

# Milton Conservation Area Appraisal

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# Southend-on-Sea: Milton Conservation Area Appraisal

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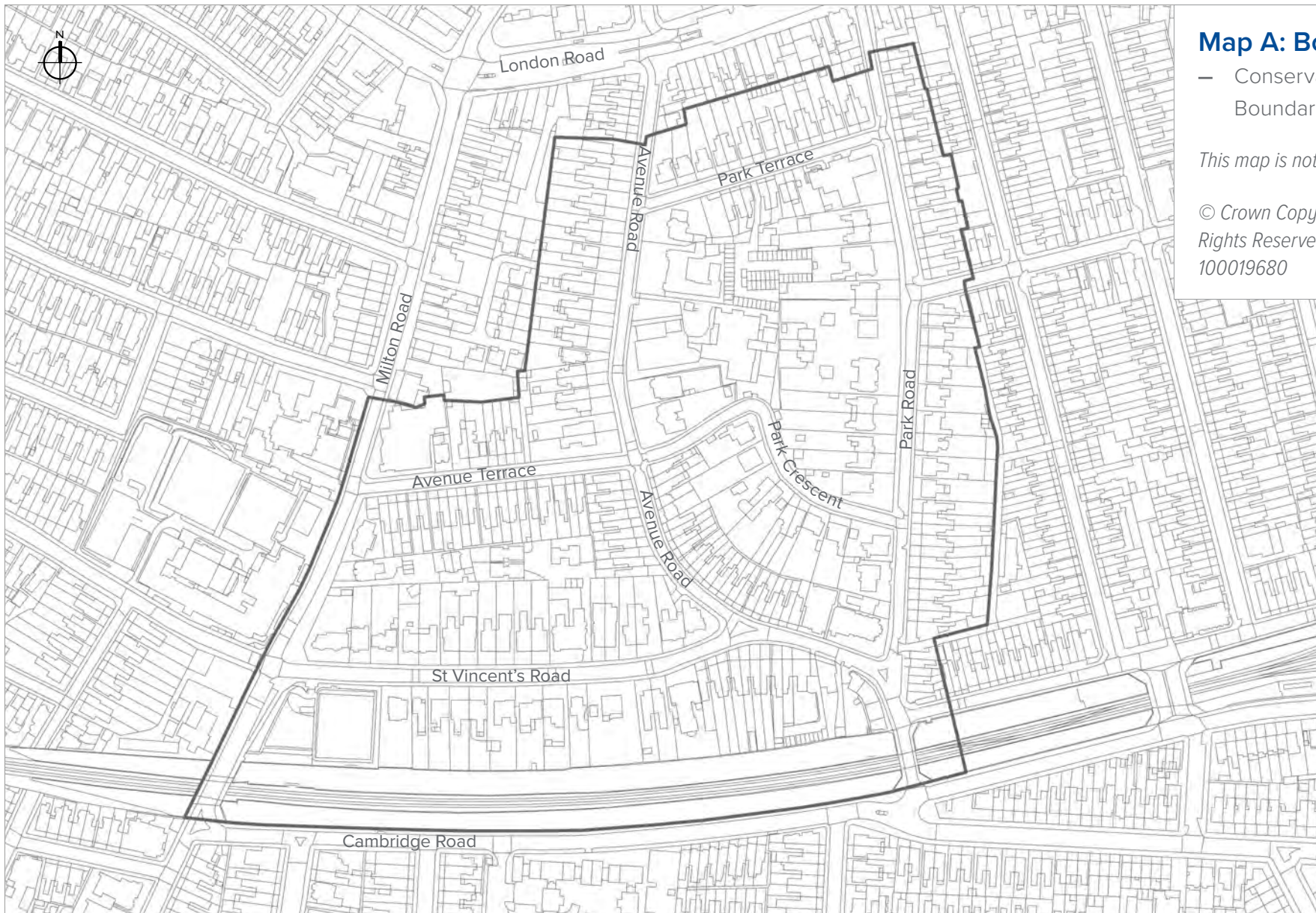
# Section 1.0

## Introduction

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# Introduction



## Map A: Boundary

- Conservation Area Boundary

*This map is not to scale*

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# Introduction

## 1.1 What is a Conservation Area?

**Conservation Areas** are 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance', which is defined in the **Planning (Listed Buildings and Conservation Areas) Act 1990**.

1.1.1 The designation of a Conservation Area recognises the unique qualities of an historic place which make it special in terms of its architecture and history, as well as its role in defining local distinctiveness. Contributing to this are individual or groups of buildings, streetscape and public realm, scale and massing, open spaces and street pattern, and landscaping.

1.1.2 As the aim is to conserve and enhance the significant qualities of a Conservation Area so that owners, occupiers and visitors to the place can experience a high-quality historic environment, designation extends planning controls over certain types of development, principally the demolition of unlisted buildings and works to trees, although an area's status as a Conservation Area is a material consideration for all planning applications. Southend Borough Council, as the Local Planning Authority (LPA), also has policies within its *Core Strategy* (December 2007) and *Development Management*

*Document* (July 2015) that seek to conserve the character of its Conservation Areas. The emerging Local Plan, which will review the *Core Strategy* and *Development Management Document*, will set out a policy approach to managing the historic environment.

1.1.3 However, it should be recognised that designation does not prevent change from occurring within Conservation Areas, and over time they will be subject to many different pressures (both positive and negative) that could impact upon their character and appearance. LPAs have a duty to conserve and enhance their Conservation Areas and will consider this when determining planning applications.

1.1.4 Southend Borough Council (SBC) will also review each Conservation Area from time to time to monitor its condition and ensure that it has an up to date Conservation Area Appraisal which sets out its special architectural or historic interest.

# Introduction

## 1.2 Aims of the Conservation Area Appraisal

1.2.1 This Conservation Area Appraisal:

- Identifies the area's special interest;
- Reviews existing Conservation Area boundaries;
- Assists the preparation of the emerging new Local Plan and Neighbourhood Plans, if these are brought forward, and forms part of their evidence base; and
- Provides a basis for implementing policies, making informed development management decisions, and preparing management proposals for the area.

1.2.2 The character analysis in Section 5.0 will inform a management plan for the area (see Section 6.0), which will:

- Assess the need for enhancements to public spaces, highways and private property;
- Review the need for Article 4 Directions to limit permitted development rights;
- Assess buildings at risk;
- Assess the need for enforcement action; and
- Establish a programme and procedures for implementing and monitoring proposals.

## 1.3 Background and Methodology

1.3.1 The Conservation Area Appraisal for Milton updates the former document from 2014. It has been prepared by Purcell, a firm of specialist heritage consultants, on behalf of Southend-on-Sea Borough Council. The research and fieldwork for the Appraisal was carried out in October 2019. The methodology for the work was based on Historic England's *Conservation Area Appraisal, Designation Management: Historic England Advice Note 1 (second edition)*, February 2019 and also references *The Setting of Heritage Assets: Historic England Good Practice Advice in Planning Note 3 (second edition)*, December 2017.

1.3.2 Milton Conservation Area, shown on Map A, was first given Conservation Area status in 1987 and later extended to its current boundaries. The Conservation Area is comprised of the following properties:

- Albert Mews (all properties)
- Avenue Road (all properties except 81-93 odd, 66-68 even)
- Avenue Terrace (all properties)
- Milton Road (Avenue Baptist Church, Milton Gardens, Albert House, Glendaurel)
- Parkgate (all properties)
- Park Crescent (all properties)
- Park Road (all properties)
- Park Terrace (all properties)
- St. Vincent's Road (all properties)

1.3.3 All photographs within this report were taken in 2019/2020 unless otherwise stated.

# Introduction

## 1.4 Overview and Location

- 1.4.1 Milton is located on the cliff top, with the important historic centre of Prittlewell to the north-east. The Conservation Area (shown on Map A) is situated close to the centre of the continuous urban and suburban conurbation which extends east to Southend, Southchurch and Shoebury and west to Westcliff, Chalkwell and Leigh. As well as a traditional farming area, Milton was at one time a fishing port and embarkation point for vessels travelling down the Thames Estuary. Its strategic position and historic wealth can today be seen in the quality of the buildings and variety of architectural styles, as well as the dominating presence of the area's ecclesiastical buildings. Its development as a residential area was part of Southend's period of rapid housing expansion in the late-19th century following the arrival of the railway.
- 1.4.2 The Milton Conservation Area is generally flat with no significant level changes. Before it was developed into the residential area we see today, it was open farmland with a few tree lined tracks and agricultural buildings. Some of the larger trees that remain today may date from before the houses were constructed.
- 1.4.3 There are no significant landscape features in the area apart from the trees although documentary evidence relating to Southend Park (see Section 4.2.22) comments that a pond just north of the junction of Avenue Road and Park Crescent was filled by a natural spring. There is no evidence of this today.
- 1.4.4 Milton Conservation Area is bounded by the long and linear Park Road to the east and Milton Road to the west, with curving Avenue Road cutting through the centre, all running north-south. Avenue Road was a main link between the historic settlement of Prittlewell and Milton. The east-west roads in the Conservation Area are relatively shorter and provide links between the three north-south roads.
- 1.4.5 The Conservation Area is located in between two key transport routes; the railway line to the south has frequent connections to London Fenchurch Street in the west and Shoeburyness in the east, and the London Road (A13) to the north is a principal route providing road connections through the Borough and beyond, eventually reaching London.

## Section 2.0

# Summary of Special Interest





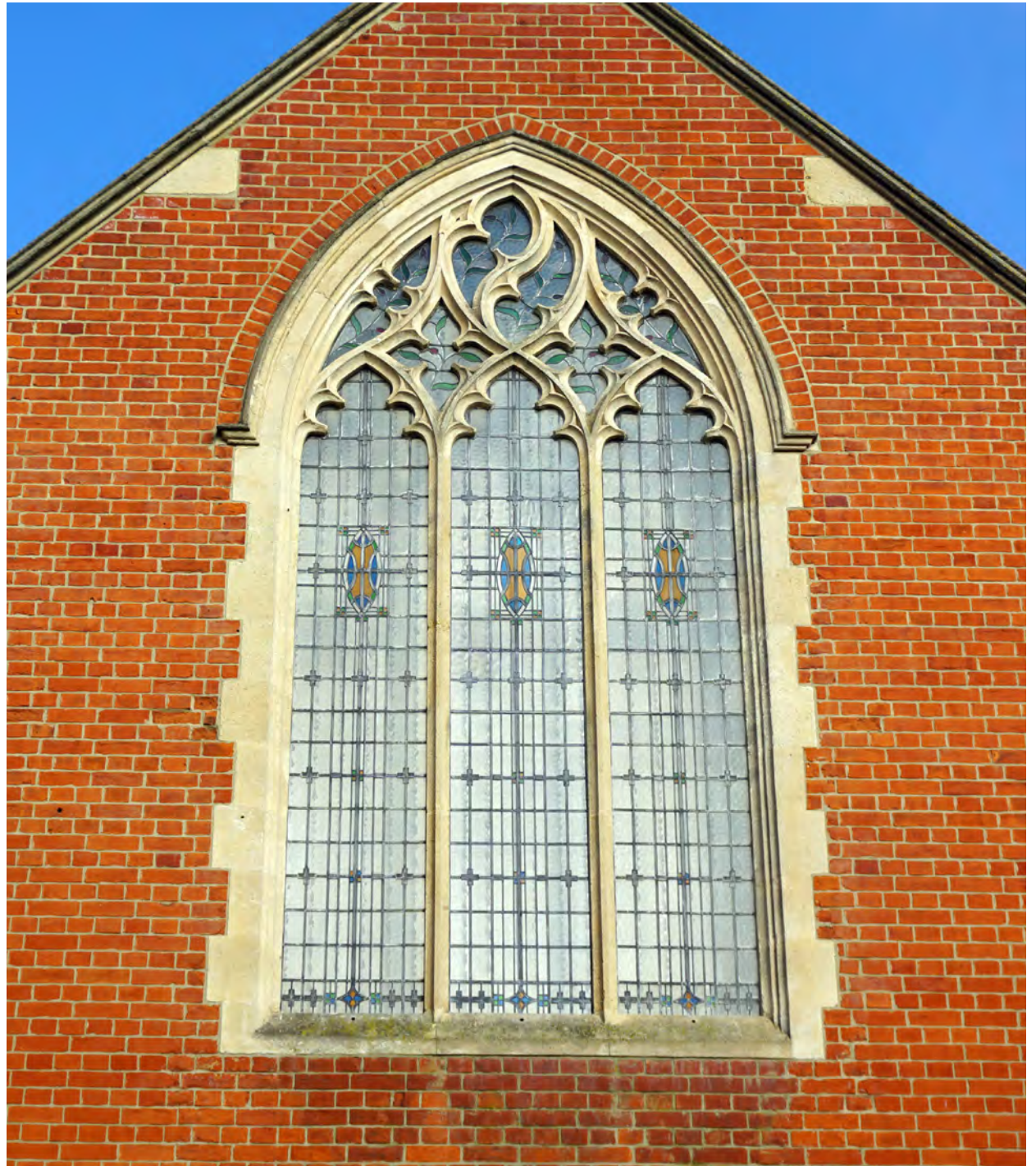
# Summary of Special Interest

- 2.1 The Milton Conservation Area has a strong late-Victorian and early-Edwardian architectural quality, which can be seen in all of its streets. Ecclesiastical buildings form important landmark points, with the grade II listed Park Road Methodist Church to the south-eastern corner of the Conservation Area marking the entrance from Clifftown and Avenue Baptist Church, an attractive red brick building to the west of the Conservation Area, marking the entrance into the area from Milton Road, via Avenue Terrace.
- 2.2 Milton's special interest arises from its eclectic mix of architectural styles which illustrate the transition in Southend from 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 style can be found elsewhere in different parts of Southend, the Park and Vincent Estates stand out in that they embody within a small area a well preserved cross section of Southend's typical architecture in its time of early growth.
- 2.3 The layout of the area, which has resulted from the historic street pattern of the Hamlet of Milton and the later location of Southend Park, also plays a large part in the special interest of the Conservation Area. The varied architectural styles and layout pattern stands out from other areas of Victorian and Edwardian housing in the Borough which is generally laid out in parallel rows of uniform terraces. Milton is characterised by less structured street patterns and layouts with variation in architectural designs and plot sizes throughout. These characteristics are further enhanced by the areas large street trees and other planted garden areas which also make a significant contribution to its unique character.

# Section 3.0

## Planning Framework

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# Planning Framework

## 3.1 The National Planning Policy Framework

- 3.1.1 The *National Planning Policy Framework* (NPPF) came into effect in March 2012 and was most recently updated in July 2021. It establishes the planning principles that should underpin both plan-making and decision-taking, including that 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’*.<sup>01</sup>
- 3.1.2 Section 16 of the NPPF sets the policy framework for conserving and enhancing the historic environment. Paragraph 191 of the NPPF stipulates that, *‘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.’*
- 3.1.3 Further guidance regarding the implementation of the policies in the NPPF can be found in the chapter on ‘Conserving and enhancing the historic environment’ in the *National Planning Practice Guidance* (NPPG), July 2018: <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>.

### Definitions

In the context of the NPPF for heritage policy, a **‘Heritage asset’** is defined as: *‘A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).’*

**‘Significance’** is defined as: *‘The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only to a heritage asset’s physical presence, but also from its setting.’*

**‘Setting’** is defined as: *‘The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.’* Further advice on the assessment of setting can be found in *Historic England, The Setting of Heritage Assets: Historic England Good Practice Advice in Planning Note 3 (second edition), December 2017.*

**‘Historic environment’** is defined as: *‘All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.’*

<sup>01</sup> NPPF, 2021, para.189, p.55

# Planning Framework

## 3.2 Local Planning Policies and Guidance

3.2.1 On a local level, the planning policy which SBC use to determine planning and listed building consents is contained within the **Core Strategy** (2007), **Development Management Document** (2015) and **Southend Central Area Action Plan** (2018). Proposals for development within the Conservation Area or within its setting will need to adhere to the criteria set out in these policies to ensure the conservation of the special interest of the Area. Policies specifically related to the historic environment are listed below and should be referenced when planning change.

### 3.2.2 Core Strategy (2007)

- Strategic Objective SO14: Deliver high quality, well designed and attractive urban and natural environments which are safe, people friendly and distinctive, and which respect and enhance existing character and local amenity
- Policy KP2: Development Principles
- Policy CP4: The Environment and Urban Renaissance

### 3.2.3 Development Management Document (2015)

- Policy DM1: Design Quality
- Policy DM4: Tall and Large Buildings
- Policy DM5: Southend-on-Sea's Historic Environment
- Policy DM6: The Seafront

3.2.4 The production of the Southend New Local Plan will provide an opportunity to review the Core Strategy, Development Management Document and SCAAP, and will set out a new suite of planning policies for the Borough, including for the management of the historic environment.

3.2.5 Further supplementary planning guidance is contained within the Council's:

- Design and Townscape Guide (SPD 1) (2009), which sets out guidance on creating high-quality urban design and includes advice on the historic environment in Section 9;
- Planning Obligations: A Guide to S106 & Developer Contributions (SPD 2) (2015), which gives guidance on Section 106 Agreements which can be made to balance out negative impacts of development through other enhancements, such as conserving or enhancing the historic environment; and
- Streetscape Manual (SPD 3) (June 2015), provides guidance about creating high-quality streetscapes, including those within Conservation Areas.

3.2.6 All of these documents can be found on SBC's website, [www.southend.gov.uk/planning](http://www.southend.gov.uk/planning), and will be reviewed as part of the production of the Southend New Local Plan.

# Planning Framework

## 3.3 Designations

3.3.1 As a Conservation Area, Milton is a designated heritage asset in its own right. It also contains one nationally Listed Building.

3.3.2 Further information on Southend's listed and locally listed buildings and article 4 directions can be found on the Council's website: [www.southend.gov.uk/planning](http://www.southend.gov.uk/planning).

### Listed Buildings

3.3.3 There is one Listed Building within the Conservation Area:

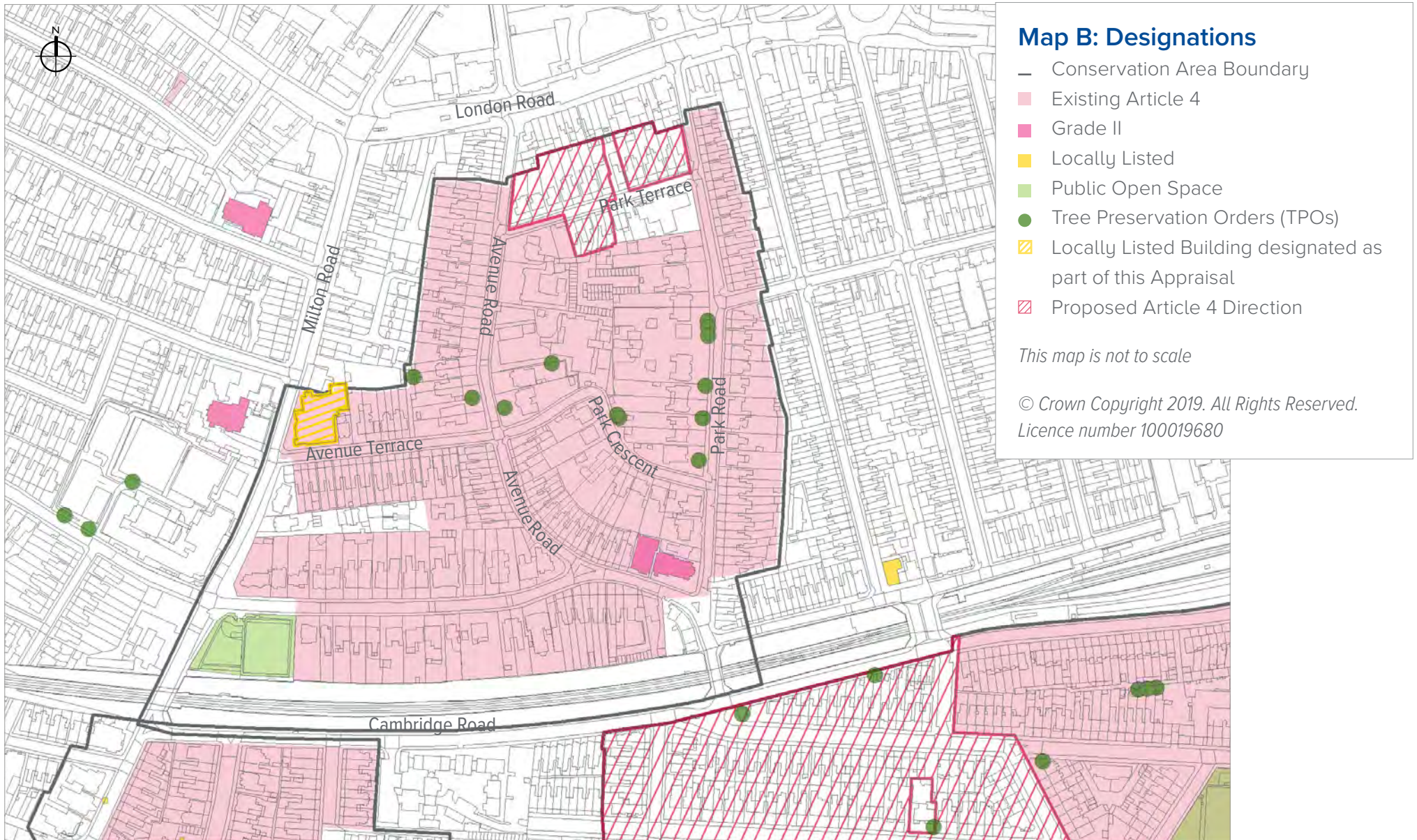
Address	Listing
Park Road Methodist Church and Church Hall (recorded as one building on the statutory list)	Grade II

3.3.4 Listed Building Descriptions can be found via the National Heritage List for England, <https://historicengland.org.uk/listing/the-list/>, and for Milton these have been included in Appendix A of this report.

3.3.5 Buildings of special architectural or historic interest are designated as Listed Buildings by the government under the *Planning (Listed Buildings and Conservation Areas) Act 1990* for their special architectural or historic interest. Listing ranges from Grade I (the highest level of protection) through II\* to II. Listing also applies to freestanding objects and structures within the building's "curtilage" (i.e. its grounds) which have been there since before 1st July 1948, for example, a wall attached to a Listed Building or a garden building where the main house is listed.

3.3.6 Protection is provided through the Listed Building Consent procedure, which is required by owners or developers when they apply for change to their property, including alterations, additions or demolitions. Work to a Listed Building should conserve and enhance the building's special architectural or historic interest.

# Planning Framework



# Planning Framework

## Locally Listed Buildings

3.3.7 Southend has a wide range of historic buildings and structures. For those which do not meet the criteria for national listing, the Council can identify them as 'Locally Listed'. These are non-designated heritage assets. The purpose of the Local List is to identify buildings, structures and monuments of local architectural or historic importance and to take action as far as possible to preserve them.

3.3.8 SBC's criteria for the designation of Locally Listed Buildings requires buildings to:

- Demonstrate the Borough's history, particularly during its main period of growth. This includes buildings important for its social history such as schools, churches, public buildings, leisure, entertainment and commercial buildings.
- Have architectural interest – be designed by a well-known architect, be a good example of a particular style or period, contain good architectural features or be important for the townscape.

3.3.9 Change to Locally Listed Buildings needs to be carried out in a sympathetic manner. A building's Locally Listed status will be a material consideration for all planning applications affecting it and, as with Listed Buildings, applications involving loss or harm to a Locally Listed Building will normally be resisted although a balanced judgement will be made, having regard to the scale of any harm or loss, the significance of the asset and any public benefits.

3.3.10 One building was recommended for inclusion on the Local List during the Appraisal process: the Avenue Road Baptist Church. This has been added to the Local List. It is shown on Maps B and K and the reasoning behind the designation is explained in paragraph 6.3.63.

3.3.11 The Cliff public house is also shown on Map B in yellow, which is located to the east outside of the Conservation Area.

## Article 4 Directions

3.3.12 An Article 4 Direction removes the right of householders to undertake some minor forms of development, such as alterations to windows or the installation of hardstandings, which would normally be classed as permitted development under the planning legislation and therefore would not require planning permission. The Article 4 Direction is needed to ensure that minor alterations to the appearance of the houses are not made in a way which would be out of character and harmful to the Conservation Area.

3.3.13 Within Milton the Direction covers the following properties:

- Park Road, Westcliff (all properties except 1-3 odd, 2-12 even)
- Parkgate, Westcliff (all properties)
- Park Crescent, Westcliff (all properties)
- Avenue Road, Westcliff (all properties except 81-93 odd, 66-68 even)
- Avenue Terrace, Westcliff (all properties)
- St. Vincent's Road, Westcliff (all properties)
- Milton Road, Westcliff (Avenue Baptist Church)

# Planning Framework

3.3.14 This Appraisal has made the recommendation to extend the Article 4 Direction to cover the following buildings:

- Nos.2-12 and 16-30 (even) Park Terrace; and
- Nos.1-15 (odd) Park Terrace.

3.3.15 See paragraphs 6.3.51-6.3.61 and Maps B or K for more details.

3.3.16 Planning permission from the Council is therefore needed for the following types of development:

## *Alterations to dwelling houses*

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

*Please note if the property is a flat or a commercial building and not a house there are no permitted development rights relating to the above alterations and so planning permission will also be required for these works.*

## *Alteration to all buildings:*

- *The painting over facing brickwork of any part of a building which fronts a highway.*

3.3.17 This Appraisal has also recommended that the following amendments and additions are made to the wording of the Article 4 Direction:

3.3.18 *"The alteration of any window which fronts a highway" should be amended to read "The alteration of any window or door which fronts a highway."*

3.3.19 *"Re-roofing with different materials" should be amended to read "Re-roofing with different materials, works to chimneys and to party wall parapets."*

3.3.20 *"The alteration, demolition or construction of a means of enclosure which fronts a highway (walls, gates, fences, etc.)."*

3.3.21 *"The installation of hardstanding for vehicles."*

## **Other Designations**

3.3.22 The Shorefields Conservation Area is to the south of the Milton Conservation Area, on the other side of the railway line, and the Clifftown Conservation Area is to the south-east.

3.3.23 There is one area within the Conservation Area that is designated as public open space in local planning policy: Milton Gardens on St. Vincent's Road. This is shown in green on Map B.

