed by boundary walls with brick piers. Decorative tile paths were also common features.

In addition to residential properties, the Conservation Area, also has two churches and a small parade of shops. The former Wesleyan Chapel (Park Road Methodist Church) built in 1870 was Southend’s first Methodist Church and considered at the time to be one of the town’s “greatest architectural ornaments”. It is now a Listed Building. Its prominent corner position, materials (Kentish ragstone) and design make it an important townscape feature.

In contrast, Avenue Baptist Church facing Milton Road is in red brick which is typical of the early twentieth century. Note also the flint and stone checkerboard detailing to the parapet.

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Mid-Victorian properties built between 1870 and 1880 are generally yellow stock brick frontages and slate roofs. Most have bays of either one or two storeys and traditional sliding sash windows. Various architectural details such as curved window heads, arched porches and decorative window and door surrounds are also evident on many of these buildings.

Late Victorian properties, built in the 1880s and 90s are also mainly stock brick, although some have red brick detailing, and the roofs are traditionally slate, often with patterned ridge tiles. Either sliding sash or casement windows are evident in buildings of this period, many with heavy looking surrounds. Two-storey bay windows with gable ends and restrained decorative details were also common feature in late Victorian houses in this area.

Edwardian properties supersede the earlier styles. These are mainly red brick, occasionally with stock brick flanks. They usually have one or two-storey bays with prominent gables or Dutch gables. The roofs of these properties are usually clay tiles, and some properties have distinctive corner turrets. Windows are either timber sliding sash or casement, usually with heavy surrounds.

**MILTON’S SPECIAL INTEREST**

**EDWARDIAN PERIOD**

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**LATE VICTORIAN PERIOD**

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**MID-VICTORIAN PERIOD**

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**A LATE VICTORIAN PROPERTY IN PARK ROAD**

The area between Park Street and Milton Road saw some of the earliest developments. It became known as the Park estate after the private “Southend Park” had been created in the early 1870s between Park Road and Avenue Road. The Park was the home of the town’s first cricket, cycle and football clubs. With its lake, playing fields, cycle tracks and special events, it was a popular attraction for the expanding town.

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The small shopping parade opposite Park Road Methodist Church shows some traditional Victorian detailing such as the decorative window surrounds.