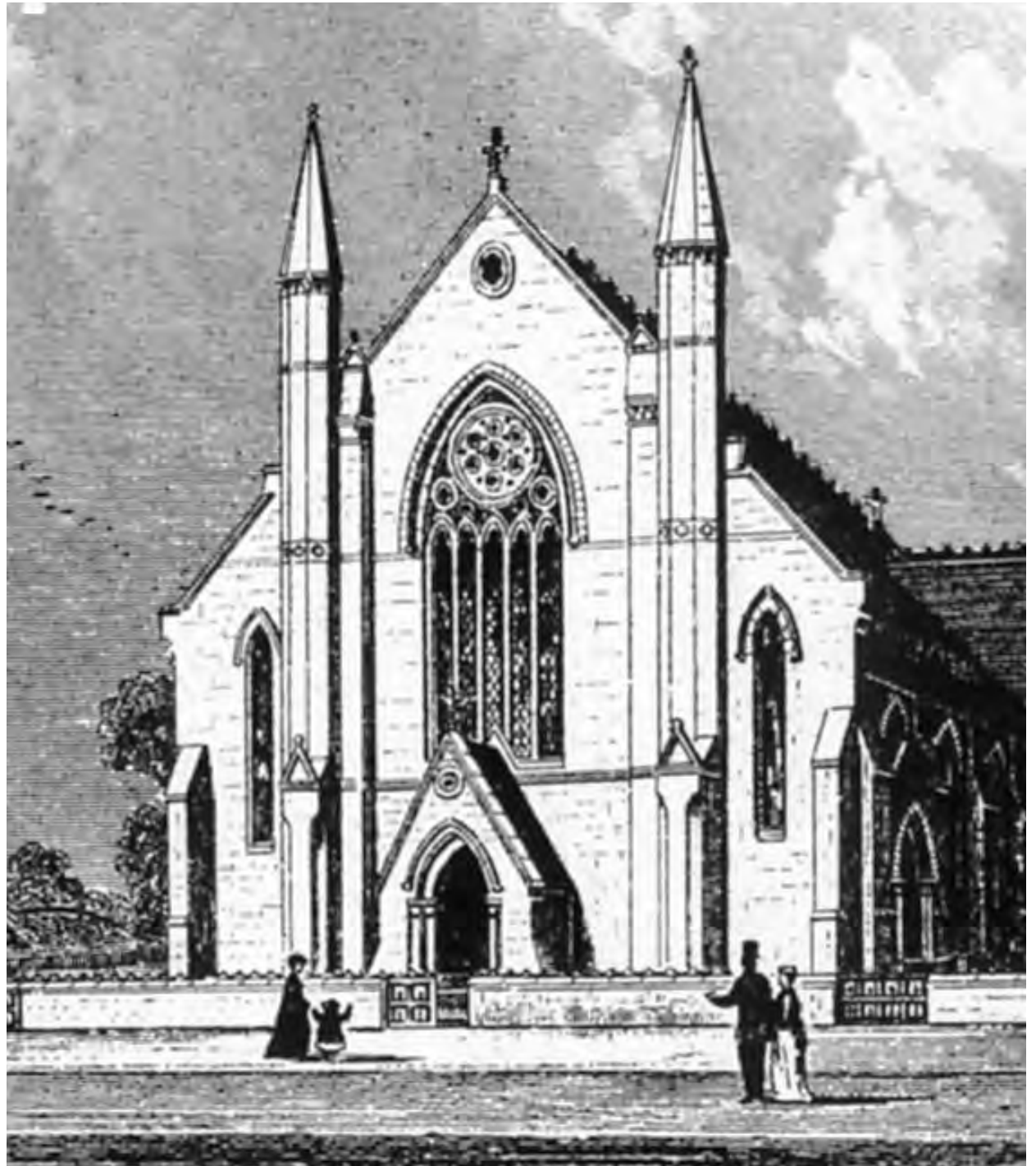
3.3.24 Map B also shows tree protection orders (TPOs) in dark green, which are placed to prohibit works to cut down, lop, uproot or damage important trees. All trees within Conservation Areas, whether they have a TPO or not, are protected and consent must be given by the SBC prior to works being carrying out so that the Council have sufficient time to decide whether the designation of a TPO is needed.



## Section 4.0

# History and Archaeology

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# History and Archaeology

## 4.1 Archaeological Interest

4.1.1 The area has little known archaeological significance. There has only been one known find in the area which is recorded as 'stone finds by Worthington Smith' (Heritage Environment Record (HER) 9749). The HER also identifies the site of the Hamlet at the junction of Avenue Road and Park Road (HER 9698) but there are no finds associated with this.

## 4.2 History of Milton

4.2.1 The dates of buildings in the Conservation Area are shown on Map G: Building Ages.

4.2.2 Milton as we see it today was developed largely from the 1870s to the 1920s, but the name of Milton and its historical connotations go back much further. It is thought that the name of Milton was derived from its position midway between the settlements of Leigh to the west and Southchurch to the east on the banks of the Thames Estuary. In the earliest records it is written as Middletun, Middletunna, Meletun and Midlentun, before becoming Milton, a name which has remained for nearly 1,000 years.

4.2.3 The Manor of Milton Hall was one of a number of manors which together formed the Parish of Prittlewell. It was principally agricultural and was known locally as the 'Hamlet of Milton' or 'Milton Hamlet'. 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.<sup>01</sup>

4.2.4 The Domesday Book of 1086 recorded Milton as a separate settlement, a small hamlet with 24 families covering approximately 240 acres, and was described as a farming area. By 1309 this had grown to 380 acres and had evolved into a self-contained community with its own gallows, court, hall and mill. The area of Milton included marshland at the sea shore mostly used for grazing sheep but in the Middle Ages it had a fishing port and was famous for its oysters.

4.2.5 Henry of Eastry, Prior of Christchurch Canterbury, commissioned a number of new buildings at Milton between 1293 and 1310. These included a dove house, wagon shed and mill and a new Hall, sheepcote and dairy.<sup>02</sup> This suggests the growing importance of Milton to the economy of its monastic owners.

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01 Nichols, 1931 p.3

02 Nichols, 1931 p.17

# History and Archaeology

4.2.6 Local legend says that around this time Milton also used to have a church by the estuary shore, but it was destroyed by floods. The legend claimed that the ruins could be seen at low tide and the bells could be heard ringing on stormy nights.<sup>03</sup> There are no records of the church but the floods in 1327 are documented in the monastery records where it stated that forty acres of marshland were reclaimed by the sea. Records also state that there were more floods in 1099.<sup>04</sup> If the church did exist, although it seems unlikely, Milton would have been a separate parish rather than part of the Parish of Prittlewell. The Hall, however, would no doubt have had an associated chapel and the Manor of Milton may have been founded around this time. Although there is no mention of the church on the foreshore there is evidence of Milton having its own shipbuilding centre with parish offices and admiralty courts<sup>05</sup> and that in 1813 Milton was legally decreed to be a separate parish for highway maintenance purposes.<sup>06</sup>

4.2.7 The monks of Christchurch lost their claim on Milton in the mid-16th century when Henry VIII ordered the dissolution of the monasteries. The entire estates of Milton, along with many others in Essex, were passed to Sir Richard Rich of Leighs (or Leez) Priory near Chelmsford and later of Rochford Hall,<sup>07</sup> one of Henry's favourite courtiers. Sir Richard Rich was a prominent and powerful figure at court. His roles included solicitor general, a chirographer (form of legal secretary) to the Kings Bench, Speaker of the House of Commons and in 1548 he was made Chancellor of the Court of Augmentations and the first Baron Rich. His powerful status at court meant he was in the perfect position to take advantage of the newly dissolved monastic properties.

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03 Burrows, 1970, p.7

04 Anglo Saxon Chronicles

05 Yearsley, 2001, p.15

06 Pewsey, 1993, p.20

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07 White's Directory of Essex 1848, Nichols, 1931, p.11

# History and Archaeology

## Maritime Milton

- 4.2.8 Although not associated with the estuary today, during the Middle Ages Milton developed as a fishing port and for many years it was a well-known embarkation point for the continent. In the 15th century it became a refuge for people escaping persecution, including John Firth, one of the first martyrs of the Reformation who denounced Thomas More. His escape was, however, unsuccessful and he was arrested in Milton and later burnt at the stake.<sup>08</sup> Dr. Sandys, Vice Chancellor of Cambridge University and later Archbishop of York, a supporter of Lady Jane Grey, did manage to escape. He hid in a house in Milton successfully evading Queen Mary's men and even managed to give a sermon to 50 seamen before fleeing to France. After Mary died Sandys returned to England and became Archbishop of York.<sup>09</sup>
- 4.2.9 By the 16th century Milton's foreshore was well established. In 1571 records show that three ships of 50-100 tonnes and five ships of under 50 tonnes were docked at Milton. Although this was relatively few compared with Leigh (which had 27 vessels of 50-100 tonnes and 13 under 50 tonnes),<sup>10</sup> it was still the second largest landing stage in the area and an important part of Milton's history. Admiralty Courts were regularly held here during this time, another sign of its status.<sup>11</sup>

- 4.2.10 By the 18th and 19th centuries Milton's maritime industry was in decline and the foreshore was more famous for its oyster beds than its shipping. The rivers of Essex were well known for their very favourable conditions for the production of oysters and in their heyday they produced over 70% of the world's consumption,<sup>12</sup> Milton's beds made a valuable contribution to this yield.

## Milton Hall

- 4.2.11 Milton Hall was the manor house for Milton Manor which dates back to 1250.<sup>13</sup> Records also show that a new hall was built in 1305<sup>14</sup> by the then Lord of the Manor, Prior Henry of Eastry. It cost £30.11s.0d to build but it is likely that it was rebuilt again after this time. The hall, as it was in the 18th century, can clearly be seen on Chapmans and André's map of 1777 (Map C) at the junction of London Road and North Road, due north of the mill.

<sup>08</sup> Burrows, 1970, p.60

<sup>09</sup> Burrows, 1970, p.65

<sup>10</sup> Burrows, 1970, p.68

<sup>11</sup> Burrows, 1970, p.69

<sup>12</sup> Pearce, 2000, p.25

<sup>13</sup> ERO SEAX T/A 262/22

<sup>14</sup> Nichols, 1931, p.17

# History and Archaeology

4.2.12 The ownership of the hall was passed down to various Lords of the Manor and was eventually sold in 1869. The building was initially converted into Milton Hall School, a private boarding school, but this only lasted a few years. In 1873 it was sold to the Sisters of Nazareth who converted it into a convent and home for the aged. Unfortunately the hall building was demolished in 1900 as part of the expansion works at Nazareth House.



Illustration of Milton Hall c.1890

## Milton's Mills

4.2.13 Milton has a long history of mills and the records in the late 13th/early 14th centuries show that there was a water mill located on the shore and an early post design windmill inland. Regrettably, the water mill was destroyed in the floods in 1327<sup>15</sup> but a land based mill remained and this was known as Hamlet Mill. It was a revolutionary design known as a 'post windmill' and was one of the first in the country. It was called a post windmill because it consisted of a central wooden post on four legs. The mill on top was then able to pivot so that its sails faced the prevailing wind making it much more efficient than more traditional designs. It cost £15.5s.10d. to build in 1299,<sup>16</sup> a very expensive building for the time which shows its importance within the community. It belonged to the Lords of the Manor and tenants of the manor paid to grind their corn.

4.2.14 It was at this mill in 1400 that John, Earl of Holland, half-brother to Richard III, was captured by the villagers of Milton whilst trying to escape after an unsuccessful plot against Henry IV. He was later beheaded at Pleshy Castle.<sup>17</sup>

<sup>15</sup> Pearce, 2000, p.17

<sup>16</sup> Pearce, 2000, p.17

<sup>17</sup> Pearce, 2000, p.20

# History and Archaeology

- 4.2.15 A mill survived in this location for many years. It was first mapped in 1678 by Ogilby and Morgan<sup>18</sup> and it can clearly be seen in Chapmans and André's map of 1777 (Map C). It was located at the southern end of Mill Lane (now Avenue Road) opposite where Park Road Methodist Church now stands. Mill Lane was the direct route from the Mill to Milton Hall (and to Prittlewell) and is one of the oldest remaining roads in the Borough.
- 4.2.16 The mill was rebuilt at least once more. In 1811 an advert in the Chelmsford Chronicle advertised it as a *'newly built post windmill adjoining the town of Prittlewell...having sails of 36ft long, standing remarkably well for the wind and capable of grinding 20 loads per week.'* This mill, still of the 'post' design had three floors, two pairs of French mill stones and stood on four acres of land.
- 4.2.17 The last mill was demolished in 1878 when an article appeared in the Essex Weekly News advertising the *'materials from the Hamlet Mill which had been pulled down and included 10,000 bricks, two tonnes of iron and many good sound oak beams.'* Today there is no trace of the mill and even the name of the road, once known as Mill Lane, has been changed.



Hamlet Mill (showing post design) from a painting by N.E. Green, c.1860

<sup>18</sup> Farries, KG (1985) p.98

# History and Archaeology

## Development in More Recent Times

4.2.18 The Priors Estate (Prittlewell) and the Manor of Milton, were sold by Lady Mary, the Countess Dowager of Warwick to Daniel Scratton, a wealthy businessman from Belstead, Suffolk but living in Billericay, and thus began the long association of the Scratton family with Southend which would last into the 20th century. The Scratton family, owning both Milton Hall and Prittlewell Priory, had enormous influence over the development of the town and played an important role in the town's history particularly from the 18th century onwards. They lived at both Prittlewell Priory and Milton Hall and became great benefactors to the town, including donating the land for Southend's first school.

4.2.19 The manor of Milton remained relatively unchanged until the mid-19th century when the last Lord of the Manor, another Daniel Scratton, leased the Milton Estate, along with the Cliff Town Estate, to developers for housing. The Cliff Town Estate was developed first, shortly after the arrival of the railway in 1856. This was Southend's first planned housing estate. The development of Milton followed shortly after.



The distinctive sweep of Avenue Road in the early 20th century showing some original boundary railings. At this time it was fashionable to paint your window frames dark colours.



Avenue Road in 2019

# History and Archaeology

## The Park Estate

4.2.20 The 1870s and 1880s were the boom period for house building in Victorian Southend and the eastern half of the Milton Estate, which stretched from the High Street to Avenue Road, and from the railway line to London Road, was one such area. When it was sold it included little more than Hamlet Mill and some farm buildings but by 1884 the Southend Standard reported that between 300 and 400<sup>19</sup> houses had been built. It became known as the Park Estate after the private 'Southend Park' which had recently been established in this area.

## Southend Park

4.2.21 Southend Park was originally meadowland that was once part of the Milton Hall Gravel Pits. It was formed in the 1860s and spanned the area between Park Road, Park Crescent, Park Terrace and Avenue Road and covered about five acres. The entrance was in Park Road, opposite Queens Road. The area is shown on plot 330 on the 1874 OS map (Map D).

4.2.22 Southend Park was a private park and was advertised it as the 'Only Public Park in Essex'. It was owned by Builder and Contractor William Steward, and visitors were charged sixpence to enter at the gate. It was even possible to buy a season ticket. Despite this cost, in the early days, it proved very popular with the town's residents and crowds often gathered for fetes and galas, to see the sporting events that were held there and to stroll around its paths and boarders. The facilities included a trotting ring, lawn tennis courts, football and cricket pitches, luncheon marquee and storehouse and 'excellent

*accommodation for dancing, skating, athletic sports and gymnastic exercise*'. It was the home of the town's first cricket, cycle and football clubs. There was also a boating lake described in the advertisements as '*ornamental water and fish ponds*' which was supplied by a natural spring and stocked with tench, carp, adduce and gold fish. The park also included an area where wealthy young ladies, carefully chaperoned (as was the custom in those days), would come in their carriages and park while 'suitable' gentlemen paraded on horseback. Cards would be exchanged so references could be sought. It was of course all very proper but the price of £1 per carriage, and 15/- (75p) for a man on horseback was a prohibitive amount except for the very wealthy.

4.2.23 Improvement works at the park were reported in the Southend Standard on 26th November 1880 which stated that '*The pond on the west corner had been opened out, the water area enlarged, addition of two lakes in forms of parallelograms, for skating, to make a sweep of water 800 feet long; large banks of shrubs and evergreens intersected with gravel walks with seats and rustic summers houses. A long-felt want for bicyclists has been met by the formation of a cinder track 15 feet wide with easy access struck as arc 86 feet radius and with a little over 3 laps to the mile. Swings and similar attractions for children will be provided in a shady corner of the park.*' That winter, just on cue, the lake froze over sufficiently to enable 1,500 skaters to take to the ice. This spectacle was noted in the Southend Standard which reported that '*In the evening of Monday (21st January, 1881) the portion of the park surrounding the lake was illuminated by*

<sup>19</sup> Southend Standard, 11th April 1884



# History and Archaeology

*a considerable number of lamps which were suspended at interval during the evening. Large fires were also lighted in several places and altogether the scene that was presented was a very lively one, and rendered the more so by the flitting forms of skaters of both sexes who seemed thoroughly to enjoy the exercise.'*

4.2.24 Southend Park was an important part of Milton's history but sadly it no longer survives. It only existed for a short time from the late 1860s to early 1880s. Although popular in its heyday, and despite the renovation works, by the early 1880s the park had fallen into disrepair and was subject to vandalism. The times of gentility were disappearing and with the population explosion of Southend, the price for land for building was rising rapidly. Its rather isolated position surrounded by farmland may also have contributed to its demise. New houses on the Park and Vincent Estates, which flanked the park, were slowly being built from the mid to late 1870s but relatively few were completed before the park closed and although the early residents may have used the park, it seems that the demand for housing land outweighed the desire for recreational space. As such, it did not survive long enough to become an established centre piece for the surrounding development.

**"THE PARK,"**  
**SOUTHEND-ON-SEA**

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Estate Agent, Milton, Essex.

---

EDWARD POOLE, PRINTER, MALDON

Advertisement for Southend Park

# History and Archaeology

4.2.25 It was sold in September 1881. It was first offered for sale to Southend Corporation for £800 but the offer was declined and it was sold privately for £2,800. It continued as a park for a short time afterwards but was soon developed for housing and became part of the Park Estate. Today only the street names and the names of the Local Pubs (Park Tavern and The Cricketers) remain as a reminder of its existence. Because of its former use, the houses built on the parkland were built slightly later than those around the edge of the former park and therefore exhibit slightly different architectural characteristics than some of the earlier housing in the Conservation Area.



Photo from the early-20th century showing some of the houses built on the Southend Park Site.

# History and Archaeology

## Barons Court

4.2.26 The largest and most notable residence to be built in the Conservation Area, Barons Court, was located on the Southend Park site. It was constructed in the late-19th century and had its entrance onto Avenue Road. Although originally built as a single family residence the building was later used as a school and a hotel before being requisitioned by the Army in the Second World War. Unfortunately the Army let the building fall into disrepair and it was demolished in 1948. In 1968 Barons Court infant school was built on the site. The outline of the original building can be seen on the OS maps of 1897 (Map E) and 1922 (Map F).



The grand façade of Barons Court as seen from Avenue Road. The decorative turret and side porch would have been very noticeable in the streetscene. The already mature trees of 'Mill Lane' can be seen in front of the building.

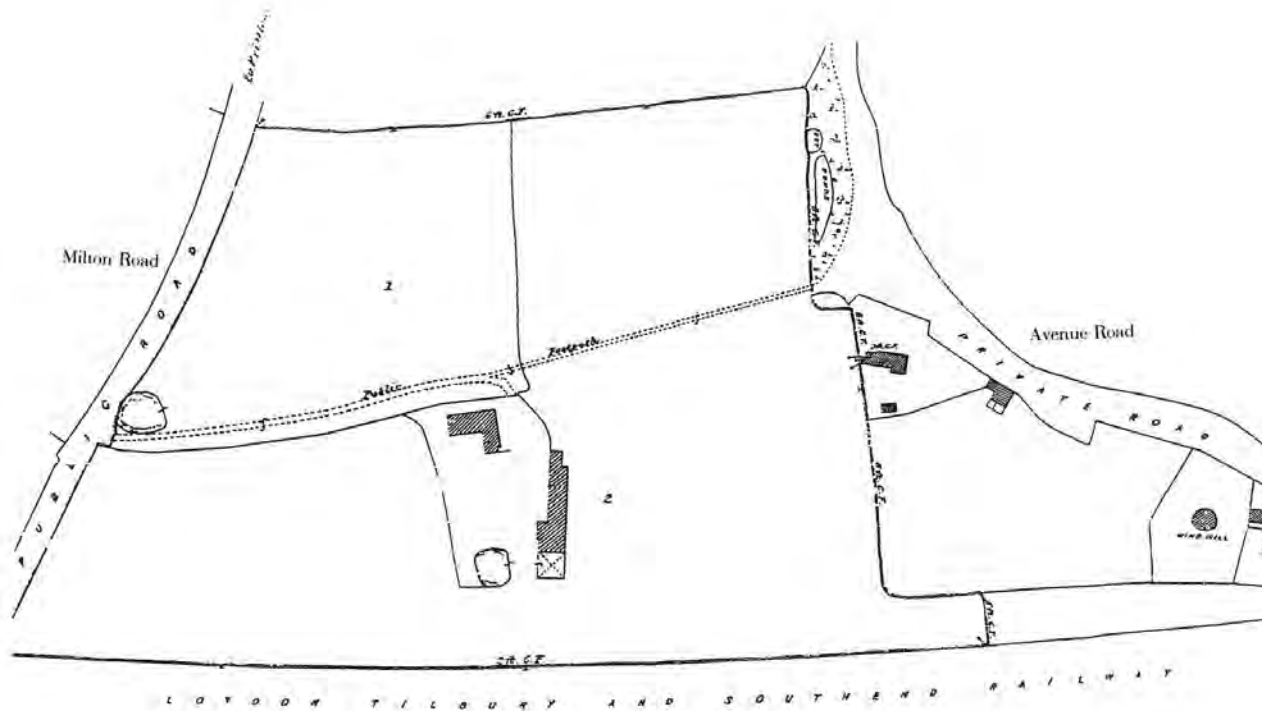


View in the grounds of Barons Court

# History and Archaeology

## The Vincent Estate

4.2.27 The western part of the Conservation Area between Avenue Road and Milton Road (now comprising St Vincent's Road and Avenue Terrace) was once part of the old Vincent's Farm which was sold for development in 1870, with construction of the first houses beginning in 1887. This area became known as The Vincent Estate and is referenced in the street name St Vincent's Road.



Map from the Sale of Vincent's Farm in 1870 showing the farm buildings and Hamlet Mill in the bottom right-hand corner

# History and Archaeology

4.2.28 When St. Vincent's Road was first built it was one of the most notable roads in the Borough. No evidence has been found about why this particular street was chosen for such high-class residences but its status can clearly be seen by looking at the houses today, many of which are much larger than others in the Conservation Area and with much more elaborate decoration. The large houses were occupied by families with a full staff of servants and, in the early days, nannies from properties in the road could be seen walking their charges in the nearby Southend Park.<sup>20</sup> The road itself also apparently included many high-class private schools although their exact location is unknown.



St Vincent's Road with its distinctive curve at the junction with Avenue Road, in the early 20th century. Some original boundary railings can be seen on the left side.



St Vincent's Road in 2019

<sup>20</sup> Pearce, 2000, p.72

# History and Archaeology

4.2.29 St. Vincent's Road suffered extensive bomb damage in both World Wars. In May 1915 it was subject to a Zeppelin attack which dropped over 100 bombs in the local area. A bomb landed in the street itself but fortunately no one was injured.<sup>21</sup> The western end of the road was again hit by a bomb in 1943 which did damage some of the houses. No.36 at least had to be rebuilt as a result but there is a distinct change in the architecture from Nos.30-38. The houses here are much later than those in the rest of the street and the historic mapping shows that these were not the original houses. The first houses in this location were built before 1897 and were still standing in 1939.

4.2.30 A site opposite the south-west corner of St Vincent's Road housed the pumping stations for the town's first waterworks which were located in Milton Road. Water was stored across the road, in what is now Milton Gardens. The arrival of the railway in Southend was the main driver in the development of pumped water in the town, as steam engines needed large amount of water readily available. This pumping station opened in 1865 and served 1,700 local residents, with water from a borehole 906 feet deep. It was originally a private company but was taken over by the Southend Waterworks Company in 1871. When the waterworks were eventually transferred to the site in North Road, this area remained in public ownership and was offered to the Council to be used as a local park and tennis courts, which still survive today as Milton Gardens.<sup>22</sup>



**Bomb damage in St Vincent's Road 1943. The roof and spire of Avenue Baptist Church, also damaged but not destroyed, can be seen in the background**



**Southend Water Works on Milton Road c 1923. The original houses on the corner of St Vincent's Road just can be seen on the right. These were destroyed by a Second World War bomb in 1943.**

<sup>21</sup> Fegan, 2002

<sup>22</sup> Brown, Tony, Milton Conservation Society, Information on Southend Waterworks supplied during public consultation in January 2021

# History and Archaeology

## Milton's Churches

4.2.31 Today, we find two churches within Milton Conservation Area, the Grade II listed Park Road Methodist Church and Avenue Baptist Church, although at one time there were three – St Georges Presbyterian Church, on the corner of Park Road and Park Terrace was demolished in 1983. The history and architecture of Milton's Churches are outlined below.

## Park Road Methodist Church

4.2.32 Methodism came to the area in the mid-18th century when its founder, John Wesley, made several visits to Leigh-on-Sea where he preached to local residents. In 1811 the first Methodist Chapel in this area was built in Leigh although this was unfortunately demolished in the 1850s to make way for the railway. Methodism spread throughout the area and eventually arrived in the small, underdeveloped district of Southend in Prittlewell Parish. Premises for this new Wesleyan congregation were hard to find but in 1868 positive action was taken to establish Methodism in 'The New Town', growing up on the west side of Southend. A marquee for services was initially set up in Runwell Terrace but regrettably blew down a short time after following a gale. Negotiations were then entered into for the lease of land and the construction of a school chapel on this site but the lessors objected to the type of building proposed and these plans were abandoned.



The original School Chapel on fronting onto Avenue Road c1900. The mansard roof on the adjacent buildings is also visible

# History and Archaeology

4.2.33 Fortunately for the church, shortly after this, Mr J. G. Baxter gifted the current Park Road site to the church for the construction of the school chapel. The original school chapel on Park Road opened in 1870, the Reverend of the time was a Rev. S. Lees. Following the successful construction of the school chapel, plans were soon made to erect a permanent church on the site. The existing building was designed by Elijah Hoole and the foundations were laid on 4th March 1871. When these buildings were constructed Hamlet Mill was still standing. Both the mill and the church would have been local landmarks and, although very different in character, they would have made an imposing pair in this relatively undeveloped landscape.

4.2.34 The church and school were among the first significant buildings to be constructed in this area for many years. The church is the oldest surviving building in the Conservation Area and an important part of its history.



Artists Impression of Park Road Methodist Church with Hamlet Mill in the background in the early 1870s. The porch appears much smaller here. It may have been built slightly later or this could be artistic license. When it was first built, the north elevation of the church would have been exposed to the street.



# History and Archaeology

4.2.35 In 1902 the adjacent school building was demolished to make way for a larger building (the present church hall) which was built in a similar style to the original church. Sir Horace Brooks Marshall (later, Lord Marshall), Sheriff of London and his guests came to Southend for the stone laying ceremony of the new school building and enlargement of the church. The premises were finally opened by Miss Agar on 5th February 1903 with Rev. Marshall Hartley as preacher. Rev Hartley later became a missionary and in 1916 was made Secretary for the Methodist Mission for the East. By 1926 Park Road Methodist Church had become the head of the Southend and Leigh Methodist circuit but unfortunately it ceased operating as a church in 1997 and is now vacant, though survives relatively intact both internally and externally.

4.2.36 One key change over time has been the loss of a tall slender spire and weather vane which sat on top of the cupola like structure and was in itself a striking feature but also formed an impressive composition with the adjacent pinnacles. When it was built it became known as 'one of the greatest ornaments of Southend' and its architectural quality is mentioned in P. Benton's 'History of Rochford Hundred', and was complemented by John Betjeman the famous poet and broadcaster. All that remains of the spire now is the base but this still is considered to be a positive feature on the building.



Photo of Park Road Methodist Church and Church Hall in the early 20th century showing the distinctive spire feature and original church railings.

# History and Archaeology

4.2.37 The church and church hall are both listed buildings. Their notable historical associations, prominent corner position, materials and design, form an important townscape feature and make a significant contribution to the character of Milton Conservation Area. Although both vacant at this time, the church survives relatively unaltered both externally and internally. It is hoped that a suitable alternative use, that respects its historic character can be found.

## Avenue Baptist Church

4.2.38 The Baptist faith has been practiced in Southend since 1823 and, like the Methodists, they too struggled to find permanent premises in the Borough, initially meeting in private houses and town halls. Their first proper premises were a small chapel in East Street, Prittlewell, and a tin tabernacle at the junction of Hamlet Road and Princes Street, but by the end of the 19th century it was felt that the Southend Baptists needed their own permanent residence. In 1900 a large plot of land on the corner of Milton Road and Avenue Road was purchased.

4.2.39 Avenue Road Baptist Church was built on this site, designed by London based architects F.E.Smee of Smee, Morris and Houchin and in 1901 the congregation moved from the tabernacle into this building. At the time it was the largest Baptist building in the Borough.



**Avenue Baptist Church.** The original spire feature, boundary enclosure, gates and trees on the frontage have now been lost. The adjacent church hall has now been replaced with a modern extension.

# History and Archaeology

- 4.2.40 The church was badly damaged when it was hit by a WWII bomb in 1943, the roof was blown off and stained glass windows smashed. The spire may also have been lost at this time. However, by Easter 1944 the building was once again in operation although the windows were bricked up and not repaired until 1949. It still operates as a church today.
- 4.2.41 The original church hall, which was also an imposing building of similar style to the church has since been demolished, and a modern replacement church hall was added to the building in 1993-4 by K Cheeseman. Its design borrows the distinctive flint checker work from the old building. A ground floor extension to the west end of the church has also been made in recent years.

## St Georges Presbyterian Church

- 4.2.42 St Georges Presbyterian Church, which once stood on the corner of Park Road and Park Terrace, was demolished in 1983. It was built in 1897 and designed by Thomas Arnold. It was a typical late Victorian red brick building with a tower on one corner and a church hall to the rear. The site is now occupied by St George's House, a care home. When the building was demolished a time capsule was found buried beneath the original foundation stone dated 1897. It contained a letter describing the origins of the church, a copy of 'The Presbyterian', visiting cards from the clergymen and a copy of the minutes from the Mission Committee of the Presbyterian Church in London approving a grant towards the cost of the building. A new time capsule containing both information about the church and the replacement building is buried under the existing nursing home.



St Georges Presebytarian Church now demolished

# History and Archaeology

## The History of Milton's Businesses

4.2.43 Milton also contained a number of businesses including small number of shops which were built as part of the original estate development at the southern end of Park Road. They were built to serve the houses on the estates and one of the two parades still remains today. At the beginning of the 20th century, shortly after construction, this parade included Arnold's Greengrocers (No.2), Mrs Dowsett's sweet shop (No.4), 'Louise's' a milliners (No.6), 'Abbots' a newsagents, sub post office and library (No.8) and Mr Cullen's Grocers (No.12). No.10, unusually, was originally a residential property. The caretaker of the Methodist church opposite lived here until this unit was also converted to a shop in 1968.<sup>23</sup> Owing to pressures from larger shops in the nearby town centre, the parade went into decline and today all of the units have been converted to residential use.



Park Road Shopping Parade in its heyday. Note the bay window of the residential property at No.10. The smart terrace of houses in Park Road can be seen adjacent to the shops.



Park Road, 2019

<sup>23</sup> Pearce, 2000, p.66 and photographic evidence

# History and Archaeology

4.2.44 There was also originally another small parade of shops across the road from these which included a barbers and a haberdashery. These were demolished in 2002 and replaced by a block of flats. Milton Road on the western boundary of the Conservation Area was also a thriving shopping street at this time and together these parades served the everyday needs of the surrounding estates.

## Milton's Notable Residents

4.2.45 When it was first built Milton was very fashionable and had many prominent local business people residing there including the Marchants, notable coal dealers who lived in Park Road, the Sopers, who were distinguished drapers, and the most famous of all, the Heddle Family who lived at 33 Park Road in 1916. William Heddle, as well as being one of Southend's premier drapers (a business that survived until 1980), was also the Supreme Bishop of The Peculiar People religious sect from 1901 until 1942. He lived to be over 100 despite his strict adherence to the peculiar people's principles not to receive medical care including prescriptions or operations and never to eat a cooked meal on a Sunday.

4.2.46 Birt Acres, one of Britain's first film pioneers also lived between 1906 and 1909 at St Vincent's House, the former 36 St Vincent's Road (destroyed in WWII), and is understood to have lived at 19 Park Crescent from 1915 until his death in 1918. Acres and Robert Paul, an engineer, developed a cine camera with which they made the first true British film production (an untitled production of one of their friends walking in cricket whites). He also patented the 'Birtac', an ingenious miniature camera and projector with which he hoped to capture the home cine market. As he was more of a scientist than a businessman he endured a couple of bankruptcies. At the height of his fame he was, however, invited by the Prince of Wales to show his moving pictures in 1896.

# History and Archaeology

## 4.3 Cartographic Evidence

4.3.1 Chapmans and André's 1777 Map of Essex (Map C) clearly shows the locations of both Milton Hall and Hamlet Mill, and also shows that there were only a few other buildings in the Milton area at this time, which were most likely associated with agriculture. The route from the mill to Milton Hall, originally known as Mill Lane, still survives today as Avenue Road. Other routes connect Milton with the main settlement at Prittlewell to the north, with the neighbouring manors at Leigh to the west and Southchurch to the east, and with the principal route to London. Milton's position on the cliffs is also evident on this map.

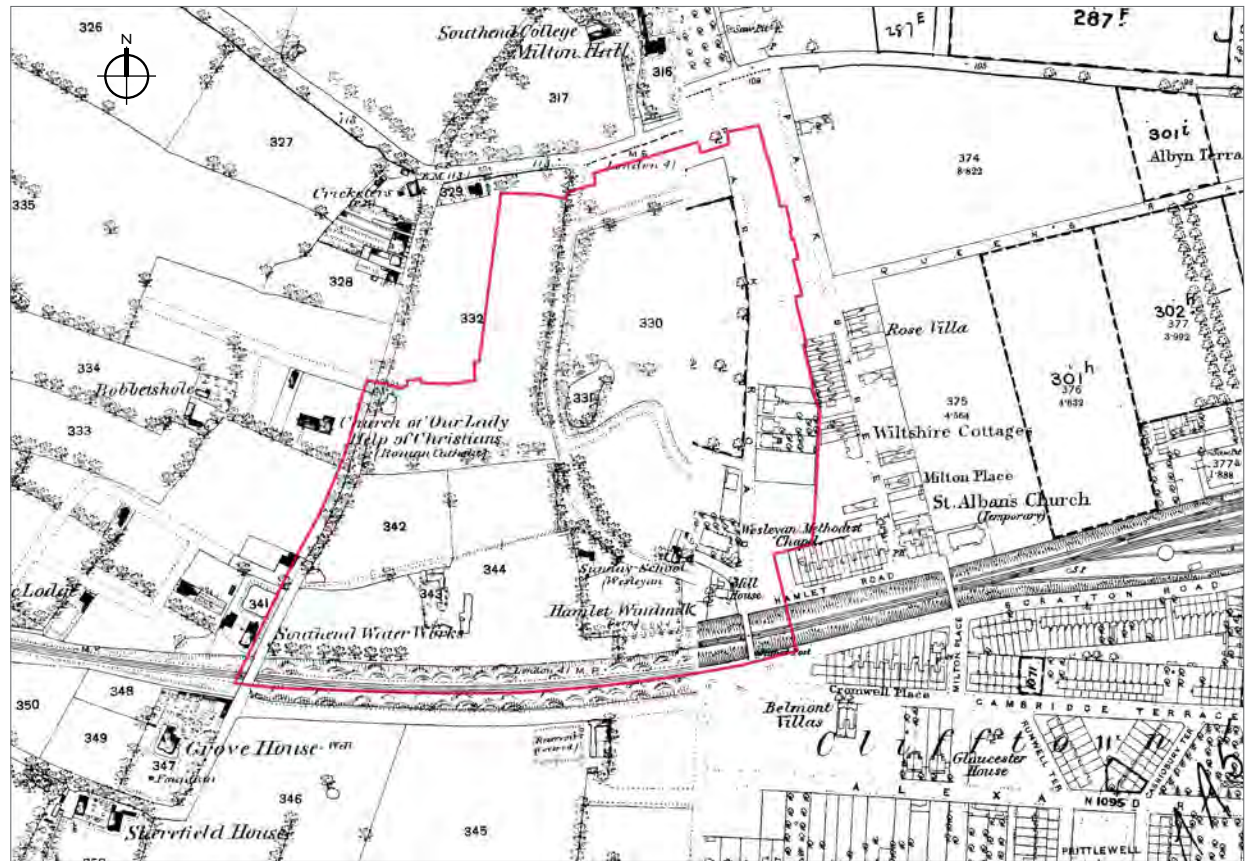


Map C: Chapman and André's map of 1777

# History and Archaeology

4.3.2 The 1874 Ordnance Survey (OS) map (Map D) shows the estate in its early development. Milton Hall, by this time converted to Milton Hall School is labelled Southend College, and Hamlet Windmill is still evident. In the centre of the area, above the distinctive curved road pattern of Park Crescent is Southend Park with the 'lake' in the south-west corner. Strangely the name of the park is not identified on the map despite it being a popular local attraction at this time. The only other notable building in the area is the newly built Wesleyan Methodist Chapel at the junction of Park Road and Avenue Road. This is the current building although the adjacent hall was not constructed until 1902 and is therefore not shown. Only five houses in Park Road and two in Avenue Road were built, although other building plots and street patterns were beginning to appear. The trees along Avenue Road are also a strong feature highlighting the fact that it was already an established road at this time. The railway, constructed in the 1850s, can be seen to the south of the Conservation Area.

4.3.3 It is also worth noting the presence of Southend Water Works in the south-west corner of this area. This use continued here for many years and can be seen on the subsequent maps.



Map D: 1874 1:2,500 OS map. © Crown Copyright 2019. All Rights Reserved. Licence number 100019680

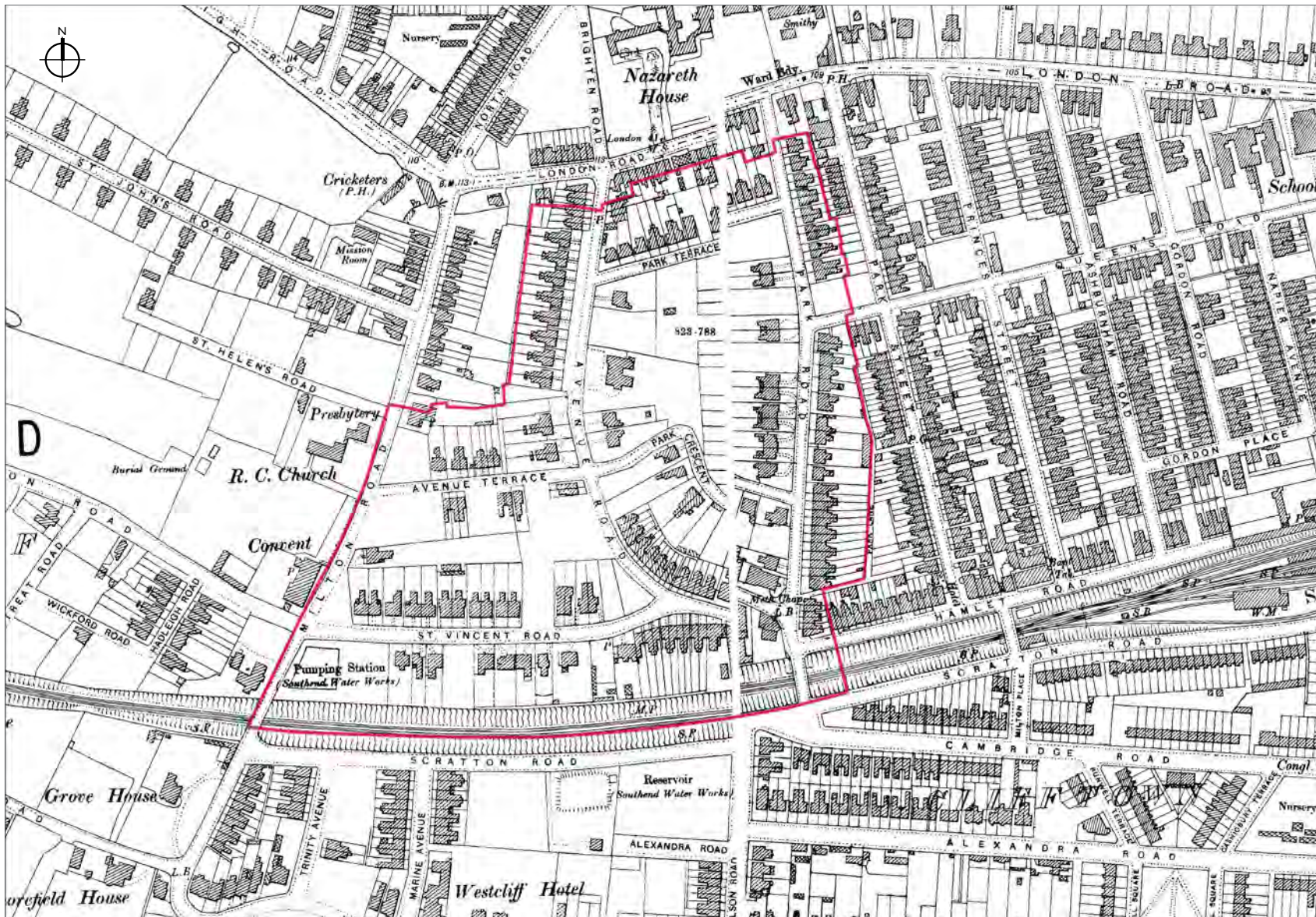
# History and Archaeology

4.3.4 The 1897 OS map (Map E) shows a rapid change in the area. Hamlet Mill no longer survives and Milton Hall has been subsumed into the development of Nazareth House (it was eventually demolished in 1900). Many more houses were built by this time including some on the site of Southend Park which closed in the early 1880s. As with many other residential areas in the Borough, small numbers of plots were developed by speculative builders and this piecemeal development is particularly evident on this map. It is also interesting to note that none of the streets were completed by this time although most were well on their way. Park Terrace south side is the only section of road with no buildings.

4.3.5 The variation in plot widths, and therefore status, of the houses is very evident on this map. The larger, grander houses on St. Vincent's Road and on Park Road (west side) and in some places on Avenue Road are in generous plots whilst the more modest houses are tightly packed together on very narrow plots. There would have been a number of coach houses serving these larger properties, three of which still survive today and are shown on this map (one to the rear of 14-16 St Vincent's Road, one to the rear of 62 Avenue Road, and a larger one in Park Lane to the rear of 40-42 Park Road). A few other outbuildings can also be seen and these may too have been smaller coach houses or stables. It is also noted that, at this time, Park Lane included no domestic properties and is likely to have been constructed as access to the rear of properties. The largest house in the area, Barons Court (since demolished and now the site of Barons Court Primary School), can be seen on a significant plot in the centre of the area facing onto Avenue Road.



# History and Archaeology

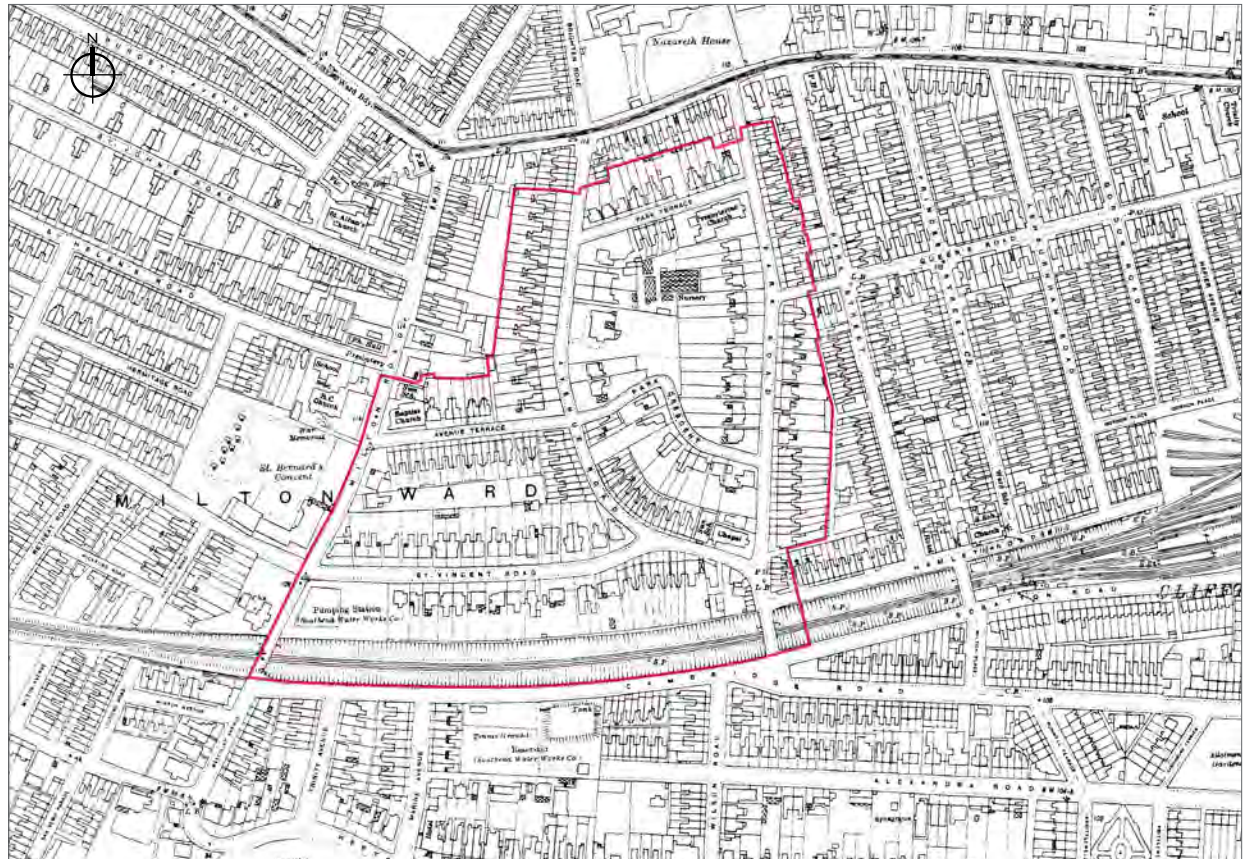


Map E: 1897 1:2,500 OS map. © Crown Copyright 2019. All Rights Reserved. Licence number 100019680

# History and Archaeology

4.3.6 By 1922 the area was virtually complete, as seen on the 1922 OS Map (Map F). Only three infill sites are evident in the Conservation Area, one in Park Road, one in Avenue Road and one in Park Terrace. Other new buildings shown on this map include the Presbyterian Church, which was the largest of the three churches in the area (demolished around 1987), and a large plant nursery with extensive greenhouses to the south of Park Terrace. This area is now a large garage court.

4.3.7 As well as the extent of growth in the Conservation Area this map also shows that the area to the west is also much more developed, which illustrates Southend's rapid expansion in this period.

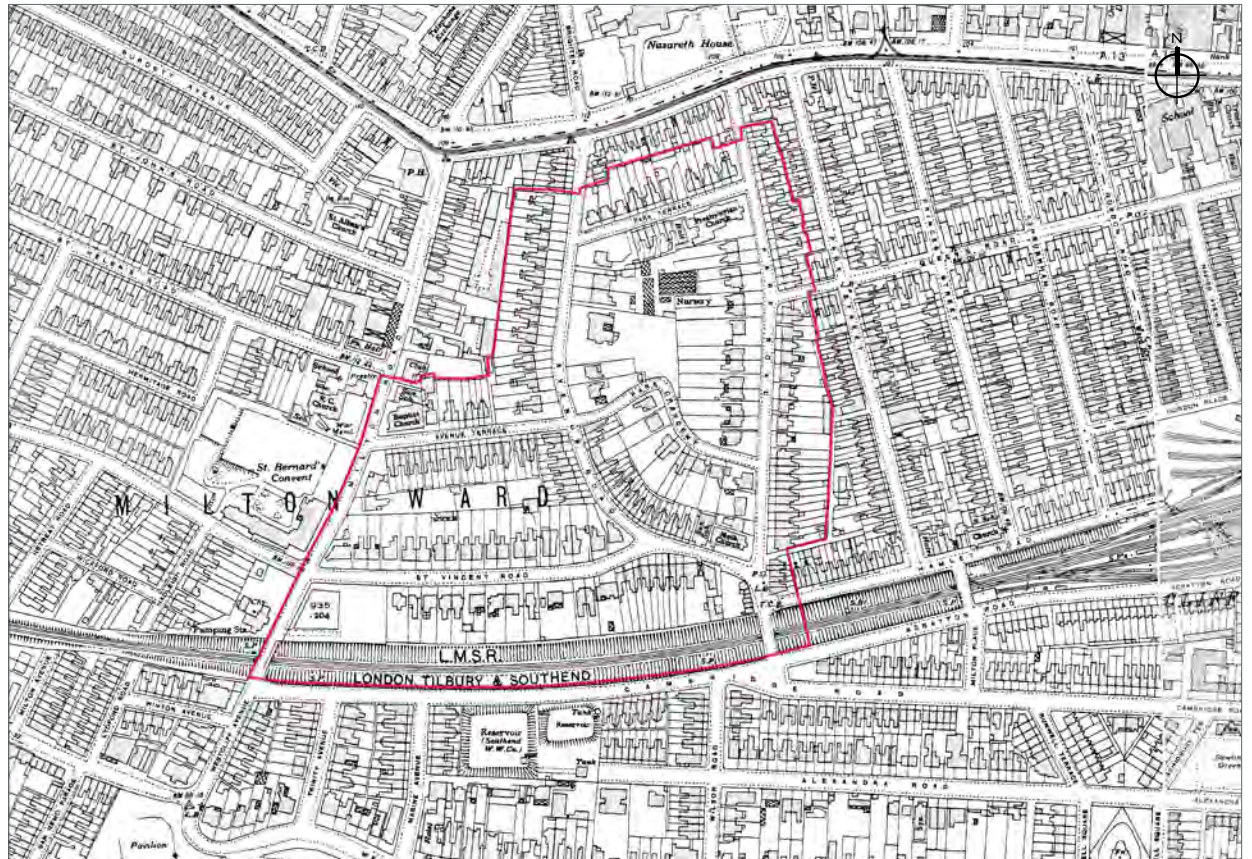


Map F: 1922 1:2,500 OS map. © Crown Copyright 2019. All Rights Reserved. Licence number 100019680

# History and Archaeology

4.3.8 The 1939 OS map (Map G) shows the area almost as it is today. It is recorded in the Essex Records Office that in 1943 a bomb exploded in St Vincent's Road near No.36, which may explain the difference in building pattern at its western end. The current buildings along the north side of St Vincent's Road date from 1949 so are likely to be rebuilds from possible bomb damage.

4.3.9 Modern OS maps show that there has been little change to the area since the post-War period, with exceptions being the newly built Baron's Court Primary School, St George's House Care Home, the Parkgate development and the new block of flats opposite the Methodist Church. Aside from these new additions, the area has retained virtually the same layout and plot allocations with no large or significant redevelopment taking place.



Map G: 1939 1:2,500 OS map. © Crown Copyright 2019. All Rights Reserved. Licence number 100019680

# History and Archaeology

## Map H: Building Ages

- Conservation Area Boundary
- 1800-1872
- 1872-1897
- 1897-1922
- 1922-1939
- 1939-1949
- 1950 to Present Day

*This map is not to scale*

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# Section 5.0

## Character Analysis

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# Character Analysis

- 5.0.1 Milton is situated at the cliff top between the important historic centres of Leigh and Southchurch. It was once a traditional farming area and also a fishing port and embarkation point for vessels travelling along the Thames Estuary. All of these factors have played a role in the development of Milton, from the variation in plot and house styles and sizes to the dominating presence of the area's ecclesiastical buildings.
- 5.0.2 The Conservation Area is unique in many ways, largely owing to its layout, plan and varied architectural styles. The current layout of Milton reflects its historic development, when a curved track or road led from Milton Hall to Hamlet Mill, via Mill Lane, this road eventually becoming Avenue Road. Many of the east-west aligned streets follow the lines of the old field boundaries, and it is the piecemeal selling off and development of farmland into residential areas that has led to its unusual and unstructured appearance and character.

## 5.1 Architecture

### Street Pattern

- 5.1.1 Unlike other Victorian and Edwardian areas in the Borough, the street layout in Milton Conservation Area is not a uniform grid pattern made up of straight roads crossing at right angles. Whilst there are some north-south and east-west aligned routes, the area is bisected by the curve of Avenue Road sweeping through the centre. Formerly Mill Lane, this road was a historic route leading from Hamlet Mill to Milton Hall and dates back hundreds of years. The route appears on Chapman and André's map of 1777 and the OS map of 1874 shows it to be densely lined with well-established trees. A semblance of this can still be seen today.



Tree lined Avenue Road

# Character Analysis

- 5.1.2 The other irregularity in the street pattern is the winding layout of Park Crescent. This is not as early in date as Avenue Road, although it does appear on the 1874 OS map as a trackway cutting across a large field. It was the meadow to the north of this that was transformed into Southend Park and which was eventually sold off for housing slightly later than the surrounding area. This boundary therefore survived whilst the development of the area was being planned and this may also explain why there is only development on the southern side of the street.
- 5.1.3 The other historic route in the Conservation Area is Milton Road which runs on a straight north-south route on the western edge of the Conservation Area. This again appears as a main route on both Chapman and André's map of 1777 and the 1874 OS map and was the main route to Prittlewell.
- 5.1.4 The remaining roads in the area are later and of a straighter alignment. They were constructed when the houses were being built in the late-19th and early-20th centuries but looking at the OS map of 1874 it can be seen that these too have historical associations as they seem follow the old field boundaries and farm tracks. This is unusual for a housing area in Southend. Whilst some of the Borough's main roads follow ancient routes, most of the Victorian and Edwardian housing development was built on a strict grid pattern. This unique street pattern is an important part of the character of the Conservation Area and one which distinguishes it from other parts of the Borough.



**Park Crescent, a wide tree lined road and sweeping alignment**

# Character Analysis

## Plot Pattern

- 5.1.5 The building pattern or the 'urban grain' of the Conservation Area also has more variation than is seen in Borough's other Victorian and Edwardian areas. Whilst there are pockets of consistent plot and building sizes within each street or area, the overall building layout is mixed and lacks the uniformity usually associated with this era of development.
- 5.1.6 The Age of Buildings map (Map G), shows that there is little correlation between the age and size of the buildings within the Conservation Area, with a mix of sizes evident from the earliest development. Short runs (up to 20 properties) of smaller plots and houses can be found in a number of streets, with only Avenue Terrace and a small section of Avenue Road showing consistent runs of smaller plots on both sides of the street. The larger more affluent houses can be found in the centre of the area, on the Southend Park site, St Vincent's Road and to some extent on the other roads but of these areas only St Vincent's Road has a more uniform grain along its whole length. In other areas these larger properties are interspersed with semi-detached houses and short terraces giving the area a real assortment of sizes and status of houses.
- 5.1.7 When this area was first completed it would have been a mixed community of varied social standings. This contrasts with some of the Borough's other conservation areas which are very uniform in their house sizes, for example Leigh Cliff Conservation Area, or the divisions between the classes and house types was deliberately planned, for example Clifftown Conservation Area. There was clearly no grand plan for the development of Milton. It is most likely that

the choice of plot sizes and house types was just the decision of the individual landowners, builders and architects operating at the time.

- 5.1.8 Typically, the size of front gardens accords with the size of the house, with smaller houses having smaller front gardens and larger detached or semi-detached houses having relatively generous front garden plots. There are several incidences of front gardens being converted to driveways, particularly in front of the smaller houses.
- 5.1.9 The only larger plots are the churches, plus Abbeyfields Care House (St. George's House) on the former location of a church, and the primary school, on the former location of a large house with generous garden plot.



Generous front garden to a house on Avenue Road



# Character Analysis

## Age of Buildings and Architecture

- 5.1.10 Park Road Methodist Church, built in 1871, is one of the oldest buildings the area. The Ordnance Survey Map of 1874 (Map D) shows that only five other houses were built at this time. After this date there was a rapid period of growth and most of the buildings in the Conservation Area were constructed in the next 50 years. This corresponds with Southend's most significant expansion spanning the Victorian and Edwardian eras.
- 5.1.11 Although early estate developments in Southend were generally uniform in character, having a common style and size of building throughout a particular area, the Park and the Vincent Estates in Milton Conservation Area contain a range of architectural styles. This illustrates the important transition in Southend from formal mid-Victorian buildings and streets to the 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.
- 5.1.12 Whilst most of the architectural styles seen in Milton can be found elsewhere in different parts of the Borough, the area covered by Milton Conservation Area stands out from the rest in that it embodies within a small area, an important cross-section of Southend's typical architecture at the time of its most rapid growth within the mid-Victorian, late-Victorian and Edwardian periods. This has helped to give the area its attractive and unique character.

# Character Analysis

## Speculative Building

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5.1.13 Although the Park and Vincent Estates were sold initially to single landowners, they were not developed by them. They were built before the time of the large house builders and, once the landowners had purchased the land and set out the streets, the land was divided up into small plots and sold on to local speculative builders. This method of estate development was common across the country at this time and in Milton it is evident in the eclectic mix of house designs found here. Limited funds meant that local builders could only afford to buy a small number of plots at any one time and so the streets were built in a piecemeal fashion (usually between one and six houses at a time). In some roads in the Conservation Area the variation in houses designs is very clear but even in the streets where there seems to be a more consistent character, subtle differences in style and detailing can be seen. Adjacent plots were not necessarily completed at the same time. The variety created by the speculative development of the area is a key characteristic of the Conservation Area. Historic maps illustrate how the area was developed in small parcels. The differences between the houses are looked at more closely in Appendix B Building by Building Description.



An example of the varying styles of architecture within an area of Avenue Road

# Character Analysis

## Mid-Victorian Period

5.1.14 Milton's mid-Victorian properties, built between 1860 and 1870, are generally characterised by yellow stock brick frontages and slate roofs. Most have bays of either one or two storeys and traditional timber 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. There are relatively few mid-Victorian properties in Milton Conservation Area, which are more common in the Clifftown Conservation Area which was developed slightly earlier than Milton.



Example of Mid-Victorian house on Avenue Road

## Late-Victorian Period

5.1.15 Late-Victorian properties in Milton, generally built between 1870 and 1890, are also mainly yellow 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 tops and restrained decorative details were also a common feature in late-Victorian houses in this area. Although the forms of the buildings from this era are generally similar, there is wide variation in their decoration, including some with Italianate and Gothic influences. Early examples of cavity wall construction are also evident in some properties in the Conservation Area.



Late Victorian terraces dating to 1874 along Avenue Road

# Character Analysis

## Edwardian Period

- 5.1.16 The Edwardian style properties, generally built between 1890 and 1920, are distinctly different than the earlier styles and are predominantly red brick, occasionally with yellow stock brick flanks, with one or two-storey bays with prominent timbered gables or Dutch gables. The roofs of these properties are usually clay tiles and some properties have distinctive corner turrets. Windows are again either timber sliding sash or casement, usually with heavy surrounds and simple detailing.
- 5.1.17 In general, the houses from the Victorian and Edwardian periods in the Conservation Area are good examples of these eras and are relatively well preserved. It is these buildings that principally define the architectural quality of the Conservation Area.



Turret on an Edwardian building on St Vincent's Road

## Arts and Crafts Development

- 5.1.18 A few properties in the Conservation Area exhibit Arts and Crafts styling such as tile hanging, large eaves, decorative brick arches and metal casement windows. These would have been built a number of years later than the Victorian and Edwardian properties (most likely between 1920 and 1950). These are dotted throughout out the area and can be found in St Vincent's Road, Park Crescent, Avenue Road and Milton Road. These would have been the last remaining infill sites or, in the case of St Vincent's Road, where bomb damage had caused the original houses to be demolished.



Arts and Crafts housing along St Vincent's Road

# Character Analysis

## Recent Development in the Conservation Area

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- 5.1.19 There have been a few recent developments in the area of both traditional and modern design, some integrating more successfully than others into the streetscene. Parkgate and Nos.1-3 Park Road are traditional in their styling and seek to replicate the surrounding historic character. Others such as Abbeyfields (St. George's House) is a relatively plain building, though does not impact negatively on the Conservation Area. St Vincent's Mews is another example of modern design in the Conservation Area.
- 5.1.20 The other significant new build is Barons Court Primary School, which was first built 1968 and has been extended many times. It is a modern designed building set back from street and hidden behind mature trees that front onto Avenue Road.



St Vincent's Mews is an example of modern design within the Conservation Area

# Character Analysis

## Scale and Massing

5.1.21 Although there is some variation in plot width and size of dwelling, the heights across the Conservation Area are fairly consistent. Almost all properties are two storeys with a pitched roof, some with accommodation in the roof space. This gives the area a very domestic and suburban character. There is only one bungalow in the area, at the southern end of Park Road which, although still an older attractive property and rather an anomaly in the streetscene, still makes a positive addition to local character. The other anomaly is a pair of houses adjacent to the Methodist church hall which have larger second floors contained in a mansard roof. Records show that these were built as three storey houses in 1882, although they were altered in 1959. Their current roof form, however, can be seen on a historic photo of the church which dates from the early-20th century. Although they have larger roof forms than the adjacent terrace, the height of these properties is not significantly different from the other houses in the Conservation Area.



Architectural detailing focuses on strong vertical emphasis across the Conservation Area

- 5.1.22 The massing and scale of the churches within the Conservation Area is, as one would expect, on a much grander scale than their surrounding buildings, befitting their status as local landmarks.
- 5.1.23 Vertical emphasis is characteristic throughout the different building styles in the Conservation Area. This is evident in features such as bay windows and corner turrets and in the window designs themselves, most being tall double hung sash or casements. Bay windows of varying types are a common feature across the eras. In many cases they are double height emphasising their verticality but where they only appear at ground floor they are often topped with a pair of flat windows which helps to maintain the proportions of the bay at first floor. Where unsympathetic alterations have occurred, such as bays removed or picture windows installed, they stand out as being particularly alien.



# Character Analysis

## Details and Materials

5.1.24 A high quality of detailing and craftsmanship is evident across all ages of property and this is integral to the quality of the historic architecture in this area. Many of the properties in the area retain these important historic features and this is one of the reasons that the area has been singled out to be a Conservation Area. Where these features are missing or deteriorating the Council will be seeking to encourage repair and reinstatement wherever possible.

5.1.25 Detailing to the window surrounds and lintels and to the open porches are principal architectural features on many buildings. Many porches have decorative keystones or 'heads' which makes them particularly distinctive and sets them apart from the simpler designs elsewhere in the Borough. Italianate style windows (round headed windows often found in pairs) are also common in the Conservation Area and typically found above a ground floor bay. Other Italianate features such as corbelling (bracketing) under the eaves can also be seen on some properties. Elements of other styles such as Gothic (including chamfered bays with slim columns with foliage capitals and steep pitched porches) and Classical (bays with simpler detailing and parapet tops) can also be found in a number of properties in the area. The variation in detailing is likely to be a reflection of the fashions of the day.

## Door and Window Surrounds



# Character Analysis

5.1.26 A significant number of properties in the Conservation Area have even more decorative features including turrets and Dutch gables. These are not found in such concentration in other parts of the Borough and this is another reason why this area has been designated a Conservation Area.

*Dutch Gables and Turrets*

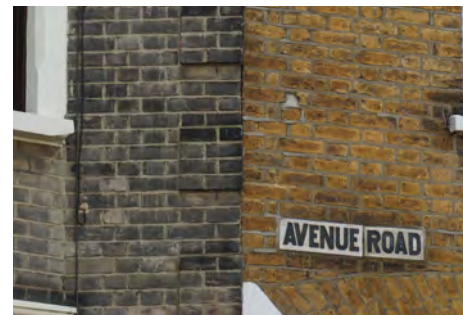




# Character Analysis

5.1.27 Although the range of architectural styles across the Conservation Area has resulted in the use of different materials, as was the fashion of the time, the palette is fairly limited. The bricks are generally yellow London stock bricks (a dark yellow with black flecks which comes from ash mixed with the clay during firing) or soft red/orange bricks. A number of properties exhibit both types using a secondary colour either as a decoration or on the flanks or the rear. The later Arts and Craft Style properties tend to use a slightly darker red brick but these are few in number. Unfortunately, the brickwork on some properties in the Conservation Area has been concealed with paint or render. Some boundary walls use burnt brick in random courses with scalloped tops to the wall. Another exception is Park Road Methodist Church, which is in Kentish Ragstone.

## Walls



# Character Analysis

5.1.28 Roofs are either natural slate on the older properties or red clay tile on the slightly later ones. Both materials weather well and provide attractive textured covering to the buildings. Decorative terracotta ridge tiles and finials are common adornments and help to distinguish the buildings' quality from the surrounding area. These should be retained when essential repairs are undertaken. A number of roofs have been replaced with concrete tiles which is regrettable and harms the historic character of the area.

## *Roofs*



# Character Analysis

5.1.29 Timber windows are common to all residential properties in the Conservation Area built before 1940, although again there were variations in design depending on when they were built and by whom. The houses from this period either tend to have timber sashes or timber casement windows but on a few properties, particularly on St Vincent's Road, both styles are evident and appear to be original. The windows generally are particularly important to the character of the Conservation Area and the retention of original windows and reinstatement where they have been lost remains a top priority. Some timber sashes dating to the early-20th century were painted in dark colours, not white as many are today. This was the fashion in the late-19th century where browns and greens and even graining effects were common. White joinery became more popular later but this tradition is still alive in a number of properties in Milton Conservation Area where the preferred colour seems to be black. This is particularly noticeable in the lower section of Park Road. There are a small number of houses with original metal-framed casement windows, such as Albert House on Milton Road.

## Windows



# Character Analysis

- 5.1.30 Most windows are clear glazing, although decorative stained and leaded glass is evident on some streets and where it occurs original stained glass is an important and attractive architectural detail. The original glass can be seen in many properties where original windows survive and can be identified by its imperfections arising from the historic manufacturing process and is unlike the machine-made glazing used in modern windows.
- 5.1.31 The bay windows, seen on most properties in some form, are either painted reconstituted stone or moulded stucco (usually white) or brick with heavy reconstituted stone detailing. In a number of places in the Conservation Area the repetitive nature of these and their consistent colouring are more dominant than the range of the materials used on the façades or the variation in detailing.
- 5.1.32 Open porches are a common feature in many properties and, like the bay windows, the majority of these would have been reconstituted stone or moulded stucco. Most have heavy and often decorative surrounds but some of the later properties have simple mono-pitched tiled porches with decorative timber brackets. Both are key features of the Conservation Area and should not be enclosed. Often the house name is carved into the stonework above the doorway or on small plaques at first floor level. Original doors would have been panelled timber, some with stained glass in the upper panels. Where these survive, they make a positive contribution to the character of the building. Timber boarding to the gables, including fascia boards and original iron rainwater goods, are also important to the building's historic integrity and character.

# Character Analysis

## Doors



# Character Analysis

## 5.2 Uses

### Map I: Building Uses

- Conservation Area Boundary
- Residential – Single Dwelling
- Residential – Flats
- Residential – HMO
- Care Home
- Hotel
- Places of Worship
- School
- Garage
- Garage with Studio Above
- Vacant

*This map is not to scale*

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# Character Analysis

5.2.1 The Conservation Area is primarily a residential area comprised of two storey houses, a number of which have been converted into flats and residential care homes. Within a relatively small area there are also two churches, a school and a hotel. The use of buildings can be seen on the Building Uses plan (Map I).

5.2.2 This map shows that a significant number of properties have been converted to flats. These are spread across the area but include a large number of smaller properties at the southern end of Avenue Road. It is here where the conversions of the buildings have had the most detrimental impact on the streetscene. Many frontages have been entirely given over to parking.

5.2.3 Uses other than residential are dying out within the Conservation Area, with the shopping parade at the south end of Park Road now entirely residential, the last retail unit having been turned into a house. Park Road church is also vacant. Conversions of these vacant buildings could potentially have a significant impact on the historic character and need to be well considered and well detailed.



Park Road shopping parade, now residential with some units in need of repair and renovation.



Flat conversion along Avenue Road with multiple car driveway.

# Character Analysis

## 5.3 Townscape

5.3.1 Townscape features are shown on Map J at the end of this section.

### Landmarks and Key Views

5.3.2 The oldest church, Park Road Methodist Church is the principal landmark for the Conservation Area and is particularly prominent on the approach from the south across the railway from the Clifftown Conservation Area. The Church and the adjacent Church Hall form an important group in the streetscene. They are tightly abutted to the houses in Avenue Road maintaining a continuous frontage of buildings which is representative of the character in this part of the Conservation Area.

5.3.3 Some of the most important views within the Conservation Area include this building. It is important in other views, such as from the south along with the church hall, which forms the backdrop to the sweeping curve in the road, and can be seen as the part of the terminating view when coming down Park Road from north to south.



Park Road Methodist Church marks the southern gateway to the Conservation Area



# Character Analysis

- 5.3.4 The church can also be glimpsed through the trees when travelling east along St Vincent's Road, becoming more prominent as the viewer gets closer to the junction.
- 5.3.5 It is for these reasons that the church is one of the principal landmarks in Milton Conservation Area, with both long and short views of it being key to the specific historic character of the area. The sensitive renovation of this building and the adjacent church hall is a key priority for the future preservation and enhancement of the Conservation Area.
- 5.3.6 The other landmark building in the Conservation Area is Avenue Baptist Church but in townscape terms this building is not in such a prominent position as Park Road Methodist Church, which is located on a key bend. Positioned halfway down a straight road and obscured by trees on the south side, views of the Baptist Church are only evident when you are in close proximity to it. Its significant scale and bright red brick with distinctive flint chequer board make it a very striking building.



Avenue Baptist Church viewed from Milton Road

# Character Analysis

## Public Open Space

5.3.7 Milton Road Gardens and Tennis Courts, on the site of the former water works, are the only areas of public open space remaining within the Milton Conservation Area. The gardens are well enclosed with few views to or from the public highway. It is bounded by a strong hedgerow on the west side to Milton Road and on the north side to St Vincent's Road, with a line of mature trees and shrubs providing screening along the railway line to the south and by a line of trees and residential dwelling to the east. Although an attractive and useable green space, the gardens do not have a prominent position in the Conservation Area so the contribution from greenery largely comes from private trees and gardens, as well as mature trees lining the streets.



Entrance into Milton Gardens

## Trees

5.3.8 Many roads in the Conservation Area are lined on both sides with mature trees and, even when not in full leaf, they are a defining characteristic. In some places the trees are so large that they create a tunnel that provides additional enclosure, shade and intrigue to the streetscene.

5.3.9 The trees provide an attractive setting for the buildings and are an integral part of the character along each street. In St Vincent's Road, a well-spaced run of large street trees (predominantly London Plane) complement the grand Victorian and Edwardian properties giving the street a spacious and leafy character. At the junction of St Vincent's Road and Avenue Road the canopy created by the street trees is complemented by a number of prominent sycamore trees within the front and rear garden of Aarandale Lodge (Nos.2-4 St Vincent's Road). These are covered by a Tree Preservation Order (TPO 2/2009).



Mature tree cover on the corner of St Vincent's Road

# Character Analysis

- 5.3.10 There are also parts of Park Road where mature trees are an important townscape feature and once again the contribution of private trees to the streetscene is significant, especially as street trees here are more scarce. A cluster of private trees in the front gardens of properties on the west side of the street are particularly important and these too are protected (TPO 8/87).
- 5.3.11 At the southern end of Park Road, the lack of mature greenery is very noticeable, particularly in the area surrounding Park Road Methodist Church. This is a key landmark in the Conservation Area but the only landscaping here is one very small new street tree outside the shopping parade, two recently planted trees outside the church and one with associated ground cover planting in the traffic island. The impact of these trees will increase over time but this area would significantly benefit from further planting including front gardens. The frontage of the church also has the potential to make a significant contribution and it is hoped that this will form part of a renovation of the church and church hall in due course.
- 5.3.12 At the south end of Avenue Road there is very little greenery, aside from the TPOs at Nos.2-4 St Vincent's Road, and regrettably a significant number of the front gardens have been lost to hard surfacing, giving it a harsher appearance than other parts within the Conservation Area. Avenue Road benefits from a concentration of private trees in gardens bounding Park Crescent and Avenue Terrace and here again key trees are protected by preservation orders; an oak to the front of Cecil Jones House 50 Avenue Road (TPO 10/1990); a maple to the front garden of 39 Avenue Road (TPO 4/1994); and a sycamore tree in the rear garden of 43 Avenue Road (TPO 2/1993).

- 5.3.13 Trees on the frontage of Barons Court School, including a protected maple tree (TPO 3/1992), play an important role in maintaining the enclosure of the street at this point where the school buildings themselves are set well back into the site. After this point on Avenue Road the trees are much smaller and the openness of the street, created by deeper front gardens, is much more apparent. Tree planting in this area would also be welcomed.
- 5.3.14 Elsewhere within the Conservation Area the east-west streets of Avenue Terrace, Park Crescent and Park Terrace are also lined with some mature street trees, largely London Planes. In these streets, however, the tighter building layout and smaller frontages mean that private trees are uncommon although planted front gardens still make a positive contribution to the streetscenes.



Sycamore trees at the junction of St Vincent's Road and Avenue Road

# Character Analysis

## Gardens and Boundary Treatments

5.3.15 Where present, attractive landscaped front gardens and smaller trees make a positive addition to the streetscene in all parts of the Conservation Area and provide an attractive setting for the individual buildings. It is evident that in some areas of the Conservation Area this key feature of local character has been significantly eroded owing to the provision of hardstandings to provide off road parking, many of which were constructed before the Conservation Area was designated.



Example of a well integrated driveway within a garden

5.3.16 Where front gardens have been entirely hard landscaped the negative impact on the Conservation Area is severe. The Council will seek to preserve the existing landscaped gardens and promote their reinstatement where they have been lost. Milton's larger frontages may be able to accommodate both a parking space and a significant area for planting areas and therefore still make a positive contribution to the streetscene, but this is not possible with smaller frontages and proposed new parking areas in these cases will be resisted. Milton Article 4 Direction requires householders to apply for planning permission for the installation of new hardstandings and each application will be assessed on its merits.



Example of a boundary wall retained with pedestrian gate and a vehicular gate added to allow sensitive parking

# Character Analysis

5.3.17 It is not only front gardens that are important, back gardens also play their part in the character of the Conservation Area. As well as making a valuable contribution to the greening of the environment, they are important in maintaining the historic grain of the area. At junctions they provide a crucial buffer between the streets, which often have very different characteristics, and in some places, such as Park Crescent, they define the boundary to the former Southend Park maintaining the sense of openness that once existed in this location.



Attractive front garden of Albert House

5.3.18 Historic boundary treatments were typically low brick walls with taller piers, topped with decorative metal railings. Some of these walls still survive, including a run at the south end of Avenue Road, though these are usually now rendered and painted, with the metal railings lost, quite possibly during War time. There is now quite a variety of boundary treatments, such as low brick (in variety of shades and coursing methods) or rendered walls, stone walls, hedges, railings, occasional timber picket fences. On some low walls, modern railings have been reinstated. There are attractive metal gates to the entrance of Milton Gardens, which also features pleasant mosaic panels to the gate piers. In several places the boundary treatment has been lost entirely to convert the front garden into parking (see Section 6.3.42-6.3.50 for more details). The green fencing to the school site is rather unappealing, as is the wire mesh fence to the tennis courts in Milton Gardens.

5.3.19 There are a few examples of original or modern polychrome ceramic tiled pathways leading up to the front doors, which are positive features within the streetscapes.

# Character Analysis

## *Boundary Treatments*



# Character Analysis

## *Pathways*



# Character Analysis

## 5.4 Public Realm

### Roads

- 5.4.1 Road surfaces are all grey tarmac, which is patchy in places and uses standard road markings, with no thinner yellow lines which are permitted within Conservation Areas.
- 5.4.2 Traffic calming measures installed a number of years ago within the Milton Conservation Area are still in evidence along the roads. They were installed with the intention of reducing the use of many of the side roads as cut throughs and to reduce traffic speed, especially around the school. Whilst the objectives of the scheme may have been achieved, the visual impact on the Conservation Area is unsympathetic. While some elements are of better quality than usual, such as the red tarmac pavements and red brick speed bumps, the additional signage and other street furniture, such as bollards, have added to the visual clutter and the build outs have altered the historic street alignment. While the need for some form of traffic calming in this area is recognised, a scheme more sensitive to the historic environment would make a significant improvement to the character of the Conservation Area.



Good quality red tarmac pavement but multiple signs and bollards, along with wide yellow lines



# Character Analysis

## Pavements

5.4.3 The pavements in the Conservation Area are a mixture of modern concrete paving slabs, laid a number of years ago, and asphalt which is red in places. Where paving slabs exist, they generally make a positive contribution to the character of the Conservation Area (though some are cracked) and consideration could be given to upgrading the asphalt to paving slabs in the future. Many of the original granite kerbs still remain and some glazed brick drainage channels are visible in the streets and these serve as a reminder of the original estate development and should be retained. There are also areas of brick effect paving to traffic islands, which make something of a contribution, though there are areas of damage which detract from their appearance.



Red asphalt pavement, glazed brick drainage channel and granite kerb



Paving slabs

# Character Analysis

## Street Furniture

5.4.4 Some historic cast iron lamp columns have survived and, whilst these are not as easy to maintain as modern ones, do make a valuable contribution to the historic environment and should be preserved for as long as possible. The only other items of street furniture of note are the traditional post box outside the shopping parade at the southern end of Park Road and the post and ceramic road signs, some of which are located on the sides of buildings or boundary walls.



Some examples of Milton's historic street furniture



Modern but sympathetic street sign

# Character Analysis

- 5.4.5 Road markings, signage and bollards associated with parking restrictions, the traffic calming, school safety and the one-way system are also dominant in the streetscene. An audit of street furniture and signage would be helpful identifying which are really necessary for public safety and rationalising these items.
- 5.4.6 Other modern street furniture adds little to the historic character of the area and should be minimised. The proliferation of bollards of various styles is particularly dominant and the wooden planters on the build outs are unsympathetic in design and appear as an afterthought to the traffic calming scheme. There is a brick planting bed with a central tree on the island at the junction of St Vincent's Road and Avenue Road. However, it is overshadowed by the bollards and road markings. In places the telegraph poles and overhead cables are also very dominant in the streetscene, especially where they are located at key junctions and grouped with other signage.
- 5.4.7 Street furniture associated with Barons Court Infant School has been coloured green in line with similar furniture at other schools in the Borough. Whilst the style is not compatible with the historic character of the area it has been limited to a short section of guard rail and a few bollards. What is more dominant in the streetscene is the green mesh fence to the long frontage of the school which is very much out of character. Higher quality railings would be more in keeping in this instance.

# Character Analysis

## Map J: Townscape

- Conservation Area Boundary
- Green Space
- Trees
- ★ Landmark Building
- Views
- Negative Feature\*
- Good Boundary
- Good Hard Landscaping
- Negative Driveway

- A Poor Mansard Roof
- B Poor School Fencing
- C Church and Hall, Vacant
- D Front gardens paved over with a lack of planting
- E Poor boundary
- F Poor or unfinished frontages

\*See also Building-by-Building map in Appendix B for positive, negative and neutral buildings

*This map is not to scale*

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# Character Analysis

## 5.5 Setting

5.5.1 Milton Conservation Area is bounded to the east by the north-south aligned Park Road that runs the entire length of the eastern boundary. Milton is located between two key transport routes: the railway line to the south, its tree lined track providing a green belt lining the southern boundary of the Conservation Area, and the London Road (A13) to the north. To the south of the railway, lies Shorefields Conservation Area, featuring late-Victorian architecture that overlooks the Cliffs and Estuary.

5.5.2 The western extent of Milton Conservation Area is set against a backdrop of St Bernard's High School, with three storey brick buildings of a variety of ages including a new warehouse style extension to the school, and the T.S. Implacable sea cadets unit, a well-placed reminder of the area's strong links to the Estuary and the sea, though a somewhat industrial style site. Directly opposite Avenue Road Baptist Church is another church, Our Lady Help of Christians and St. Helen's and its associated rectory, both attractive buildings which contribute to the setting of the Conservation Area.

5.5.3 The Conservation Area is situated within the continuous urban and suburban conurbation which extends east to Southend and Shoebury, and west to Westcliff, Chalkwell and Leigh.



New warehouse style extension to St. Bernard's High School being built opposite Avenue Baptist Church



Our Lady Help of Christians and St. Helen's Catholic Church along Milton Road, opposite the west entrance to the Conservation Area

# Section 6.0

## Management Plan

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# Management Plan

## 6.1 Introduction

6.1.1 This section highlights issues and threats within the Milton Conservation Area, as well as opportunities to enhance its special historic and architectural interest. It begins with a Conservation Vision, summarising the aims for the future of the Conservation Area. Issues and opportunities are described, and recommendations provided for the reduction or removal of threats to the Area's special interest. The section concludes with guidance on how to go about the sensitive repair and alteration of materials, details and features characteristic of the Conservation Area. Alterations, repairs or new development should follow this guidance to help preserve the special interest of individual properties and the Conservation Area.

## 6.2 Conservation Vision

- 6.2.1 The historic character and special interest of the Milton Conservation Area will be conserved and enhanced, making it an appealing place for people to live, containing good quality housing. Its varied architectural styles and green, leafy tree lined streets will be preserved.
- 6.2.2 The buildings will be in good condition, with inappropriate alterations reversed, and traditional materials and details used for features such as walls, windows, roofs and doors.
- 6.2.3 The area will remain predominantly residential with a small number of complimentary uses such as places of worship, hotels and care homes. The loss of individual commercial units, such as along Milton Road and Park Parade is regrettable.
- 6.2.4 New development will be of a scale and form, with materials and details which reflect the characteristics of the Conservation Area. Redeveloped buildings within the setting of the Conservation Area will also be designed appropriately for its special interest.
- 6.2.5 Street furniture will be reduced to a minimum and will be of high-quality design in a co-ordinated scheme.
- 6.2.6 Reinstatement of front gardens and original boundaries will be encouraged. Where there are front gardens or forecourts, these will be attractively planted or landscaped with (where appropriate) off street parking sympathetically designed.
- 6.2.7 Key views through, out of and into the Conservation Area will be retained and enhanced.

# Management Plan

## 6.3 Issues, Opportunities and Recommendations

### Condition and Vacancy

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- 6.3.1 The location, setting and varying styles of buildings provides high amenity value for residents and property owners in the Conservation Area. There is generally a good level of building maintenance in Milton. A few minor areas of maintenance and repair are required to buildings and their repair will be encouraged as opportunities arise. For example, the decorative condition of buildings on the former row of shops at the south end of Park Road is poor and a small number of buildings throughout the rest of the Conservation Area would benefit from repainting. Painted boundary walls are fairly frequently also in poor decorative condition and repainting would benefit the appearance of the area.
- 6.3.2 The condition of the surfacing of some streets and private driveways is poor in some instances, through a lack of appropriate maintenance and/or renewal. On pavements there are frequent incidences of the surfacing being damaged by tree root growth.
- 6.3.3 The Park Road Methodist Church and church hall are currently vacant, and have had boarded up windows and scaffolding up on the southern elevation for some time, which detracts from the appearance of the building and has a negative impact upon entering the Conservation Area at its south-eastern gateway. These buildings have been added to the Essex Heritage at Risk Register. One or two units in the former shopping parade on Park Road also appear to be vacant.

- 6.3.4 Vacancy can lead to issues with condition as without regular inspections of the building small problems go unnoticed and can turn into larger issues. Vacant buildings can also be a target of vandalism. Finding a new appropriate use for this building which does not harm its special character and encouraging restoration and regeneration will be a significant enhancement for the building itself and for the Conservation Area.

### Recommendations

- 6.3.5 Keeping buildings and boundary walls in good condition will ensure the area is an attractive and desirable place to live and work.
- 6.3.6 Undertaking regular maintenance and checks to prevent problems from occurring and to protect original features. This will also ensure small problems do not become bigger, more costly issues to fix.
- 6.3.7 Maintain or resurface damaged street surfaces with appropriate materials.
- 6.3.8 Encourage and support appropriate regeneration opportunities for the Park Road Methodist Church and Church Hall.
- 6.3.9 Follow guidance in Section 6.4 to ensure repairs and alterations are carried out in an appropriate manner.



# Management Plan

## Examples of Negative Features



Park Road Methodist Church, currently vacant



Poor decorative condition of buildings on Park Road



Boundary wall in poor decorative condition



Brick effect paving, which is damaged and patched in tarmac



Damaged surfaces to private driveways



Damaged pavement surfaces through tree root growth

# Management Plan

## Inappropriate Alterations

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6.3.10 Throughout the Conservation Area change has taken place to historic buildings which had eroded their character and appearance. These changes reduce the coherency of groups of houses or can be detrimental to the condition of the building in the long-term. The replacement of these features with designs and materials which reflect the historic form of the building would enhance their appearance. Examples are described below.

- uPVC windows and doors, modern timber casements, picture windows and louvres are present in a number of properties and, particularly where there is a concentration of these, the impact on the historic character of the area is severe. Many of these alterations are historic and the Council cannot prevent exact like for like replacements although the reinstatement of original styles and materials is always encouraged. As well as being visually out-of-proportion with the historic façades, uPVC limits the breathability of historic buildings. This is an important trait of historic buildings, where original materials are more permeable than modern materials, ensuring that moisture does not get trapped within walls, which would cause issues with damp.
- Changes to roofing materials, for example slate to artificial slate or concrete tiles;
- The infilling of recessed porches with doors;
- Painting or rendering, including pebbledash render, of historic brickwork;

- Cement pointing replacing lime mortar. This is another modern material which lacks breathability and can lead to the erosion of surrounding stone or brickwork as moisture evaporates through the masonry rather than the pointing, resulting in erosion of the masonry;
- The loss of boundary treatments replaced with hardstanding for car parking (see Sections 6.3.42 to 6.3.50 for more details); and
- Ad-hoc additional of features such as satellite dishes, security cameras or burglar alarms eroding the character of front elevations.

6.3.11 There are also a few garages fronting streets which are relatively bland in appearance and metal roller shutter doors which are utilitarian.

## Recommendations

6.3.12 Retain original architecture features.

6.3.13 Take opportunities to enhance properties when considering alterations, for example by restoring any missing historic features and improving poorly designed alterations of the past.

6.3.14 Follow guidance in Section 6.4 to ensure repairs and alterations are carried out in an appropriate manner.

6.3.15 The Council will not approve applications for alterations which detract from the special interest of the Conservation Area.

6.3.16 The Council will use enforcement powers where necessary to prevent or reverse inappropriate alterations.

# Management Plan

## Inappropriate Alterations



Inappropriate picture window and casement window replacing sash windows



Inappropriate casement window on the right, compared with a traditional sash on the left



Utilitarian garage



Replacement front doors which do not have the same character as the original timber ones with stained glass

# Management Plan

## Conversions from Single Dwellings to Flats

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6.3.17 Some flat conversions, particularly of the smaller properties, have in the past had a negative impact on the Conservation Area, especially in terms of parking provision. Other risks include the insertion of additional doors within frontages to give access to a second flat and the replacement of windows on different floors, serving different flats, with uncoordinated designs. The conversion into flats puts additional pressure on the conversion of front gardens to driveways accommodating multiple cars (see paragraphs 6.3.42-50 for discussion and recommendations). New conversions will require planning permission and the impact they have on the historic character will be assessed on a case by case basis. Applications considered to have a detrimental impact upon the Conservation Area will be resisted.

## Recommendations

- 6.3.18 Changes of use should be appropriate to the building in which they are housed and should not result in inappropriate alterations to the building.
- 6.3.19 Changes of window and door design, as well as the wall treatment, on houses split into flats should be consistent to ensure a visually cohesive elevation and should be appropriate to historic character.
- 6.3.20 Access to separate flats should be contained within the building, beyond the original front door, rather than new doorways being created within original frontages.



Conversions of single dwellings to flats can lead to detrimental impacts, particularly loss of front gardens

# Management Plan

## New Development

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- 6.3.21 There have been one or two inappropriate extensions and buildings in the Conservation Area which have had a slightly negative impact on its character (see Appendix B for further information). For example, the Southend Central Hotel, on the corner of Park Road and Park Crescent has two flat roofed first floor extensions which are bulky in appearance, which would benefit from enhancement in any future refurbishment of the hotel, and one house on Avenue Road has a boxy ground floor extension which replaces the original bay window. Some of the newer buildings within the Conservation Area are relatively bland in appearance, such as a three storey block of flats on the north side of Park Terrace. More imaginative and better quality design would be more appropriate for any redevelopment of buildings which do not contribute to the character of the Area. There are no large gap sites within the Conservation Area where there could be pressure for development. However, the site of 55 garages to the south of Park Terrace, which appears underused, may be a future site where development could be proposed and this would need to be designed to be sensitive to its context. The modern houses to the north side of St Vincent's Road have shown that modern design can successfully be integrated into a backland setting such as this.
- 6.3.22 The Council will carefully consider all planning applications for development including extensions and conversion of existing buildings to ensure that new development is sensitively integrated into the historic fabric and respects the key characteristics of the Conservation Area.

## Recommendations

- 6.3.23 New buildings within or in the setting of the Conservation Area should be appropriate in materials, scale, detail and massing to the street on which it is located and should conserve important views.
- 6.3.24 New buildings should respect the character of the street on which they are located. A bespoke approach should be taken to development as an appropriate design for one street may not be on another.
- 6.3.25 The majority of buildings in the Conservation Area have front gardens so any new development should include landscaping to the front with the building line set back from the street.
- 6.3.26 Extensions to the sides of buildings which close gaps between buildings are unlikely to be acceptable, though extensions to the rear may be possible. These will need to be considered on a case-by-case basis.
- 6.3.27 The Council will not approve applications for new developments which detract from the special interest of the Conservation Area.
- 6.3.28 The Council will use enforcement powers where necessary to prevent or reverse inappropriate new development.
- 6.3.29 Heritage Impact Assessments should be undertaken for new development in the Conservation Area.

# Management Plan



Bland modern building on Park Terrace which is an inappropriate design for the Conservation Area



Inappropriate boxy modern extension to the ground floor and bow window to first floor which replace the original bay and sash windows. There are opportunities to enhance this building through the reversal of inappropriate changes



New development within the Conservation Area, on St Vincent Mews

# Management Plan

## What is a Heritage Impact Assessment?

**Heritage Impact Assessment (HIA)** is a process used when proposals are put forward for change to the historic environment. It is usually a requirement of listed building consent or planning consent for proposals within a Conservation Area. It identifies what is historically and architecturally important about a heritage asset, in order to be able to assess whether proposed changes will have a positive, negative or no impact on the heritage values of the place. Advice is usually given by a specialist heritage consultant and the resulting conclusions presented in a report, which should include:

- Identification and description of the proposals site and its setting;
- Identification of any designations, such as listing, which the site is subject to or which are within the setting of the site;
- Description of the history of the property;
- Identification of the ‘significance’ of the site, i.e. its historic and architectural interest;
- Assessment of the impact the proposals will have on the significance of the site, as well as recommendations for any changes to the scheme that will reduce any negative impacts that are identified.

## Public Realm and Traffic

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- 6.3.30 Where they occur, the remaining pieces of historic or historic style street furniture should be retained. These include historic street lighting columns, traditional street name signs on poles and walls, granite kerbs and traditional paving slabs, and the post box. These all make a significant contribution to the historic integrity of the area.
- 6.3.31 A number of roads in the area including Park Road, Avenue Road and St Vincent’s Road in particular have, in the past, been subject to congestion and speeding traffic resulting in the installation of traffic calming measures. This has caused in some places, the interruption of the historic street pattern and significant street clutter, such as multiple bollards and signage which is of standard design. The condition of surfaces is sometimes poor (see Section 6.3.2 for more details).
- 6.3.32 Road markings are prominent on all roads. These should be reduced or removed wherever possible. The standard wide double yellow lines should be replaced with the narrow 50mm ones permitted in conservation areas.
- 6.3.33 Overhead wires are a common feature in the Conservation Area. Any opportunity to run them underground should be taken.

# Management Plan

## Recommendations

- 6.3.34 Opportunities to upgrade and redesign public realm features will be sought when funds allow and in line with the Council's Streetscape Manual (SPD3, 2015).
- 6.3.35 Improvements to standards of street signage should be made, with bespoke designs where possible.
- 6.3.36 Reduce street clutter to the minimum needed for safety.
- 6.3.37 Carry out an audit of street surfaces to establish a palette of materials to be used for repairs, reinstatement and altered layouts (e.g. cross overs and build outs).
- 6.3.38 Carry out an audit on street furniture and their original colour schemes, and highway signage to establish a programme of rationalisation, repair, replacement with appropriate designs and the use of traditional colours.
- 6.3.39 Improve surfacing of pavements and some areas of road surface with materials appropriate to the historic character and setting of the Conservation Area.
- 6.3.40 Road markings should be the minimum necessary for safety. When repainting of road markings is required, use narrower 50mm lines in primrose, suitable for use in conservation areas.
- 6.3.41 Reroute overhead cables underground if the opportunity arises.



**Multiple bollards and road markings at a junction**



# Management Plan

## Boundary Treatments, Driveways and Greenery

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6.3.42 Parking pressure in the area is considerable and has resulted in significant numbers of open frontages and inappropriate hardstandings, that have eroded the quality of the Conservation Area, especially where there is a concentration of them such as on parts of Avenue Road. The conversion of houses into flats also puts additional pressure for conversion of front gardens. It provides a harsh built landscape and puts the focus on cars in the streetscape. Many of these have been in place for a long time and reinstatement of front gardens can only be encouraged by the Council.

6.3.43 The creation of new hardstandings is now controlled by the Article 4 Direction which means that planning permission will be required for new installations. Parking can be provided in front-gardens sympathetically with the retention of part of the boundary wall or fence, potentially with a gate, and with the retention of planting to soften and screen views of parked cars. Where frontages are large, it may be possible to successfully design parking into the frontage whilst also maintaining a section of boundary wall and significant plantings areas. Where frontages are small and the proposal is to remove the entire boundary and pave the majority of the frontage then new hardstandings will be resisted.

6.3.44 A controlled parking zone (CPZ) lies in the area immediately to the east of the Conservation Area. The streets in the Conservation Area have not been included in the scheme but if it is found that the CPZ has displaced parking into the Conservation Area, or that other factors such as extensions at St Bernard's or Barons Court School

have added to parking stress, then an extension of the zone may be considered. It is recommended that regular surveys be carried out to monitor the parking situation.

6.3.45 Where planting is included in front gardens it contributes to the appearance of the Conservation Area and should be retained. Trees lining the streets also contribute significantly and provide a leafy character.

### Recommendations

6.3.46 Take up opportunities to reinstate boundary enclosures to front gardens.

6.3.47 Enhance the quality of front gardens by removing insensitive hardstanding surfaces.

6.3.48 Where off street parking is permitted in front gardens, boundary treatments should be partly retained and planting should be used to enhance the areas.

6.3.49 Front gardens or forecourts without greenery would benefit from their introduction.

6.3.50 Retain and maintain trees in the Conservation Area.

# Management Plan

## Milton Article 4 Directions

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6.3.51 An Article 4 Direction removes the right of householders to undertake some minor forms of development, such as alterations to windows or the installation of hardstandings, which would normally be classed as permitted development under planning legislation and would not require planning permission. The Article 4 Direction is required to ensure that minor alterations to the appearance of the houses are not made in a way which would be out of character and harmful to the Conservation Area.

6.3.52 An analysis of inappropriate alterations has shown that most of the poor changes made to the Conservation Area happened before the Article 4 Direction was introduced.

6.3.53 The current Article 4 Direction for Milton covers the virtually all of the Conservation Area. Those areas that are not covered by the Article 4 Direction are currently at risk from inappropriate changes and would benefit from the designation. They are:

- Nos.2-12 and 16-30 (even) Park Terrace; and
- Nos.1-15 (odd) Park Terrace.

## Recommendations

6.3.54 An Article 4 Direction should therefore be considered for the buildings listed above to control inappropriate development and encourage restoration of historic features (see Map K).

6.3.55 It is recommended that the removal of permitted development rights should include those items listed in section 3.3.13 of this Appraisal.

6.3.56 In addition the following items should be amended or added to the Article 4 Direction:

*6.3.57 "The alteration of any window which fronts a highway" should be amended to read "The alteration of any window or door which fronts a highway."*

*6.3.58 "Re-roofing with different materials" should be amended to read "Re-roofing with different materials, works to chimneys and to party wall parapets."*

*6.3.59 "The alteration, demolition or construction of a means of enclosure which fronts a highway (walls, gates, fences, etc.)."*

*6.3.60 "The installation of hardstanding for vehicles."*

6.3.61 These Article 4 Directions are recommended but their designation lies outside the scope of this appraisal.

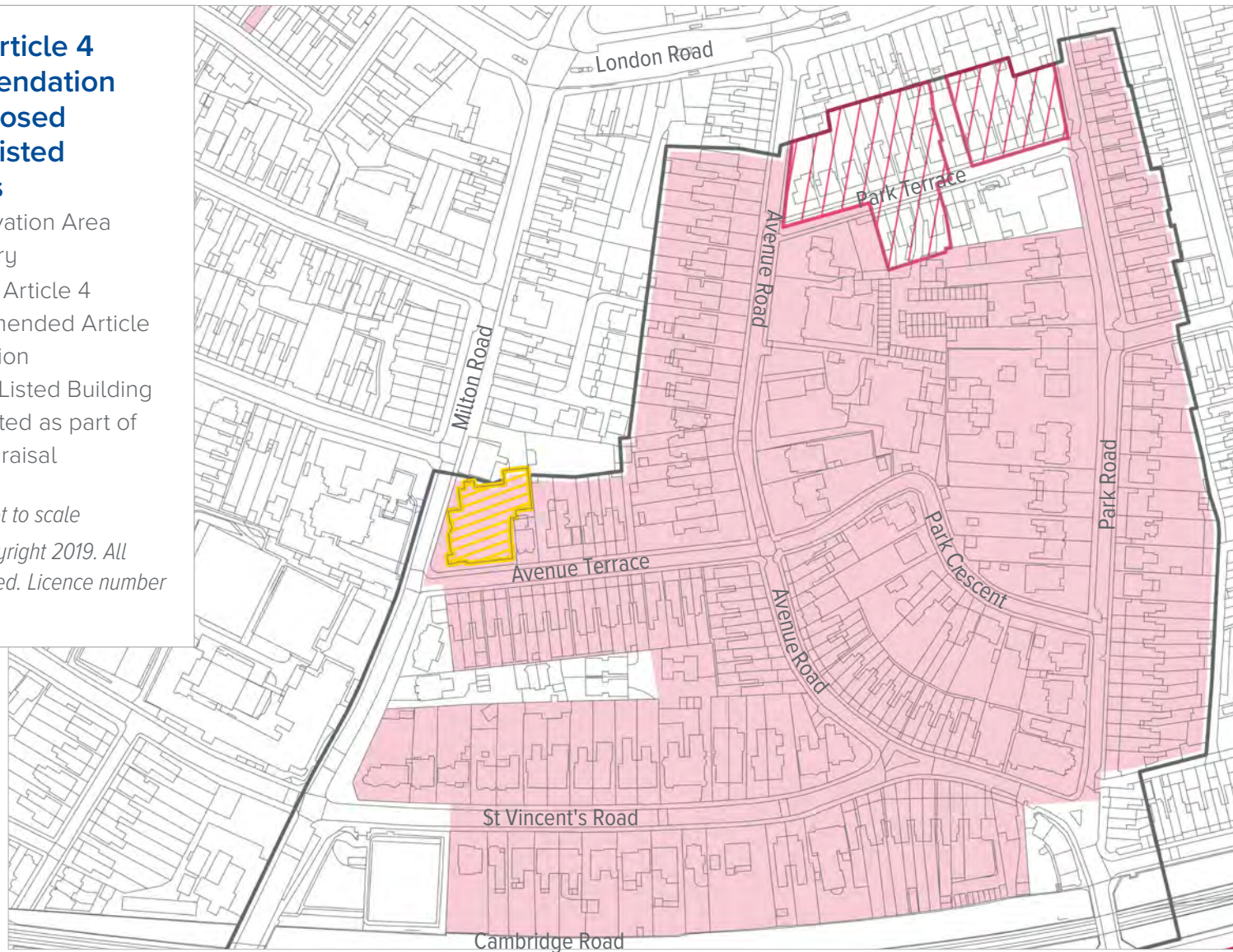
# Management Plan

## Map K: Article 4 Recommendation and Proposed Locally Listed Buildings

- Conservation Area Boundary
- Existing Article 4
- ▨ Recommended Article 4 Direction
- ▧ Locally Listed Building designated as part of this Appraisal

*This map is not to scale*

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# Management Plan

## Locally Listed Buildings

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6.3.62 There are currently no locally listed buildings within the Conservation Area, which are identified for their local historic and architectural interest. There is one other building which would meet the criteria set out by SBC for locally listed buildings, which should:

- Demonstrate the Borough's history, particularly during its main period of growth. This includes buildings important for its social history such as schools, churches, public buildings, leisure, entertainment and commercial buildings.
- Have architectural interest – be designed by a well-known architect, be a good example of a particular style or period, contain good architectural features or be important for the townscape.

6.3.63 Avenue Baptist Church is a landmark building within the Conservation Area. It is well-preserved, very attractive, with decorative Gothic features and stained glass characteristic of the Area, though it should be noted that modern alterations have recently been made to the principal façade. It was designed by a named architect, F.E.Smee of Smee, Morris and Houchin, and built in 1901 to serve the growing local community.

## Recommendations

6.3.64 Avenue Baptist Church on Milton Road was recommended for inclusion on the Local List during the Appraisal process and has been designated as a Locally Listed Building. This is identified on Map K.

## Boundary Review

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6.3.65 Councils have a duty to review the boundaries of Conservation Areas every so often to ensure that the special interest is not devalued by the inclusion of areas which are not of special interest. The interest can change over time as negative alterations take place or as more understanding is gained of the importance of areas adjacent to the boundary that were not previously recognised as having special interest.

6.3.66 Milton Conservation Area is unique in character and appearance compared to other conservation areas within the vicinity, owing to its varied forms of architecture and unstructured mix of plot sizes and house status. As the area developed in a piecemeal fashion, reflecting building fashions of the time, respective to development, there is no uniform style of architecture or layout that can be assigned to the area. To extend the boundaries of the Milton Conservation Area would mean to include buildings that were built to a noticeably more uniform plan that would not be in keeping with the unique nature of the area as it currently stands and as such, would detract from its varied styles and architectural history. It is for this reason that no boundary changes are proposed.

# Management Plan

## 6.4 Guidance on Alteration And Repair

6.4.1 The following advice applies to the features of particular importance to the character of the Milton Conservation Area, where they are visible to the public. Those with properties in the Conservation Area should follow this guidance when considering changes to help keep individual properties and the area special.

### Key Principles for Guiding Change

6.4.2 **Maintenance:** regular maintenance is needed to protect original features. But if more extensive work is found necessary, repair rather than replacement should be the first option and will often be better value.

6.4.3 **Materials and Designs:** when considering alterations or repairs to the property, original materials and designs should be respected.

6.4.4 **Enhancement:** take the opportunity to enhance properties when considering alterations, by restoring any missing features and improving poorly designed alterations of the past.

# Management Plan

## Windows

6.4.5 Traditional windows especially timber sliding sashes or timber casements, sometimes with stained glass, are vital for the character of the Conservation Area. Stained glass is a particularly positive characteristic and should be retained for all properties where original stained glass survives. There are also a few examples of original metal window frames. Original windows can be given a new lease of life by installing draught proofing. Secondary glazing may also be acceptable if it is unobtrusive. Advice should be sought from the Council's Planning Department.

6.4.6 If replacement or reinstatement is necessary, purpose-made windows to match the original materials and external appearance should normally be installed and advice sought from the Council's Planning Department before undertaking any works, should planning permission be required. Double glazing is acceptable if the external appearance is unaltered, and the metal frames and seals are not visible. This will need to be demonstrated in planning application drawings including existing and proposed large scale sections of key elements. Non-traditional materials, especially plastic, cannot match traditional timber windows and are normally not acceptable.

6.4.7 To safeguard the building's character, new windows should normally:

- Be made of quality softwood or, where there were originally metal frames, be made of metal and consist of small panes;
- Be painted (not stained);
- Use the original method of opening;

- Copy the original pattern of glazing bars, typically side or top hung casements;
- Glazing bars should be built into the window and not stuck on to the glass;
- Retain or restore the dimensions of the original window opening and the position of the frame within the opening. Most openings are well-proportioned and most frames in older brick buildings are well set back from the face of the wall to give weather-protection, shadow and character;
- Give adequate ventilation which is not visible (e.g. trickle vents); and
- Retain decorative surrounds, which give elegance and distinction to many Victorian and Edwardian buildings.

6.4.8 For good quality softwood, Historic England's recommendation of slow grown Scots Pine or Douglas Fir should be followed. This has greater durability than other softwoods. However, chemically modified and stabilised softwood can also offer the same durability.

6.4.9 Where uPVC replacement windows already exist, the Council may consider replacement with uPVC provided that there is an enhancement to the character and appearance of the Conservation Area, for example an improved design which better reflects the original detailing.

6.4.10 For further guidance, see Historic England's guidance on the maintenance and repair of historic windows: Traditional Windows, Their Care, Repair and Upgrading, <https://historicengland.org.uk/images-books/publications/traditional-windows-care-repairupgrading/>

# Management Plan

## Doors and Porches

- 6.4.11 Original front doors of Victorian and Edwardian buildings are well proportioned and have good detailing. They tend to be larger than standardised modern doors and help give the property distinction, with panelling and sometimes with a variety of stained-glass inserts, or side/fanlights. Original front doors should normally be retained and repaired when necessary. If this proves impossible, the new door should be solid timber, painted not stained, similar in design and dimensions to the original and should not have an over emphasis on glass. Original decorative surrounds to porches and doors should be retained.
- 6.4.12 Recessed porch areas give shadow and interest to the face of many buildings and should not normally be enclosed with doors or new porches. New porches will only be acceptable where they compliment the original design of the façade and use traditional materials. Where a house is being converted into flats, the original entrance door should be retained or restored. Entrance doors to individual flats should be contained within the building behind the original entrance.

## Outside Walls and Decoration

- 6.4.13 Yellow stock brick and soft red brick are typical local materials and give attractive 'warm' tones and texture to façades. They are sometimes combined for decorative effect.
- 6.4.14 Facing brickwork, therefore, should not normally be rendered or painted. If it suffers from damp, dirt or deterioration, alternatives should first be considered, such as cleaning with an appropriate solvent, repointing and treating it with a transparent microporous solution.
- 6.4.15 Cement-based render and non-porous masonry paints may increase problems of damp by trapping moisture within the brickwork. If brickwork has already been painted, it may be possible to clean it off, and in such instances discussion should be had with the Council's Conservation Officer in the first instance before works are undertaken, to ensure that the proposed method will not damage the face of the bricks.
- 6.4.16 Repointing should match the colour and style of the original bricks and not extend over the face of bricks or make joints appear wider. To achieve this it may need to be slightly recessed.
- 6.4.17 The mortar mix needs to include lime and be the right strength for the bricks. Too strong a mix will force damp into the bricks and damage their surface.
- 6.4.18 Decorative features, such as brick arches to openings, mouldings to window and door surrounds, string courses, friezes, cornices and stone or terracotta panels, which add interest to buildings should be retained.
- 6.4.19 Materials and finishes should be repaired or replaced like-for-like to retain the appearance of the buildings.

# Management Plan

## Roofs and Chimneys

- 6.4.20 Welsh slate is widely used for 18th and 19th century buildings; clay tiles (usually plain) are typical of later buildings. Both are natural materials which weather well to produce attractive roof surfaces. They give unity to terraces and semi-detached buildings and help establish the character of the Area. Finials and ridge tiles are also important features of some older buildings.
- 6.4.21 Re-roofing should put back original materials and designs. For slate roofs it may be possible to reuse some of the existing slates to keep costs down. Spanish slate may be an acceptable alternative that is not as costly. Artificial slate will not normally be permitted.
- 6.4.22 Chimney stacks and pots usually emphasise the roofline and in most cases should not be removed. Some stacks have moulded detailing which adds to the character of the property and should be retained. Chimneys are an important part of the character of the buildings and should not be removed.

## Hardstandings and Boundaries

- 6.4.23 Front gardens should be maintained as planted areas wherever possible. Hardstandings and driveways in front gardens harm the appearance of individual properties and the Area's character if badly designed. They will only be acceptable if there is adequate space in the garden to allow a good design incorporating a suitable surface, landscaping and partial enclosure of the frontage with a traditional boundary wall or railings, and no reasonable alternative to parking is possible. Planning permission is required for the installation of driveways. It should not involve the loss of or harm the roots of mature trees.
- 6.4.24 The appearance of some properties has been eroded by the loss of front and side boundaries, often owing to the provision of driveways. The original boundaries, usually brick walls and stone copings, sometimes topped by iron railings, between brick piers have in many cases been removed. Their restoration would greatly enhance the appearance of the Conservation Area and is encouraged.



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# Appendices

A: List Descriptions

B: Building-by-Building Descriptions



# Appendix A

## List Descriptions

### Hall Adjoining Methodist Church and Methodist Church

**Grade: II**

**List Entry Number: 1222016**

**Date first listed: 19-Oct-1984**

PARK ROAD 5219 TQ 88 NE 2/76A Methodist Church and adjoining Hall  
II Wesleyan Methodist Church, 1872 by E Hoole, Ragstone with ashlar dressings, slate (?) roof. Gothic style. Projecting gabled porch to Park Road has plank double doors with decorative hinges flanked by two-light windows under parapets. Tall pinnacles flank central five-light window with geometrical tracery. Smallest lancets to right and left, all with stopped drip moulds. Façade to Avenue Road is a 6-window range with buttresses and a porch to left. Gable-fronted hall in similar style to left also has projecting porch and three 2-light windows flanked by pinnacles. The church was built as part of the Park Estate on ground given by J G Baxter.

# Appendix B

## Building-by-Building Description

Descriptions of streets and buildings relate to the situation at the time of survey in October 2019. They are intended to guide decisions on conservation area boundaries, on future development control, and on the need for enhancement. They relate to buildings and other structures adjacent or close to the named streets. They are not necessarily comprehensive and other features not mentioned may nevertheless have value for the character of the area.

The List Descriptions for Listed Buildings are included in Appendix A.

Properties are assessed according to their value to the area's character. Values are:

- positive – it contributes to the area's character
- positive\* – the building is potentially positive but needs improvement or restoration. For example, it could be in poor condition or it could have later alterations which are inappropriate to the Conservation Area in terms of materials, design or scale (this list is not exhaustive). Often the rating is given because of the cumulative impact of several inappropriate changes.
- neutral – it neither harms nor contributes to the area
- negative – it harms the area's character.

These values are shown on Map L on the following page.

Buildings can be negative by reasons such as mass, design, materials or siting. Unsympathetic alterations can have the effect of moving a building down a grade. Similarly, reversal of such alterations could restore its original character and move it up a grade.

# Building-by-Building Description

## Map L: Building Value

- Conservation Area Boundary
- Positive
- Positive\*
- Neutral
- Negative

*This map is not to scale*

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# Building-by-Building Description

## Avenue Road

One of the oldest streets in the Borough, originally known as Mill Lane, used to be the route from the mill to Milton Hall and Prittlewell. The steep curve in road at southern end (south of Avenue Terrace) is a key part of its character. The bend and tight building line adds intrigue to the street at this point to lure the viewer round bend. The road opens out at northern end where building lines are set back and vegetation thins out. Trees at Nazareth House close the view across London Road to the North. These do not have TPOs and are therefore vulnerable to loss if the site is redeveloped. There is a mix of building types, sizes and styles which are arranged in blocks of similar buildings. Park Road Methodist Church at southern end (junction with Park Road) is a key local landmark. Hardstandings at northern end and the loss of some original windows to uPVC have damaged the townscape character.

The pavements are tarmac although the granite kerbs and glazed brick drainage channels have been retained. The street furniture is generally modern and there is significant street clutter associated with the school and with the traffic calming scheme.

## Avenue Road – East Side

### *Nos.2-36 Avenue Road*

Terrace of 18 houses built between 1875 and 1882 with attractive two-storey flat roofed canted bays creating a strong rhythm in street. The mouldings on bays are the same for each property and include distinctive frame motif between ground and first floors and decorative corbel detail under first floor cills. Saw tooth brick banding at eaves level. Original sashes remain on many properties.

Decorative porch surrounds with detailing to match bays some with ‘head’ motif to keystone. Some, but not all, of the houses have curved top single sash window above porch. Original doors would have been timber paneled doors with two glazed panels to the upper half, with fanlight over.

Nos.2 and 4 Avenue Road differ from the others in this block as they have a third storey contained in a mansard roof. Although this looks at odds with the rest of the terrace it appears to be original and can be seen in historic images.

The terrace is yellow stock brick with slate roof but some properties have since been painted. Slate roofs.

The original low boundary wall with pyramid capped piers remain at some properties, though railings which once topped them have been lost. No hardstandings but a number of frontages would benefit from the addition of soft landscaping.

# Building-by-Building Description

Address	Value	Designation
2 and 4 Avenue Road	No.2: Positive No.4: Positive* (would benefit from reinstatement of sash windows)	Article 4

## Description

(Also see page 102 for architectural description)

### *No.2 Description:*

Divided into flats. Brickwork painted. Timber sash windows, painted black, at ground and first floor, timber windows with top hung fanlights at second floor. Front boundary wall replaced with modern unsympathetic reconstituted stone blocks. Front garden mostly paved. A third storey contained within a mansard roof, which appears on historic photographs so may be original or early in construction. However, this style of roof is generally out of character with the rest of the street and would not be encouraged.

### *No.4 Description:*

Divided into flats. Painted brickwork. Upper section of canted bay missing and replaced with large rectangular flat window. uPVC windows. Boundary wall replaced with decorative concrete blocks which are rather conspicuous in the streetscene. Front garden paved. A third storey contained within a mansard roof, which appears on historic photographs so may be original or early in construction. However, this style of roof is generally out of character with the rest of the street and would not be encouraged.



# Building-by-Building Description

Address	Value	Designation
6 Avenue Road, Elizabeth Villa	No.6: Positive	Article 4
8 Avenue Road, Louisa Villa	No.8: Positive	

## Description

(Also see page 102 for architectural description)

### *No.6 Description:*

Dated 1874. Original features intact. Front garden paved. Original low boundary wall retained but painted and with railings lost. Wall would benefit from maintenance.

### *No.8 Description:*

Dated 1874. Divided into flats. Intact except for painted brickwork. Original low boundary wall retained but painted and with railings lost. Property would benefit from maintenance, particularly the garden, garden wall and front door.





# Building-by-Building Description

Address	Value	Designation
10 Avenue Road, Avenue Villas 12 Avenue Road, Avenue Villas	No.10: Positive* – would benefit from sash window reinstatement No.12: Positive	Article 4

## Description

(Also see page 102 for architectural description)

### *No.10 Description:*

Dated 1875. Built as a pair with No.12. Replacement original sash windows with timber casements with fanlight detail at top. Original low boundary wall retained but painted and with railings lost. Wall dividing Nos.10 and 12 is unattractive modern pierced concrete blocks.

### *No.12 Description:*

No.12 has replacement timber sash windows. Original low boundary wall retained but painted and with railings lost. Wall dividing Nos.10 and 12 is unattractive modern pierced concrete blocks. Divided into flats. Would benefit from maintenance to front garden and boundary wall.



# Building-by-Building Description

Address	Value	Designation
14 and 16 Avenue Road	No.14: Positive* – would benefit from sash window reinstatement No.16: Positive	Article 4

## Description

(Also see page 102 for architectural description)

### *No.14 Description:*

Divided into flats. Brickwork painted. Timber casement windows with louvre fanlight detail have replaced sashes and two additional narrow windows have been added at first floor. Front wall rebuilt to design of neighbouring properties. Original decorative tile path is a positive feature.

### *No.16 Description:*

Divided into flats. Original brickwork has been painted. Original or good replacement sash windows on both floors. Original boundary wall. Original decorative tile path makes a positive contribution to the Conservation Area.



# Building-by-Building Description

Address	Value	Designation
18 and 20 Avenue Road	<b>No.18:</b> Positive – though would benefit from maintenance/ repainting and reinstatement of sash window above front door <b>No.20:</b> Positive	Article 4

## Description

(Also see page 102 for architectural description)

### *No.18 Description:*

Divided into flats. Original brickwork has been rendered and painted. Original slate replaced with concrete tiles. Original sash windows remain except for first floor window above porch which has been replaced with top hung casement window. Burr brick boundary wall to front, makes a positive contribution to the street.

### *No.20 Description:*

Divided into flats. Original brickwork has been rendered and painted. Slate replaced with concrete tile. Original sashes remain. First floor window above porch. Original boundary wall although pier to southern end may have been rebuilt and railings are lost.



# Building-by-Building Description

Address	Value	Designation
22 and 24 Avenue Road	No.22: Positive* – would benefit from removal of door infilling porch No.24: Positive	Article 4

## Description

(Also see page 102 for architectural description)

### *No.22 Description:*

Original yellow stock brick face remains. Original sashes remain. Open porch enclosed which is detrimental to its character. Original boundary wall, though railings lost. Attractive tiled path.

### *No.24 Description:*

Original yellow stock brick face remains. Original sashes remain. Original boundary wall but topped with timber picket fence which is out of character. Attractive tiled path.



# Building-by-Building Description

Address	Value	Designation
26 and 28 Avenue Road	No.26: Positive No.28: Positive* – would benefit from sash window reinstatement and more traditional style door	Article 4

## Description

(Also see page 102 for architectural description)

### *No.26 Description:*

Original brickwork has been painted. Timber sash windows. Original boundary wall remains though railings lost. Attractive tiled path.

### *No.28 Description:*

Divided into flats. Original yellow stock brickwork remains. Original windows replaced with uPVC casements at first floor. Original boundary wall remains and has been topped with decorative metal balustrade. Modern timber door with small glazed panel not entirely in keeping. Attractive tiled path.



# Building-by-Building Description

Address	Value	Designation
30 and 32 Avenue Road	No.30: Positive No.32: Positive	Article 4

## Description

(Also see page 102 for architectural description)

### *No.30 Description:*

Original brickwork has been rendered and painted. Slate replaced with clay tile. Replacement timber sashes. Original wall replaced with low brick boundary wall. This property is wider than the others because it includes accommodation over an integral alley gate on the southern side. Attractive tile path. House of multiple occupancy.

### *No.32 Description:*

Original brickwork has been rendered and painted. Timber replacement sashes. New slate roof. Original boundary wall replaced with red brick and decorative blockwork.



# Building-by-Building Description

Address	Value	Designation
34 and 36 Avenue	No.34: Positive No.36: Positive	Article 4

## Description

(Also see page 102 for architectural description)

### *No.34 Description:*

Property intact including brickwork, slate roof, timber sashes, door, front wall (topped with modern railings) and path. Lower sash to front bay window on first floor has lost its glazing bar.

### *No.36 Description:*

Property intact including brickwork, slate roof, timber sashes, door, front wall (rebuilt?) and path.



# Building-by-Building Description

Address	Value	Designation
38 Avenue Road	Positive* – Windows and area of hardstanding could be improved	Article 4

## Description

Later infill development built 1929. Red brick with clay tile gabled roof with steeper pitch to adjacent terrace. Two storeys with accommodation in the roofspace and front dormer. Brown uPVC leded light casement windows and mock-stained glass door. Timber bracketing detail under eaves and under pitched roof feature to ground floor. Enclosed gabled porch is the main feature. Integral garage and unattractive concrete hardstanding covering entire frontage have a detrimental impact and would benefit from use of surface materials sympathetic to the character of the Conservation Area, reinstatement of the boundary wall and some soft landscaping.



Address	Value	Designation
40 Avenue Road	Neutral – with some improvement could be a charming addition to street	Article 4

## Description

Later infill development c.1930s. Originally built as a store and garage and later converted to a separate dwelling in the 1980s. Two storeys with parapet roof. Red brick to first floor with render below. uPVC leded light casement windows. Modern timber and glazed door. Low boundary wall topped with metal railings enclosing front garden.





# Building-by-Building Description

## *44-48 Avenue Road (no No.42)*

Terrace of three houses of same design built in 1904. Two storey red brick with slate roof and decorative ridge tiles. Full height bay windows with heavy window surrounds and gabled top with central decorative terracotta motif and finial detail. Saw tooth brick banding detail below eaves. Attractive slate monopitched open double porch with curved bracket detail spans between Nos.42 and 44. Low boundary wall with tall pillars, railings lost. Original front doors would have been timber paneled with glazed upper panes and side/fanlights.

# Building-by-Building Description

Address	Value	Designation
44 and 46 Avenue Road	No.44: Positive*- would benefit from sash window reinstatement No.46: Positive	Article 4

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## Description

(Also see page 113 for architectural description)

### *No.44 Description:*

Divided into flats. Original sashes replaced with top hung timber casements which have a detrimental impact and would benefit from reinstatement of timber sashes.

### *No.46 Description:*

Property intact including brickwork, slate roof, timber sashes and front wall. Window frames in need of maintenance/repainting.



# Building-by-Building Description

Address	Value	Designation
48 and 48a Avenue Road	Positive* – would benefit from sash window reinstatement and more traditional style door to No.48a.	Article 4

## Description

(Also see page 113 for architectural description)

Corner property divided into flats. No.48a faces Avenue Road and No.48 faces Park Terrace. Original sashes to front and side replaced with timber top hung casements. Original front door faces Park Terrace (directly onto street) and has an attractive scrolled pediment and original timber paneled double doors. An additional modern front door has been inserted onto the Avenue Road elevation where there may have been a window originally. Door is largely glazed which is out of character.



# Building-by-Building Description

## *Nos.50-52 Avenue Road and 62 Avenue Road*

Three attractive red brick detached houses dating from the late-19th century. Red tile roof and originally half-timber detailing to main gable. Additional flat red brick gable feature to secondary window. Decorative ridge tiles and finial details to gables. Heavy surrounds to bay (including battlement shaping to top) and other windows. Timber casements with stained glass fanlights. Attractive ogee shaped open porch with decorative keystone. Original low red brick boundary wall with tall piers and coping stones.

Address	Value	Designation
50 Avenue Road, Cecil Jones House	Positive – though would benefit from replacement of roof to plain red tiles	Article 4

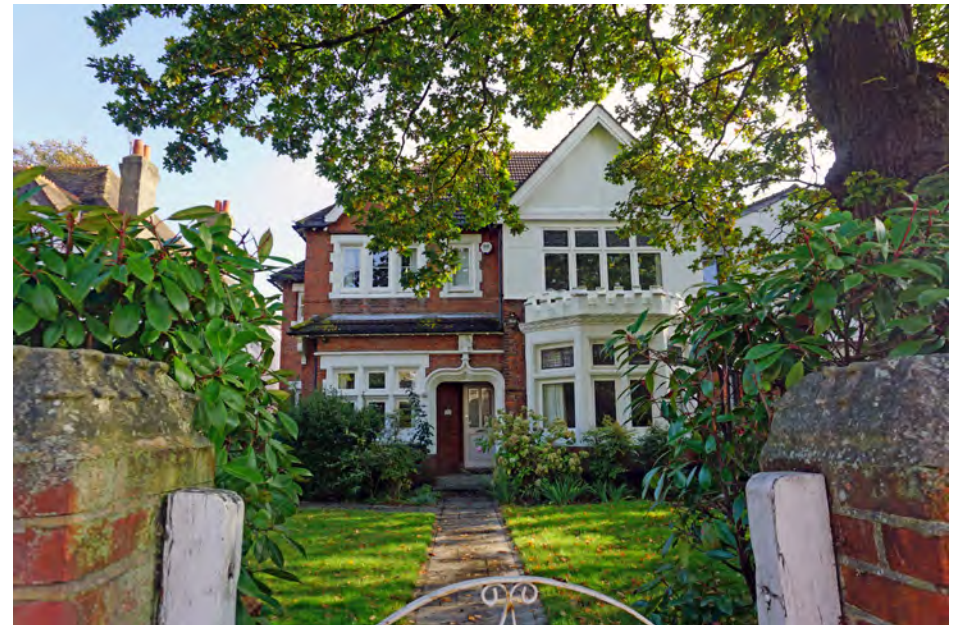
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**Description**

(Also see opposite architectural description)

Brick and render with prominent gable and castellated bay window. Attractive planted front garden including mature trees one of which is covered by a TPO.

Tile roof replaced with concrete interlocking tiles. Divided into flats.



# Building-by-Building Description

Address	Value	Designation
52 Avenue Road	Positive – would benefit from reinstatement of half-timber detail to gable	Article 4

## Description

(Also see page 116 for architectural description)

Built in 1891. Brickwork has been rendered. Modern boarding to main gable. Front garden paved for parking but some planting has been maintained on the frontage which provides some enclosure.



Address	Value	Designation
Barons Court Infant School Avenue Road	Main building: Neutral Southern extension: Positive	Article 4

## Description

Built in 1968 and much extended and remodelled. Two storeys with flat roof. The most recent addition completed only a few years ago and includes cedar cladding to front elevation and modern extension to south side facing Park Crescent. Recent works have improved the character of the building as a whole.

Set well back from the road with parking area and playground to front. Mature trees here make a positive contribution to the streetscene. Tall modern green boundary fencing is detrimental to the character of the Conservation Area.



Photo  
2017

# Building-by-Building Description

Address	Value	Designation
58-60 Avenue Road, Milton House	Positive* – frontage would benefit from soft landscaping or planting and windows and roof could be improved	Article 4

## Description

Built in 1899 originally as pair of very large semi-detached houses now converted to a care home.

Two storeys with full gabled bays with decorative timber boarding at either end of the building. Almost all windows to the front have decorative foliage detailing to columns. Sash windows replaced with timber top hung casement windows. Modern porch added to entrance at the southern end. Northern entrance infilled with window. Modern concrete tiles to roof.

Set well back from the road and forecourt used as a car park, which is expansive, though the boundary hedge to front provides some enclosure to the street. The forecourt would benefit from landscaping and use of materials sympathetic to the character of the Conservation Area.



# Building-by-Building Description

Address	Value	Designation
62 Avenue Road, Marigold Centre	Main house: Positive Extension: Neutral	Article 4

## Description

(Also see page 116 for architectural description)

Same design as Nos.50 and 52 (see above). Main property intact but large single storey extension has been added to the northern side of the building which rather dominates the corner at the junction with Park Terrace. Matching materials but of significant scale, particularly the roof. Brick boundary wall topped with railings and a timber gate, plus landscaped garden, are all positive contributions to the Conservation Area. The building is currently being used as a family resource centre.

A former coach house is to the rear, set well back from the street behind a block paved car park. It is visible from Park Terrace and notable for its decorative ridge tiles, red brickwork and tiled roof.



# Building-by-Building Description

## Avenue Road: West Side

Address	Value	Designation
3 Avenue Road	Positive	Article 4

## Description

Striking double fronted late Victorian property (used as flats) unlike any other in the Conservation Area. Two storeys with parapet with battlement feature hiding flat roof behind. Yellow stock brick to front section with render to rear section which seems to be original and not an extension, although its design is much plainer. Quoining detailing in brickwork to front corners and rendered inset panels to parapet. Simple surrounds to two storey bays and porch, the latter is adorned with a simple flat topped rain porch and has double timber doors with leaded lights. Small triangular oriel window above porch. Timber sash windows retained which have been painted brown.

Original boundary wall survives which has a curved top and tall piers also in yellow stock brick. Some soft landscaping to frontage. Access to rear parking area which is well hidden to the side.

Property intact and makes a positive contribution to the streetscene.





# Building-by-Building Description

Address	Value	Designation
5 Avenue Road	Positive* – reinstatement of sash windows and slates would be beneficial	Article 4

## Description

Double fronted yellow stock brick late-Victorian house of a more typical design. Property linked with neighbour at No.3 by a carriage arch which appears to be original and allowed access to a stable block to the rear (now demolished). Two single-storey canted bays either side of the door with paired windows above. Mouldings on bays match the surround of the large open porch. Timber door in recessed porch, with glazed upper panes and side/fanlights.

The original windows have been replaced with casements with heavy glazing bar pattern which is very dominant. Slate roof has also been replaced with concrete tile.

Ceramic tile street sign above carriage arch. Low front boundary wall and planted front garden make a positive contribution to the street. Parking to the rear through carriage arch is hidden from public view.



# Building-by-Building Description

## *7-13 Avenue Road*

Four late-Victorian houses which form part of a larger terrace with 3 and 5 Avenue Road and 1-9 St. Vincent's Road and is of the same design as those in St. Vincent's Road and appear as one group in the streetscene. The only indication of the change in address is the road name sign on 1 St. Vincent's Road.

Modest two storey properties of yellow stock brick with slate roofs and very wide shared chimneys which are prominent in the streetscene. The design is typical of the Conservation Area. Each property has a single storey canted bay to the ground floor with a pair of curved topped sash windows above. The square topped open porches relate to the detailing on the bays with keystone being main decorative feature. Original doors of heavy timber with glazed upper panes and fanlights. The original windows are timber sliding sashes with central glazing bars and these are still present on many properties.

# Building-by-Building Description

Address	Value	Designation
7 and 9 Avenue Road	<p>No.7: Positive – though roof would benefit from replacement with slate</p> <p>No.9: Positive* – frontage and door could be improved</p>	Article 4

## Description

(Also see page 122 for architectural description)

### *No.7 Description:*

Divided into flats. Property intact except that slate has been replaced with concrete tile. Low front boundary wall and planted front garden make a positive contribution to the street. Concrete tile roof which would benefit from replacement with slate.

### *No.9 Description:*

Timber sash windows retained. Brickwork has been rendered. Slate replaced with concrete tile. uPVC door. Boundary wall has been removed and frontage has been paved which is detrimental to the street. Concrete tile roof which would benefit from replacement with slate.



# Building-by-Building Description

Address	Value	Designation
11 and 13 Avenue Road	<p><b>No.11:</b> Positive* – frontage and boundary could be improved with landscaping/ planting and concrete tiles could be replaced with slate</p> <p><b>No.13:</b> Positive – concrete tiles could be replaced with slate</p>	Article 4

## Description

(Also see page 122 for architectural description)

### *No.11 Description:*

Divided into flats. A small flat roofed dormer has been added to the roof which is out of character with the street. Slate replaced with concrete tile. Boundary wall has been removed and frontage block paved although there is one planting bed which adds minimal softening.

### *No.13 Description:*

Divided into flats. Property intact. Most of the front boundary has been removed although a gate and pier have been retained which adds some enclosure to the street. A parking space has been created on the frontage which is surfaced with gravel and there are planting areas around including two side boundary hedges which helps to soften the impact on the streetscene.



# Building-by-Building Description

## *13a-27 Avenue Road*

Terrace of eight houses built in 1896. Two storey yellow stock brick with red brick banding. Slate roof with decorative terracotta ridge tiles. Two storey hipped bay with simple but robust detailing to windows surrounds and bracketing under sills. Timber sash windows. Recessed porches with decorative surrounds to match the windows. Originally heavy timber paneled doors with glazed upper panels and fanlights.

# Building-by-Building Description

Address	Value	Designation
13a Avenue Road Note additional house number	Positive* Would benefit from reinstatement of windows and frontage could be improved	Article 4

## Description

(Also see page 125 for architectural description)

Converted to flats. Property intact except sash windows replaced with timber top hung casements. Open porch with decorative surround, door likely a replacement in a traditional style. Front garden area tarmaced which is detrimental to the historic character. Front boundary wall missing although side boundary walls with tall piers remain dividing the frontage from the neighbours.



# Building-by-Building Description

Address	Value	Designation
15 Avenue Road	Positive – though would benefit from reinstatement of boundary and soft landscaping to front garden.	Article 4

## Description

(Also see page 125 for architectural description)

Converted to flats? Property intact. Open porch with decorative surround and good front door, possibly original. Front garden area concreted which is detrimental to the historic character. Front boundary wall missing although front side boundary wall with tall piers remains dividing the frontage from the neighbour.



# Building-by-Building Description

Address	Value	Designation
17 and 19 Avenue Road	<p><b>No.17:</b> Positive* – reinstatement of sash windows and missing mullions and improvement to front garden would be beneficial</p> <p><b>No.19:</b> Positive* – would benefit from replacement of uPVC windows and concrete tiles, as well as improvement to front garden</p>	Article 4

## Description

(Also see page 125 for architectural description)

### *No.17 Description:*

Converted to flats. Property intact except sash windows replaced with timber picture windows, with central mullion removed, or top hung casements. Hipped porch. Front garden area concreted which is detrimental to the historic character. Front boundary wall missing although front side boundary wall with tall piers remains dividing the frontage from the neighbour.

### *No.19 Description:*

Converted to flats. Timber sash windows replaced with uPVC sashes, brickwork rendered and slate replaced with concrete tile. Unsympathetic mono pitch porch. Front garden appears to be grasscreted but this has failed so has limited softening impact. Front boundary wall missing although front side boundary wall with tall piers remains dividing the frontage from the neighbour.





# Building-by-Building Description

Address	Value	Designation
21 Avenue Road	Positive – though front garden could be improved and concrete tiles replaced	Article 4

## Description

(Also see page 125 for architectural description)

Converted to flats. Timber sash windows retained although brickwork rendered and slate replaced with concrete tile. Replacement door. Hipped porch. Front garden block paved. Front boundary wall missing although front side boundary wall with tall piers remains dividing the frontage from the neighbour.



# Building-by-Building Description

Address	Value	Designation
23 and 25 Avenue Road	<p><b>No.23:</b> Positive – though would benefit from replacement of concrete tiles and redecoration of windows</p> <p><b>No.25:</b> Positive – though frontage could be improved and redecoration of windows</p>	Article 4

## Description

(Also see page 125 for architectural description)

### *No.23 Description:*

Slate replaced with concrete tile. Timber sash windows which would benefit from repainting. Open porch. Front garden block paved. Most of front boundary wall removed although a gate and piers have been retained. Front side boundary walls also retained. Tree and planting in the front soften appearance to street.

### *No.25 Description:*

Converted to flats. Property intact. Sash windows would benefit from repainting. Hipped porch. Front garden has been concreted and is untidy. Front boundary wall missing although front side boundary wall with tall piers remains dividing the frontage from the neighbour.



# Building-by-Building Description

Address	Value	Designation
27 Avenue Road	Positive – Though frontage could be improved and concrete tiles replaced with slate	Article 4

## Description

(Also see page 125 for architectural description)

Timber sash windows retained although brickwork rendered and slate replaced with concrete tile. Open porch with good door. Front garden concreted. Front boundary wall missing although front side boundary wall with tall piers remains dividing the frontage from the neighbour.



# Building-by-Building Description

## *Nos.29-33 Avenue Road*

Terrace of three houses built in 1895 abutted to houses to the south but of a different design. Two storeys, stock brick with red brick detailing around windows and slate roof with decorative ridge tiles. Double height square bay with hipped roof and finial. Simple stone banding to bay and timber casement windows with top fanlights. Bracketed tiled rain porch.

### Address

29 Avenue Road

### Value

Positive\* – property would benefit from reinstatement of casement windows

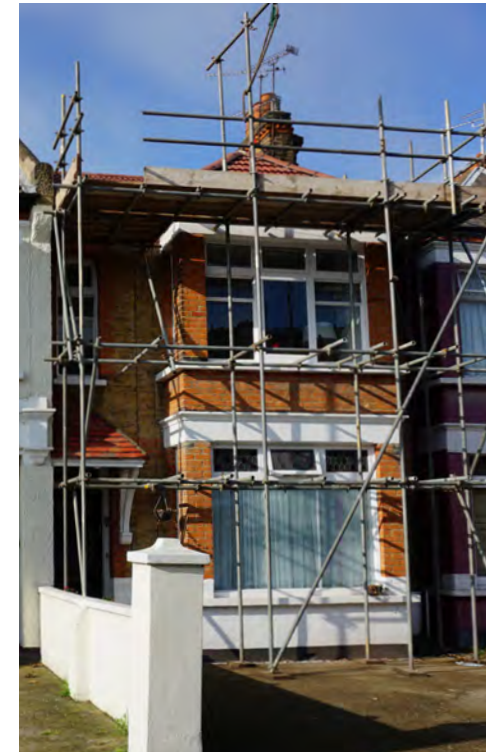
### Designation

Article 4

### Description

(Also see opposite for architectural description)

Divided into flats. Original windows replaced by timber casements with louvers to first floor and picture window to ground, though, positively, original stained glass fanlights remain in ground floor bay. Rain porch hipped. Boundary wall missing and forecourt tarmaced which is detrimental to the streetscene.



# Building-by-Building Description

Address	Value	Designation	Description
31 and 33 Avenue Road	<p><b>No.31:</b> Positive* – property would benefit from reinstatement of sash windows and repainting in a more sympathetic colour, plus improvement to frontage</p> <p><b>No.33:</b> Positive* – property would benefit from reinstatement of original style windows and improvement to forecourt</p> <p><b>No.33 Rear extension:</b> Neutral</p>	Article 4	<p>(Also see page 132 for architectural description)</p> <p><b>No.31 Description:</b> Divided into flats. Brickwork has been painted purple which is out-of-keeping. Windows at first floor replaced with unsympathetic timber picture window with top hung casements. Original timber casements with stained glass fanlights remain at ground level. Gabled rain porch with timber decorative boarding and brackets. Boundary wall missing and forecourt entirely hard surfaced which is detrimental to the streetscene. Would benefit from reinstatement of boundary treatments and soft landscaping to frontage.</p> <p><b>No.33 Description:</b> Divided into flats. Brickwork rendered and painted. Slates replaced with concrete tiles. Original windows timber casements painted black, but stained glass fanlights removed. Additional bay and gabled rain porch with timber decorative boarding and brackets to side on frontage to Avenue Terrace.</p> <p>Large two and a half storey unattractive extension to rear which has frontage onto Avenue Terrace. Mansard roof and lack of windows are particularly bulky in the streetscene. Boundary wall missing to front and forecourt entirely hard surfaced which is detrimental to the streetscene. Would benefit from reinstatement of boundary treatments and soft landscaping to frontage.</p>



# Building-by-Building Description

## *Nos.35-41 Avenue Road*

Two pairs of semi-detached houses. Yellow stock brick with slate roofs. Late-Victorian with strong Italianate influences including paired curved topped windows, quoins and corbelling (brackets) under eaves. Nos.37-41 have single storey canted bays with a pair of curved topped sash windows with thin brick lintels and decorative keystones above. No.35 has a two storey bay with hipped roof. This may have been to accentuate its position on the junction with Avenue Terrace.

Address	Value	Designation
35-37 Avenue Road	Positive	Article 4

## Description

(Also see opposite for architectural description)

Properties intact except for slate roof replaced by concrete tile. Burr brick boundary wall to front enclosing a good section of the street frontage. Small opening for parking area at No.37 which is block paved. The landscaped front garden to No.35 and good amount of planting to No.37 makes a positive contribution to the streetscene.



# Building-by-Building Description

Address	Value	Designation
39-41 Avenue Road	Positive	Article 4

## Description

(Also see page 134 for architectural description)

Properties intact except for part of the porch roof missing at No.41. Good section of burr brick boundary wall remaining. Block paved parking areas but surrounded by significant landscaping which makes a positive contribution to the street.



# Building-by-Building Description

Address	Value	Designation
43- 45 Avenue Road	Positive	Article 4

## Description

Pair of tall Edwardian houses built in 1912 which are of unique design to the street. Two storeys with accommodation in the roofspace. Red brick at ground floor (though painted to No.45) and white render with red brick detailing above. Steep red clay tile roof. Unusual arrangement of canted bay to ground floor with double height steeply pitched gable above, with windows at first and second floor. Curved porch shared between the two properties. Timber doors with 12 panes to upper half and fanlights over. Decorative black timber boarding above. Original casement windows.

Small section of boundary wall to front, appears to be burr brick painted white. Frontages mostly block paved but with significant planting.

No.43 is divided into flats.





# Building-by-Building Description

Address	Value	Designation
47 Avenue Road	Positive	Article 4

## Description

One off detached house built in 1902. Two storey red brick with hipped slate roof. Double height bay with reconstituted surrounds to the windows with gabled top, finial and decorative timber barge boards. Gabled porch also with decorative timber barge boards of a pattern that match the main gable. Original timber sash windows. Crest feature above porch. Panelled timber double doors. Front boundary lost and frontage block paved with planting to the boundaries.



# Building-by-Building Description

## *Nos.49-55 Avenue Road*

Two pairs of semi-detached Victorian houses built in 1881. Yellow stock brick with hipped slate roofs. Canted bay to ground floor and pair of curved Italianate style windows aligned above to maintain a strong vertical feature. Heavy surrounds with keystone detail to first floor windows and recessed porch (differing slightly between the two pairs). Timber sash windows with central glazing bar to central bay window only. Saw tooth brick banding below eaves. The houses are set on a consistent building line well back from the road giving a more open character to Avenue Road in this section. Some of the frontages have been given over to parking although few sections of boundary wall remain and where they also include soft landscaping the contribution to the streetscene is significant. Similar in design to 57-79 Avenue Road but with more detailing to windows and porch.

Address	Value	Designation
49 Avenue Road	Positive* – would benefit from removal of door infilling porch	Article 4

## Description

(Also see opposite for architectural description)

House intact including brickwork, slate and sash windows. However, recessed porch has been filled in with uPVC door. Small section of boundary wall provides some enclosure to the street. The garden has been landscaped to include parking area and small lawn.



# Building-by-Building Description

Address	Value	Designation
51 Avenue Road	Positive* – would benefit from reinstatement of sash windows and removal of door infilling porch	Article 4

## Description

(Also see page 138 for architectural description)

Original sash windows replaced with timber top hung casements. Original open porch enclosed by modern door which is detrimental to its character. Small section of boundary wall to front provides important enclosure and tree in forecourt important to the streetscene. Front garden hard surfaced and would benefit from higher quality materials and planting.



# Building-by-Building Description

Address	Value	Designation
53 and 55 Avenue Road	<p><b>No.53:</b> Positive – though would benefit from improved landscaping to front garden</p> <p><b>No.55:</b> Positive* – concrete tiles could be replaced and render removed</p>	Article 4

## Description

(Also see page 138 for architectural description)

### *No.53 Description:*

Brickwork rendered at ground floor but remains at first floor. Original timber sash windows remain. Front boundary missing. Garden has been block paved which is harsh in appearance, with a little soft landscaping which improves the front appearance, though more could be done to soften the appearance, such as partial reinstatement of the front boundary and further soft landscaping.

### *No.55 Description:*

Divided into flats. Brickwork rendered at ground floor and pebble dashed above. Slates replaced with concrete tile. Original timber sash windows remain. Chimney missing. Front boundary missing and garden has been hard surfaced mostly with concrete which is detrimental to the street.



# Building-by-Building Description

## *Nos.57-59 Avenue Road*

Run of six pairs of semi-detached Victorian houses built 1880-1881. Yellow stock brick with hipped slate roofs. Canted bay to ground floor and pair of curved Italianate style windows aligned above to maintain strong vertical feature. Decorative keystones above windows and open recessed porch. Timber sash windows with central glazing bar to central bay window only. Saw tooth brick banding below eaves. The houses are set on a consistent building line well back from the road giving a more open character to Avenue Road in this section. Many of the frontages have been given over to parking although few sections of boundary wall remain and where they also include soft landscaping the contribution to the streetscene is significant. Similar in design to Avenue Road but with simpler detailing to windows and porch.

# Building-by-Building Description

Address	Value	Designation
57 and 59 Avenue Road	<p>No.57: Positive* – would benefit from reinstatement of sashes</p> <p>No.58: Positive* – would benefit from reinstatement of sashes</p>	Article 4

## Description

(Also see page 138 for architectural description)

### *No.57 Description:*

Brickwork rendered at ground floor only. Slates replaced with clay tiles. Original windows replaced with black timber top hung casements. Chimney missing. Likely that the heavy door with two glazed upper panes and fanlight are original. Small section of boundary wall remains. Most of the garden has been block paved for parking. Some planting behind wall and on side boundary.

### *No.59 Description:*

Brickwork has been rendered. Slates replaced with clay tiles. Original windows replaced with timber top hung casements. Likely that the heavy door with two glazed upper panes and fanlight are original. Boundary wall missing and garden has been hard surfaced although high quality materials and tree on frontage are welcomed.



# Building-by-Building Description

Address	Value	Designation
61 Avenue Road	Positive* – would benefit from reinstatement of sashes and slates	Article 4

## Description

(Also see page 138 for architectural description)

Divided into flats. Brickwork has been rendered. Slates replaced with concrete tiles. Original windows have been replaced with timber top hung casements. Good door, possibly original. Part of the frontage is enclosed with a low boundary wall. There is space for two cars but this is softened by planting.



Address	Value	Designation
63 Avenue Road	Positive Though would benefit from reinstatement of slates	Article 4

## Description

(Also see page 138 for architectural description)

Brickwork has been rendered. Slates replaced with concrete tiles. Original timber sashes remain at first floor but have been replaced at ground floor by timber picture windows with top fanlights. Part of the front boundary is enclosed by a red brick wall with low piers (with coping stones) which helps to enclose the street. There is parking for one car but most of the forecourt is planted and this helps to soften the building and makes a valuable contribution to the streetscene. Attractive tiled path.



# Building-by-Building Description

Address	Value	Designation	Description
65 and 67 Avenue Road	<p><b>No.65:</b> Positive* – though would benefit from reinstatement of slates, better designed sash windows and more traditional door</p> <p><b>No.67:</b> Positive* – would benefit from reinstatement of timber sashes and slates, front garden would benefit from maintenance</p>	Article 4	<p>(Also see page 138 for architectural description)</p> <p><b>No.65 Description:</b> Divided into flats. Slates replaced with concrete tile. Top section of chimney missing. Replacement timber sashes which do not incorporate the swept head section to the top of the first floor windows. Door replaced with modern one which is mainly glazed and not in keeping. Front boundary regrettably lost and forecourt used for parking but this is paved and there is significant planting which helps to soften the area.</p> <p><b>No.67 Description:</b> Divided into flats. Brickworks has been rendered. Slates replaced with concrete tiles. uPVC top hung windows at first floor. Front boundary lost and replaced by a large parking area but this is block paved and there is some planting which is welcomed.</p>





# Building-by-Building Description

Address	Value	Designation	Description
69 and 71 Avenue Road	<p><b>No.69:</b> Negative – requires significant reinstatement works to frontage including reinstatement of bay and original windows and improvements to frontage.</p> <p><b>No.71:</b> Positive* – would benefit from reinstatement of timber sashes and slates, front would benefit from landscaping or planting</p>		<p>(Also see page 138 for architectural description)</p> <p><b>No.69 Description:</b> Divided into flats. Slate replaced with concrete tile. All original window openings have been altered. The bay and double curved windows and keystones have been removed and replaced with modern bow windows. A flat casement replaces the remaining window above porch. All windows are uPVC with applied glazing bars. The ground floor window is surrounded by a large frame structure. The alterations to the windows have had a significant detrimental effect on the historic character of the property. Reinstatement of the original openings and designs would be a significant enhancement to the wider Conservation Area as well as the individual property. Top section of chimney missing. Front garden concreted and boundary wall missing. Reinstatement works here would also be welcome.</p> <p><b>No.71 Description:</b> Brickwork has been rendered. Slate roof replaced with concrete tile. uPVC sash windows. Black metal railings to front boundary providing enclosure to the street.</p>



# Building-by-Building Description

Address	Value	Designation
73 Avenue Road	Positive* – front needs maintenance, would benefit from reinstatement of timber sashes and door, and slates	Article 4

## Description

(Also see page 138 for architectural description)

Divided into flats. Brickwork has been rendered. Slate roof replaced with concrete tile. uPVC sash windows are unsympathetic. uPVC front door. Low brick wall to front which provides enclosure to the street and planting on the forecourt also welcome.



Address	Value	Designation
75 Avenue Road	Positive* - would benefit from replacement of uPVC with timber sashes	Article 4

## Description

(Also see page 138 for architectural description)

Brickwork has been rendered. Original timber sashes lost to inappropriate uPVC. Slates replaced with clay tile. Low brick wall to front which provides enclosure to the street and planting on the forecourt also welcome. Good example to how to accommodate parking on frontage.



# Building-by-Building Description

Address	Value	Designation
77 and 79 Avenue Road	<p>No.77: Positive* – would benefit from reinstatement of sash windows</p> <p>No.79: Positive* – would benefit from reinstatement of sash windows</p>	Article 4

## Description

(Also see page 138 for architectural description)

### *No.77 Description:*

Forms a pair with No.79 and was originally the same design but a double height bay window has been subsequently added which disrupts the uniformity. Brickwork has been rendered. Slates replaced with concrete tile. uPVC casement windows Front boundary wall has been removed although part of it has been replaced with modern metal railings which provide some definition to the street. Frontage is block paved with some planting.

### *No.79 Description:*

Brickwork intact but slate has been replaced with concrete tile and sashes replaced with aluminium top hung casement windows. Low red brick wall to frontage provides good enclosure to the street. Frontage is mostly block paved with small areas for planting.



# Building-by-Building Description

## Avenue Terrace

Avenue Terrace, part of the Vincent Estate, was created in the late-19th century. It follows the line of an historic field boundary on a straight east-west alignment. It is made up of mostly late-Victorian detached, semi detached and short terraces of fairly similar designs but the OS maps show that the street was developed on a piecemeal basis. This is evident in the slight variations in the houses. There is consistency in scale and building line which gives an element of conformity to the street.

The street width is relatively narrow and the relatively short frontages and mature London Plane trees give it a strong feeling of enclosure. Avenue Road Baptist Church, located on the junction of Avenue Terrace and Milton Road, is a striking building and local landmark and marks the entrance to Avenue Terrace from the west.

Many properties have retained boundary walls and planted front gardens and this makes the street look very attractive and is pleasant to walk down.

The south pavement is surfaced with concrete flags which have matured with age but the north side is tarmac and the difference is apparent. The original granite kerbs (laid with the short side up) and the original glazed brick drainage channel can still be seen in the carriageway and both make a positive contribution to the character of the street and should be retained. A number of the original cast iron street lamps survive and are also a positive feature which should be retained for as long as possible. There are red block paved speed humps in the carriageway to reduce traffic speeds but these are relatively low key.

## Avenue Terrace: North Side

### *Nos.2-8 Avenue Terrace*

Short terrace of four, two storey dwellings with gabled roof, single canted bay with sash windows at ground floor with decorative banding around top. Two single sash windows with decorative keystone at first floor. Dentil cornice along bay windows and above front doors, which do not have a recessed porch.

# Building-by-Building Description

Address	Value	Designation
2 Avenue Terrace	Positive	Article 4

## Description

(Also see page 148 for architectural description)

Ground floor painted but first floor exposed brick. Reinstated slate tiles? Replacement sash windows. Original door replaced with a sympathetic design of timber with glazed upper panels and fanlight. Dentil detail to bay window cornice has been covered over with a plain fascia. Front garden paved and boundary wall removed.



Address	Value	Designation
4 Avenue Terrace	Positive* – would benefit from reinstatement of slates and improvement of pebbledash	Article 4

## Description

(Also see page 148 for architectural description)

Original slate roof tiles replaced with concrete tile. Pebble dash cladding added at first floor, ground floor rendered and painted. Planning permission for the conversion of the garden to a driveway was given several years ago. White painted timber sliding sashes remain and make a positive contribution. Good door with stained glass upper panels and fanlight.



# Building-by-Building Description

Address	Value	Designation
6 and 8 Avenue Terrace	No.6: Positive No.8: Positive	Article 4

## Description

(Also see page 148 for architectural description)

### *No.6 Description:*

Property intact except for brickwork being rendered. Original features such as slate roof with ridge tiles, timber sliding sash windows remain. Dark staining of the door is not necessarily in keeping. Front boundary wall (painted) and landscaped front garden.

### *No.8 Description:*

Also fairly intact except for brickwork being rendered (roughcast at first floor, smooth at ground). Original features such as slate roof with ridge tiles, timber sliding sash windows remain. Later door but in keeping. Front boundary wall (painted) and landscaped front garden.



# Building-by-Building Description

## *Nos.10-12 Avenue Terrace*

Pair of two storey semi-detached houses with hipped roof and prominent chimneys. Ground floor canted bay with hipped slate roof with a pair of Italianate curved topped windows above and single window above the front door all with decorative keystones. Saw tooth brick banding below eaves and unusually understated open porch with only a hint of detailing in the surround. The significant separation from the neighbouring houses allows space for parking at the sides of the properties and has enabled the front gardens to be retained.

# Building-by-Building Description

Address	Value	Designation
10 Avenue Terrace	Positive	Article 4

## Description

(Also see page 151 for architectural description)

Fairly intact except for brickwork being rendered. Original features such as slate roof and timber sliding sash windows remain. Attractive wooden front door with recessed porch retained. Front boundary wall has been rebuilt but to a good quality with yellow stock bricks, blue brick coping and metal arrowhead railings. Although the majority of the front garden area has been paved over, the surface material seems to be of a good quality and some landscaping has been planted behind the wall.

Modern detached rendered single garage with slate gabled roof to side with roller shutter. This is a neutral addition to the streetscene although would be improved if the roller shutter were replaced with more traditional style doors.





# Building-by-Building Description

Address	Value	Designation
12 Avenue Terrace	Positive	Article 4

## Description

(Also see page 151 for architectural description)

Fairly intact except for brickwork being rendered. Original features such as slate roof and timber sliding sash windows remain. Attractive wooden front door but open porch has been enclosed. Original front boundary wall has been retained and makes a positive contribution to the street. Landscaped front garden with good quality paved driveway to side.



Address	Value	Designation
14 Avenue Terrace	Positive – though frontage could be improved with more planting and uPVC windows would benefit from replacement with timber	Article 4

## Description

A two storey detached dwelling with Arts and Crafts influence to its architecture, and built later than the neighbouring properties. White render with red tiled hipped roof. Characterised by two very tall chimneys on either side and unusually, two prominent two storey bays, one with a feature gable, both with black painted uPVC windows with leaded lights. Regrettably most of the front garden has been lost to hardstanding although the material seems to be of a reasonable quality and part of the boundary is enclosed by a yellow stock brick wall enclosing a small area of planting. This property is divided into flats.



# Building-by-Building Description

## **Avenue Terrace – South Side**

### *Nos.1-3 Avenue Terrace*

Pair of two-storey semi-detached Victorian houses of yellow stock brick with gabled slate roof built in 1896. Double height square bay with robust stucco detailing to columns and decorative bracketing under sills. Red brick string courses at several heights across the frontage. Similar robust stucco detailing to open porch. Timber sash windows.

# Building-by-Building Description

Address	Value	Designation
1 and 3 Avenue Terrace	No.1: Positive No.3: Positive – though would benefit from reinstatement of front wall	Article 4

## Description

(Also see page 154 for architectural description)

### *No.1 Description:*

Divided into flats. All architectural features retained including slate and brickwork and sash windows. Timber front door is sympathetic. Unsightly meter box to front elevation. Original boundary wall retained, though railings lost. Unfortunately the front garden has been paved over. This area would benefit from some landscaping.

### *No.3 Description:*

Many architectural features retained including slate and brickwork and sash windows. Replica timber front door but with Georgian style fan light detail which is not quite appropriate for this age of property. Regrettably the front boundary wall has been lost to an area of hardstanding that does little to lift the appearance of the property. This would benefit from some landscaping together with the reinstatement of a boundary wall.



# Building-by-Building Description

Address	Value	Designation
5 Avenue Terrace, The Ness	Positive	Article 4

## Description

Two storey detached Victorian house with slate hipped roof built in 1895. Now rendered white with double height square bay with simple but finely detailed stucco mouldings. Matching moulding to open porch with decorative paving to floor. Bracket detailing under eaves. Original timber sliding sash windows have been retained and timber front door makes a positive contribution to the street.

Regrettably the majority of the front boundary wall has been lost and the garden covered with hard surfacing. There is a limited amount of planting within the wall, but it would benefit from more landscaping to soften its appearance.



# Building-by-Building Description

Address	Value	Designation
7 Avenue Terrace, 'Stebonheath'	Positive – though would benefit from replacement of concrete tile with slates	Article 4

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**Description**

An attractive detached Victorian dwelling built in 1894. Two storey yellow stock brick with hipped roof (originally slate but now replaced with concrete tile). Double height bay with simple surrounds and decorative red brick bracketing detailing. Red bricks also used to give 'quoins' effect to the corners of the building and around the first floor window. Distinctive original timber sash windows with curved lower transom to upper sash. Attractive scrolled stucco mounding to open porch. Timber front door with glazed upper panes and fan/sidelights.

Most of the front garden has been lost to hardstanding although an area of boundary wall/planter has been retained which provides space for some planting, softening for the building and some enclosure to the street.



# Building-by-Building Description

## *Nos.9-11 Avenue Terrace*

Pair of two storey red brick properties with slate gabled roofs built in 1895. Detached to the east but attached to the neighbouring properties of similar design to the west. Prominent two storey square bays with timbered gables with shaped barge boards and finial. Distinctive banding of brickwork and reconstituted stone between the floors on the bay and at sill levels on the rest of the house. Simple robust window surrounds to the bays and timber sliding sashes.

Attractive moulded curved open porch detail with decorative keystone and tiled floors. This is replicated to the entrance to the alley to rear in the centre of the two properties.

Address	Value	Designation
9 Avenue Terrace	Positive* – would benefit from reinstatement of sash windows at ground floor	Article 4

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### Description

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(Also see opposite for architectural description)

Relatively intact except that the ground floor windows have been lost to uPVC. Replica timber front door with modern stained glass. Stained wood, not entirely in keeping. Low wall to boundary provides enclosure to the street and landscaping in the garden makes a positive contribution to local character.



# Building-by-Building Description

Address	Value	Designation
11 Avenue Terrace	Positive	Article 4

## Description

(Also see page 158 for architectural description)

Property intact except for the enclosure of the open porch with a modern traditional style timber front door, though stained wood is not entirely in keeping. A relatively tall brick wall with concrete copings and black metal railings to front provides good enclosure to the street. Small area of planting to frontage but this could be enhanced.

## *Nos.13-19 Avenue Terrace*

Short terrace of four two storey red brick properties with slate gabled roofs built in 1896. Attached to the neighbouring properties to the east but detached to the west. All the houses have prominent two storey square bays with timbered gables. Simple robust window surrounds to the bays and first floor windows. Timber sliding sashes with decorative leaded light detailing to top sash. This survives in all four properties making a positive contribution to local character. Lower sash taller than upper giving the windows a different proportion compared to others in the street. Large monopitched tiled rain porches each spanning between two properties with timber bracket to outer edges.



# Building-by-Building Description

Address	Value	Designation
13 and 15 Avenue Terrace	<b>No.13:</b> Positive <b>No.15:</b> Positive – though removal of paint and replacement of concrete tiles with slate would be beneficial	Article 4

## Description

(Also see page 159 for architectural description)

### *No.13 Description:*

Property intact, including heavy timber front door with stained glass upper pane and fanlight. Decorative tiles to porch floor. Boundary wall retained although showing signs of sinking in the centre and would benefit from repair. Painted timber gate. Some planting to front garden and to top of wall.

### *No.15 Description:*

Divided into flats. Brickwork painted red and slates replaced with concrete tiles. Sashes remain although are showing signs of wear and tear and would benefit from sensitive repair and repainting. Attractive timber front door and decorative tiles to porch floor. Boundary wall retained to frontage although has been rendered. Timber gate. Mature planting to front garden makes a positive contribution to the street.





# Building-by-Building Description

Address	Value	Designation	Description
17 and 19 Avenue Terrace	<p>No.17: Positive*- would benefit from removal of paintwork and removal of door infilling porch</p> <p>No.19: Positive – would benefit from removal of door infilling porch and replacement of concrete tiles with slate</p>	Article 4	<p>(Also see page 159 for architectural description)</p> <p><b>No.17 Description:</b> Brickwork unsympathetically painted red. Original sashes and slate roof remains but unfortunately the porch has been enclosed by modern stained glass French doors which are conspicuous in the streetscene.</p> <p>Section of red brick wall with copings and metal railing covers half the length of the front boundary and provides some enclosure to the street but regrettably the front garden area has been lost to unattractive hardstanding. This would benefit from some landscaping and a higher quality surface material to soften its appearance.</p> <p><b>No.19 Description:</b> Slate replaced with concrete tiles. Open porch enclosed with timber French doors. Timber sashes retained. Boundary wall has been topped with modern decorative blocks and only spans half the frontage but does still provide some enclosure to the street.</p> <p>Regrettably the front garden area has been lost to unattractive concrete hardstanding, although a small area for planting has been retained behind the wall. This would benefit from a higher quality and a more permeable surface material.</p>



# Building-by-Building Description

## *Nos.21-25 Avenue Terrace*

Three two storey yellow stock brick houses with gabled slate roofs built in 1894. They form a short terrace of five properties with Nos.27 and 29 although of different designs. Two storey canted bays with decorative stucco mouldings to columns (unusually different on the top to the bottom) and bracketing detail under sills. Similar mouldings to open porch. Timber sash windows with central glazing bar to main sash. Decorative tile paths and original boundary walls have been retained at two properties.

# Building-by-Building Description

Address	Value	Designation
21 Avenue Terrace, 'York House' 23 Avenue Terrace	No.21: Positive No.23: Positive	Article 4
<b>Description</b>		

(Also see page 162 for architectural description)

## *No.21 Description:*

Property intact. Original sash windows remain. Timber front door and decorative floor to porch. The tiled path has been reinstated, though the front garden lost to hardstanding. This would benefit from additional landscaping. Front boundary wall removed.

## *No.23 Description:*

Property intact including brickwork, slate and sash windows. Timber front door. Some of the moulded details have been painted black. Decorative tile path and boundary wall retained both of which make a positive contribution to the street. Planting to front garden is also attractive.



# Building-by-Building Description

Address	Value	Designation
25 Avenue Terrace	Positive	Article 4

## Description

(Also see page 162 for architectural description)

Divided into flats. Property intact including brickwork, slate and sash windows. Only this property has a decorative finial and ridge tiles to the roof. Timber front door with glazed upper panels. Decorative tile path and boundary wall retained both of which make a positive contribution to the street although wall in need of repainting. Planting to front garden is also attractive.



# Building-by-Building Description

## *Nos.27-33 Avenue Terrace*

Two pairs of two storey yellow stock brick Victorian houses with slate gabled roofs built in 1898. Nos.27-29 form a short terrace with Nos.21-25 to the east which are of a similar design but with square rather than canted bays. Robust detailing to bay replicated on the open porch. Bracket detailing under sills. Decorative red brick banding to brickwork and decorative ridge tiles. Although built at a slightly different time to Nos.21-25 the builder has chosen to pair up the porch of No.27 with No.25, which is a slightly different design, rather than with the adjacent property at No.27. This has had a knock-on effect with Nos.31 and 33 which also unusually have their bays together rather than their doors.

## Address

27 Avenue Terrace,  
'Romsdalen'

## Value

Positive

## Designation

Article 4

## Description

(Also see opposite for architectural description)

Property intact including brickwork, slates and timber sash windows. Attractive tiles inside sides of open porch at lower level which is not very common in this area. Low brick boundary wall and attractive planted front garden.



# Building-by-Building Description

Address	Value	Designation
29 Avenue Terrace, 'Woolliscroft'	No.29: Positive No.31: Positive	No.29: Article 4
31 Avenue Terrace, 'Strathmore'		

## Description

(Also see page 165 for architectural description)

### *No.29 Description:*

Property intact including brickwork, slates and timber sash windows. Good timber door. An attractive black and white tiled path leads to the front door, with a low brick wall, metal gate and hedge providing the front boundary.

### *No.31 Description:*

Property intact including brickwork, slates and timber sash windows, which are painted black. Good timber door. The front wall has been rendered and is topped with decorative black metal railings which provide good enclosure to the front boundary. Attractive planting in garden also makes a positive contribution.



# Building-by-Building Description

Address	Value	Designation
33 Avenue Terrace, 'St Catherine's'	Positive	Article 4

## Description

(Also see page 165 for architectural description)

Property intact including brickwork, slates and timber sash windows. Timber door. Boundary wall has been rendered with brick piers, metal gate and coping stones and hedge behind. This provides good enclosure to the street but would benefit from maintenance. Attractive ornamental tree in front garden.



# Building-by-Building Description

## *Nos.35-39 Avenue Terrace*

Short terrace of three properties built in 1897. They are the same design as Nos.13-19 and may therefore have been built by the same person. Red brick properties with slate gabled roofs and prominent two storey square bays with timbered gables. Simple robust window surrounds to the bays and first floor windows. Unlike Nos.13-19 the timber sliding sashes do not have decorative leaded lights but they do have smaller the top sashes. Large monopitched tiled rain porches each spanning between two properties with timber bracket to outer edges.

Address	Value	Designation
35 Avenue Terrace	Positive – though front garden could be improved	Article 4

## Description

(Also see opposite for architectural description)

Divided into flats. Property intact including brickwork, slates and timber sash windows. Good timber door. A low brick boundary wall provides good enclosure to the street but regrettably the front garden area has been covered with a poor-quality area of hard surfacing. Upgrading this to a better quality permeable material and the introduction of landscaping would make a significant difference.





# Building-by-Building Description

Address	Value	Designation
37 Avenue Terrace, 'Ravensnest'	No.37: Positive – though concrete tiles could be replaced with slate and front garden could be improved	Article 4
39 Avenue Terrace	No.39: Positive – though front garden could be improved	

## Description

(Also see page 168 for architectural description)

### *No.37 Description:*

Brickwork painted and slate roof replaced with concrete tiles. Timber sash windows remain. Good timber door. A low brick boundary wall provides good enclosure to the street but regrettably the front garden area has been covered with a poor-quality area of hard surfacing. Upgrading this to a better quality permeable material and the introduction of landscaping would make a significant difference. Visible meter box on front elevation.

### *No.39 Description:*

Divided into flats. Brickwork rendered but otherwise intact. Good timber door. A low brick boundary wall provides good enclosure to the street but regrettably the front garden area has been covered with a poor-quality area of hard surfacing. Upgrading this to a better quality permeable material and the introduction of landscaping would make a significant difference. Visible meter boxes on front elevation.



# Building-by-Building Description

## **Milton Road (and Albert Mews)**

A small part of Milton Road forms the western-most boundary of the Conservation Area. There are only two residential buildings in the section of Milton Road which is within the Conservation Area, both are custom designed apartment blocks which is unusual for the area. This is most likely due to the fact that they were rebuilt at a later date, replacing earlier bomb-damaged properties. They make a positive contribution to the Conservation Area and help define its character at this edge. The only other building in Milton Road within the Conservation Area is Avenue Road Baptist Church. This is a large imposing building and local landmark. It helps to demarcate the entrance to the Conservation Area from the west.

In addition to these buildings there are a few properties set back from the road in Albert Mews, behind the properties on Milton Road. Two pairs of semi-detached houses are located here.

Milton Road itself is a main north-south route from the town centre leading towards the seafront. It is broad and has a wide tarmaced pavement on the east side in front of the properties within the Conservation Area. There are mature London Plane trees at this point which continue into both St. Vincent's Road and Avenue Terrace and are a key feature of the Conservation Area. The red tarmac traffic calming at the junctions and associated signage clutters the streetscene and is detrimental to the character of the Conservation Area.

# Building-by-Building Description

## Milton Road – East Side

Address	Value	Designation
Albert House	Positive	N/A

### Description

A three storey Arts and Crafts style purpose-built block of apartments c.1947. Dark red brick on lower two floors with white render above. Clay tiled hipped roof and prominent chimneys. It is of symmetrical design with two full height canted bays either side of the large hipped entrance porch. Original metal framed windows have been retained and are a key part of the building's character. Heavy timber door with three glazed panes in the upper portion.

Off street parking is provided to the rear via an access route to the side of the property. While the property is surrounded by a low brick boundary wall, there is a large area of hard surface to the front which would benefit from resurfacing and the inclusion of landscaping to soften its appearance though some effort has been made with planting which is attractive.



# Building-by-Building Description

Address	Value	Designation
Glendaurel Court	Positive	N/A

## Description

A two-storey apartment block of a similar era to Albert House but of a different design. Red brick with gabled tile roof and white metal framed windows. Distinctive curved bays to the ground floor with metal balconies above and heavy surround to porch.

There is a well-maintained brick boundary wall with hedge and metal gates which surrounds the site.



# Building-by-Building Description

Address	Value	Designation
Avenue Road Baptist Church	Positive	Article 4, Locally Listed Building

## Description

An attractive and imposing church situated on the corner of Milton Road and Avenue Terrace. It is a good quality red brick church with Bath stone dressings, attractive windows with reticulated tracery and distinctive flint and stone checkerboard detailing to the parapet. It makes an important contribution to the local streetscene, marking the entrance into the residential streets of the Milton Conservation Area. The church benefits from a low brick boundary wall and well-maintained landscaped beds which enhance its appearance. Originally built in 1900, the church was restored in 1949 following bomb damage on 10th December 1945.

There is a late-20th century single storey extension on the north and west sides of the church which borrows flint chequerwork from the old building. The brick match and delicate window design has also helped to integrate this with the main church building.



# Building-by-Building Description

Address	Value	Designation
1-2 Albert Mews	Positive	N/A

## Description

Former coach house which appears on the OS map of 1897. It was converted to garages in 1924 and then subsequently converted into two houses in 1985.

Two storeys with prominent clay tiled hipped roof dropping to ground floor level at the sides. Attractive half hipped double gable feature to centre with shaped timber barge boards and decorative terracotta ridge tiles and finial. Large first floor feature windows designed to fit the shape of the gables have been retained on both properties. The building has been rendered and clad with modern boarding and a number of windows have been altered. A front extension has also been built at No.2 using similar materials.



# Building-by-Building Description

Address	Value	Designation
3-4 Albert Mews	Neutral	N/A

## Description

Modern pair of two storey semi-detached houses of a basic design. Half hipped roof with concrete tiles, with uPVC casement windows. Buff brick to ground floor and cream render above.



# Building-by-Building Description

## **Park Crescent**

Park Crescent connects Avenue Road and Avenue Terrace to Park Road. It is an 'S' shaped road which once formed the southern boundary to Southend Park. It contains relatively few properties, all of which are built on the south side of the road. On the north side are rear gardens to properties in Avenue Road and Park Road including Barons Court School. This lack of frontage on the north side and wide spacing of the buildings on the south side has given the road a very open character with only the mature street trees and trees in the rear gardens of properties in the neighbouring streets providing any sort of enclosure. These trees are therefore important to the character of the street and a number of the private trees are protected with TPOs. There is an eclectic mix of buildings all of which make a positive contribution to the streetscene. On the whole they are well preserved although a few properties have open frontages which have been completely hard surfaced and this is detrimental to the character of the street.

The pavements are tarmac but with original granite kerbs and visible glazed brick drainage channels in the carriageways. A few of the original lamp columns remain and these make a positive contribution to its character.

The street furniture associated with the school entrance adds clutter to the highway adjacent to the school.



# Building-by-Building Description

## Park Crescent – South Side

Address	Value	Designation
1 Park Crescent	Positive	Article 4

### Description

A well preserved, large detached yellow stock brick villa with hipped slate roof and prominent chimneys. Characterised by a pair of single storey robustly detailed canted bays at ground floor with double sashes in heavy surrounds above. Circle motif to bay picked up at upper floors window surrounds. Timber sash windows to all openings on the front except the central upper floor window which has been changed for a casement window with louvered fanlight.

Decorative brick banding below eaves and at first floor sill level. Attractive but simple porch in between the two bays. Black painted timber double doors enclosing porch.

The front boundary is enclosed with a low brick wall with attractive traditional metal railings, capped piers and pedestrian gate and this makes a positive contribution to the street. Attractive tiled path leading to the front door. Two off-street parking spaces have been sensitively achieved each side of the property and sympathetic surface material (gravel) used.



# Building-by-Building Description

Address	Value	Designation
7 Park Crescent	Positive – though frontage could be improved	Article 4

## Description

A large two storey red brick house with hipped slate roof that abuts the adjacent pair of semi-detached houses that were built slightly later.

Many original features remain including the brickwork, slate roof with decorative ridge tiles, attractive open gabled porch and timber sash windows. The two storey bay has moulded detailing and decorative timbering to the gable. There is an unusually tall window to the east of the door which spans across two floors and probably denotes a staircase.

The property also has a well-proportioned yellow stock brick extension to the east side which is well detailed but not matching to the main part of the house and this is likely to have been a slightly later addition.

The front boundary has been lost and a large area of hardstanding created to the front of the property. This has a negative impact on its appearance and would benefit from reinstatement together with good quality permeable surface materials and the provision of landscaping to soften this area.



# Building-by-Building Description

Address	Value	Designation
9 -11 Park Crescent	Positive – though frontages could be improved	Article 4

## Description

Matching pair of two storey semi-detached red brick houses with red tiled gable roof built in 1902. They are abutted to No.7 but were built slightly later.

The two storey canted bay windows unusually have heavy surrounds at ground floor and more delicate timber casement windows above separated by rough cast render. Both appear to be original. Decorative tile hanging in between the bays is an attractive feature and adds texture to the elevation.

The properties share a single projecting flat topped rain porch and have retained their original timber doors and timber casement windows.

Front boundary walls have been lost and the front garden areas paved over to provide off-street car parking. The character of the property and its impact on the Conservation Area would be enhanced by the provision of a front boundary wall and landscaping.

Both these properties have been divided into flats



# Building-by-Building Description

Address	Value	Designation
13 -15 Park Crescent, Albert Villas	Positive	Article 4

## Description

Pair of two storey yellow stock brick semi-detached houses with hipped roof and prominent chimneys built in 1876. They are of the same design as Nos.2-12 and 18-24 Park Terrace and may well have been built by the same builder.

The façade is characterized by decorative red and buff brickwork on the bay, porch and window surrounds and is very distinctive. An unusual feature is the equal spacing of three sash windows to the first floor rather than the asymmetric grouping usually found above the bays and entrance.

Both properties are well preserved except for the loss of slate the roof and the enclosure of the open porch to No.13. Door to No.15 is timber with stained glass upper panels and fanlight.

The front gardens of both properties are well planted and enclosed by brick walls. The decorative tile paths have been retained.

A detached garage and driveway has been subsequently built to each side which allows for parking to be sensitively integrated into the streetscene.



# Building-by-Building Description

Address	Value	Designation
17 Park Crescent	Positive – though boundary wall should be repaired and frontage could be improved	Article 4

## Description

A large two storey detached dwelling with hipped roof and prominent chimneys which has accommodation in the roofspace and small dormers in the front, side and rear roof slopes. The front façade is red brick but this changes to yellow stock brick on the flanks.

The property was built in 1927, later than others in the street and has a distinctly Arts and Crafts influence to its design. It has two double height bays to the front, unusually one is curved and one is canted. Both have their original casement windows and decorative tile hanging.

The front door is surrounded by a distinctive radiating brick arch which is similar to some properties at the western end of St Vincent's Road.

The western section of the curved stone front boundary wall has been retained, the eastern section appears to have been demolished and left in a poor state of repair with a number of loose stones. This may be related to the driveway which sits to the side of the property. The wall would benefit from reinstatement here, up to the driveway, and a pillar reinstated.



# Building-by-Building Description

Address	Value	Designation
19 Park Crescent	Positive – though frontage could be improved	Article 4

## Description

An attractive, two storey yellow stock brick detached dwelling with slate hipped roof and prominent chimneys situated in a large plot on the bend in the road, affording it prominence in the streetscene, with public views of the front, side and rear elevations.

The upper windows are timber sashes in robust stone surrounds and circle detailing. The main body of the house seems to be of a similar design to No.1 Park Crescent, though the property has been extended with a two large red brick square bays on the ground floor with small painted timber casements. The bays run into the structure of the porch and all are connected with a tiled hipped roof/canopy. The evidence therefore suggests that that this section of the house was added a few years after it was first constructed, though it is still an attractive feature. The timber and stained-glass porch doors also seem original to this element. The contrast in windows styles is also evident on the north elevation which faces the street, where an additional casement window has been added alongside the original sashes.

A two storey flat roofed red brick extension has also been added to the northern side of the building. It is also likely that this was a later addition as, although it is well detailed, it does not integrate so well with the existing building particularly at roof level.



Single storey ground floor extensions are also visible above the wall at this point.

A low brick wall has been retained to the front boundary and this has been topped with a picket fence which would not have been original to the property. It is in poor decorative condition. To its northern edge the property is bounded by a taller brick wall which appears in a good state of repair.

# Building-by-Building Description

Address	Value	Designation
20 Park Crescent	Neutral	Article 4

## Description

Extension to No.50 Avenue Road. in brick to the ground floor with render to first floor. Grey framed windows and stained timber door. Rather dominant on the streetscene to Park Crescent.



# Building-by-Building Description

## Park Lane

Lane behind Park Road. The western side of the lane is within the Conservation Area and consists of the rear of gardens of houses on Park Lane, plus garages and a small modern house. There are also residential properties on the east side of the lane. There is an ad-hoc feel to the lane, with varying styles of building and boundary treatments. The public realm is basic, with a tarmac road and yellow lines.

Address	Value	Designation
1 Park Lane The Coach House	Positive* – would benefit from improved condition	Article 4

## Description

Garage/store on Park Lane. From the materials used it appears historic and first appears on 1897 OS map. Single storey. Buff coloured brick. Slate roof. Red painted timber plank double doors with timber lintel. Evidence of a pedestrian door having been blocked to the right of double door. Rooflight(?)/vents added to roof. Condition is rather shabby with paintwork requiring refreshing and several metal tags added to slates to prevent slipping.





# Building-by-Building Description

Address	Value	Designation
Building to the rear of 40 Park Road	Positive* – would benefit from replacement of door and window with sympathetic alternatives and improved condition	Article 4

## Description

Garage/store on Park Lane. From some materials used it appears historic and first appears on 1897 OS map. Single storey. Painted render. Slate roof and brick chimney. Modern doorway to right with door boarded over. Further doorway to left with unsympathetic metal grill over. Would benefit from replacement doors with more traditional alternatives in timber. Condition could also be improved.



Address	Value	Designation
Building to the rear of 28 Park Road	Neutral	Article 4

## Description

A small two storey studio/work space, over a garage on the ground floor. Two storeys. Yellow brick to ground floor with black weatherboarding to the first floor. Black painted timber garage door with black door with a circular window. Timber casement window to first floor.



# Building-by-Building Description

Address	Value	Designation
Building to the rear of 14 Park Road	Neutral – would benefit from improved condition.	Article 4

## Description

Garage/store on Park Lane. Possibly early 20th century. Single storey. Roof material not seen. Painted render which is cracked in places with peeling paint that requires improved condition. Large timber painted doors.



(Photo 2013)

# Building-by-Building Description

## Park Road

Park Road is a long north-south road that marks the boundary of the Conservation Area to the east. First edition Ordnance Survey maps from 1872 show that its development began with a short run of larger villa style properties to the eastern side of the street but by the second edition in 1897 the development had become much more mixed. More modest terraces and semis appeared at either end of the street and larger detached and semi-detached houses sprang up in the centre. It is interesting to note that although consistent on each side there is a significant difference in the building lines on either side of the street. On the east side they are densely packed and have small front gardens and on the west they are set back from the road, giving a more spacious feel to the properties.

At one time there would have been two landmark churches in the street; Park Road Methodist Church at the southern end and St Georges at the northern end. St Georges has since been demolished. Though the Park Road Methodist Church does survive, it is currently vacant. It is an important part of the character of Park Road. Views of the church become important in the streetscene as you approach the southern end of the road.

The mature trees in the centre of the road are also key to its character and make a significant difference to the enclosure of the street at this point.

The pavements are a mixture of old concrete slabs on the east side and patched red tarmac on the west side, although it is pleasing to see that on both sides the granite kerb (laid short side up) and glazed brick drainage channel have been retained. Some historic lamp columns remain and these are an important part of local character. It is evident that traffic calming measures have had a detrimental effect on the character of the road and have disrupted the historic alignment of the street, adding significant clutter to the environment.

# Building-by-Building Description

## Park Road – West Side

Address	Value	Designation
1-3 Park Road	Neutral	N/A

## Description

The block of flats at Nos.1-3 Park Road was built in 2003 and replaced a single storey run of retail units originally built on this site. It is a two-storey curved block with rooms in the roof and corner turrets which reference other properties in the Conservation Area. Stock brick walls, slate roof, timber sash windows and timber doors. Its increased scale and design is seeking to create a gateway into the Conservation Area from the south. Whilst the design is clearly referencing Victorian architecture of the area it is let down by its detailing, window proportions, the significant scale of its roof and the large number of dormers on the frontage. It is unaltered and well maintained although the frontage would benefit from soft landscaping.



# Building-by-Building Description

Address	Value	Designation
Park Road Methodist Church and Church Hall	Positive – though would benefit from reuse and repair	Grade II listed

## Description

Summarised from Historic England listing description: Park Road Wesleyan Methodist Church and adjoining hall. Built 1872 by E. Hoole. Ragstone with ashlar dressings, slate roof. Gothic style. Projecting gabled porch to Park Road has plank double doors with decorative hinges flanked by two-light windows under parapets. Tall pinnacles flank central five-light window with geometrical tracery. Smallest lancets to right and left, all with stopped drip moulds. Façade to Avenue Road is six-window range with buttresses and a porch to left. Gable-fronted hall in similar style to left also has projecting porch and three two-light windows flanked by pinnacles. The church was built as part of the Park Estate on ground given by J.G. Baxter.

The church has been vacant since 1997 and is now suffering from neglect. Some windows have been boarded up to prevent further damage.

A complex of church halls was added in 1902. These are yellow stock brick but the side facing the street is Kentish ragstone. The main church hall is also in the Early English Style to match the church. This building is also vacant, though very intact inside, and suffering from neglect.



# Building-by-Building Description

Address	Value	Designation
5 Park Road	Positive	Article 4

## Description

Late-Victorian two storey stock brick house with slate roof and full height square gabled bay. Decorative shaped red and grey brick arched lintels to windows and doors, red brick banding and quoins. Windows are Gothic in style (pointed arch) giving this property a distinctive character. Property intact including brickwork and timber sash windows which have been painted green. Recessed porch with timber panelled door with glazed upper panels.

Lawn to front enclosed by a low yellow stock brick wall with tall piers and coping stones. One of the coping stones has been lost and should be replaced. Undergoing renovation to convert it from two to three flats at the time of survey in 2019.



# Building-by-Building Description

Address	Value	Designation
7 Park Road	Positive	Article 4

## Description

Built between 1920 and 1940 and one of the last sites to be developed, this property is the only bungalow in the Conservation Area. Rough rendered with red brick detailing under eaves and slate roof with prominent chimneys and decorative terracotta ridge tiles. There are three canted bay windows on the frontage, one of which addresses the corner. Timber casements with decorative stained glass in top fanlight.

The original boundary wall also survives which is rendered with red brick coping and piers which are capped with tile laid flat and bricks laid in a cross pattern which is very distinctive. The garden has been retained on half the frontage which makes a positive contribution to the streetscene but the other half has been concreted for parking. This would benefit from a higher quality surfacing material.



# Building-by-Building Description

Address	Value	Designation
9 Park Road, 'Strathaven'	Positive	Article 4

## Description

Large two storey late-Victorian red brick detached house with grey brick detailing and slate roof. Two storey gable to front with decorative barge boards and projecting square bay with moulded surround and Gothic style parapet. Secondary hipped roof projecting element on the other side of the main entrance. Some Gothic style references including steep gabled porch and pointed sash window above. Property virtually intact including white painted sash windows and heavy timber door with glazed upper panels which features pointed arch detail.

The building is set forward of the neighbouring properties leaving little space for a front garden though it has a tidy gravel surfacing and some planting. Recent low front boundary wall topped with good quality railings, provides good enclosure to the street, with driveway to the side which was permitted in recent years.





# Building-by-Building Description

Address	Value	Designation
11 Park Road, Westpark Hotel	Positive* Side extensions: Negative	Article 4

## Description

Large two storey detached house which has for many years been operating as a hotel. Red brick to ground floor and rough render above with a red tile roof. Large projecting timbered gable to first floor front which overhangs a canted bay at ground level. The windows are timber and have leaded glass.

The building is dominated by two unsympathetic first floor side extensions to the south, built c.1970s, which are detrimental to its historic character. The extensions are large with flat roofs and few windows, covered in tile hanging and in places they even cut into original features. There are also a number of dormers in the roof, some of which interfere with existing features, and are uncharacteristic of the Conservation Area.

The property has retained its original tall burr brick boundary wall and mature trees to the front which provides some screening to the large expanse of car parking.



# Building-by-Building Description

## *13-15 Park Road*

Pair of large semi-detached houses. Red brick at ground floor with rough render above and a large gabled roof (hipped with small gables at the top). Projecting feature gable with decorative boarding to first floor over a canted bay at ground level both with timber casement windows with stained glass fanlight. Additional hanging square bay above porch has small painted timber casement windows as a secondary feature for the frontage. Curved archway over open porch below with figure head detailing. Heavy timber doors with glazed upper panels and leaded fanlight.

Address	Value	Designation
13 Park Road	Positive	Article 4

## Description

(Also see opposite for architectural description)

Forms a pair with No.15. Original roof replaced with concrete tiles. Original burr brick boundary wall survives and encloses front garden. Mature landscaping to front screens most of the property from the street.



# Building-by-Building Description

Address	Value	Designation
15 Park Road	Positive	Article 4

## Description

(Also see page 194 for architectural description)

Forms a pair with No.13. Intact except that original roof replaced with concrete tiles. Original burr brick boundary wall survives and encloses front garden. Mature landscaping to front screens most of the property from the street.

## *17-19 Park Road and 1-6 Parkgate*

Two semi-detached pairs of large two storey houses built in 1889. Red brick to ground floor and rendered first floor with red brick banding under the hipped red clay tile roof which has prominent chimneys. Large hexagonal bays with hipped roofs projecting from the corners are the principle feature. These are very plain compared to other bay windows in the Conservation Area with the window frames themselves providing the only decoration. These are timber sash windows with small pane upper sashes. Simple stone flat roofed rain porch.



# Building-by-Building Description

Address	Value	Designation
17 Park Road	Positive	Article 4

## Description

(Also see page 195 for architectural description)

Forms a pair with No.19. Intact except that original roof replaced with concrete tiles and front door has been replaced with modern timber framed door which is mainly glazed. Original burr brick boundary wall survives and encloses front garden. Mature landscaping to front screens most of the property from the street.



Address	Value	Designation
19 Park Road	Positive	Article 4

## Description

(Also see page 192 for architectural description)

Forms a pair with No.17. Intact except that original roof replaced with concrete tiles. Original burr brick boundary wall survives and encloses front garden. Mature landscaping to front screens most of the property from the street. Minimal parking provided behind mostly retained front boundary wall is positively designed.



# Building-by-Building Description

Address	Value	Designation
1-6 Parkgate	Positive	Article 4

## Description

(Also see page 195 for architectural description)

Pair of semis of same design as Nos.17-19 but converted into flats as part of the Parkgate development. Original brickwork painted. Recessed porches enclosed with modern, though traditional style, doors. A single storey extension between the doors. The shortened windows and flat roof with modern metal balustrade clearly identify this element as an extension and these should have been better detailed. Low yellow stock brick boundary wall provides enclosure to the street and helps to screen frontage from the street which has been partly block paved. Large trees on the frontage help to soften the building in the streetscene.



# Building-by-Building Description

Address	Value	Designation
7-14 Parkgate	Neutral	Article 4

## Description

Modern development to the rear of the properties in Park Road. Designed to reference the surrounding historic buildings but whilst the materials are a good likeness the detailing is lacking and the proportions of the windows and floor heights too short. However, their location set well back from the street mitigates this to some extent. All properties are intact although some of the modern timber sash windows are in need of maintenance.

The houses are arranged around a plain but pleasant shared driveway and parking courts to the rear ensure that the public views are not dominated by car parking.



# Building-by-Building Description

Address	Value	Designation
15-18 Parkgate	Positive	Article 4

## Description

Large Edwardian detached two storey house built slightly later than its neighbours. Red brick to ground floor with render above and a hipped red clay tile roof with prominent chimneys. Corner turret with steep roof provides a mini landmark to the street. Two storey canted bay with half-timbered gabled top forms a secondary feature on the frontage. Square bay to first floor side supported by decorative columns providing open porch to what appears to be the main entrance. Additional simpler entrance porch to the front. Modern replica timber casement windows with stained glass detail to fanlight. Now divided into three flats as part of the Parkgate development.

Yellow stock brick wall to the front provides good enclosure and helps to screen the block paved parking area. Mature trees on the boundary provide good softening to the street.



# Building-by-Building Description

## *19-22 Parkgate and 31 Park Road*

Large pair of semi-detached houses of a similar design as Nos.17-19 Park Road and Nos.1-6 Parkgate but with the bays to the centre of the building rather than on the corners.

Red brick to ground floor with yellow stock brick detailing and flanks and render to most of first floor. Hipped roof with prominent chimneys. Large canted bays with hipped roofs grouped in the centre of the pair are the principle feature. Timber sash windows with small pane upper sashes. Tiled pitched rain porch with timber barge boards and brackets.

Address	Value	Designation
19-22 Parkgate	Positive	Article 4

## Description

(Also see opposite for architectural description)

Forms a pair with 31 Park Road. Divided into three flats as part of the Parkgate development. Intact except for roof replaced with pantiles. Yellow stock brick wall provides enclosure to the street and help to screen block paved parking area and mature tree on the boundary provides softening for the building.





# Building-by-Building Description

Address	Value	Designation
31 Park Road	Positive	Article 4

## Description

(Also see page 200 for architectural description)

Forms a pair with 19-22 Parkgate. Original clay tile roof replaced with concrete tile and slate over bay, though tile remains to porch and single storey bay. Decorative ridge tiles. Small extension to the front forming a small square bay. Relatively inconspicuous in the streetscene. Porch has been filled in with timber and glazed doors, though relatively sympathetic. Yellow stock brick boundary wall provides good enclosure to the street and helps to screen block paved parking area. Landscaping on the frontage provides some softening for the street.



# Building-by-Building Description

Address	Value	Designation
33-35 Park Road 'Blakeney House'	Positive – frontage would benefit from more soft landscaping	Article 4

## Description

Asymmetric pair of large semi-detached houses now converted into a care home. Red brick with red clay tile hipped roof with decorative ridge tiles. There are two large two storey bay windows and a double height corner turret on the southern corner.

Both the turret and the bays have decorative stone surrounds with foliage detailing to the columns and simple timber sash windows. The stone detailing is also replicated on the porch surrounds. The original decorative timber front doors have been retained and make a positive contribution to the historic character of the building. Decorative tiling to interior walls of porch.

There is a low red brick boundary wall with yellow stock brick capping and tall piers and this provides good enclosure to the street. The frontage however is almost entirely block paved.



# Building-by-Building Description

## *37-39 Park Road*

Pair of late-Victorian houses built in 1890. Two-storey with hipped roof, decorative terracotta ridge tiles and finials and large shared central chimney. Yellow stock brick to ground floor and render above with red brick detailing to lintels and between floors. Double height gable topped square bays with simple window surrounds. Decorative bracketing to eaves.

Timber sash windows with divisions in top sash are also distinctive. Simple open brick porches with red brick detailing. Timber door with glazed upper pane and side/fanlights.

The original wavy topped burr brick boundary wall with red brick piers survives.

Address	Value	Designation
37 Park Road	Positive	Article 4

## Description

(Also see opposite for architectural description)

Property intact except for concrete tiles to roof. Planted front garden makes a positive contribution to the streetscene. Parking has been well accommodated on the frontage.



# Building-by-Building Description

Address	Value	Designation
39 Park Road	Positive	Article 4

## Description

(Also see page 203 for architectural description)

Divided into flats. Property intact except for concrete tiles to roof and timber casement window with louvres to first floor bay only. Planted front garden makes a positive contribution to the streetscene. Parking has been well accommodated on the frontage.



# Building-by-Building Description

## Park Road – East Side

Originally the main shopping parade for the estate development but have now all been converted into flats. Modest parade of two storeys with hipped slate roof. Originally yellow stock brick with timber shopfronts to ground floor and paired Italianate style windows above. None of the original shopfronts remain. No.2 on the corner is dual fronted to address the junction with Hamlet Road. Arched window heads in this terrace with decorative keystones and curved timber frames to the sash windows are important features of these buildings and should be retained or reinstated where lost.

Address	Value	Designation
2 Park Road	Positive	N/A

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### Description

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(Also see opposite for architectural description)

Slate roof retained although brickwork has been rendered and painted. Shopfront has been removed and converted to residential with ground floor built out under an original canopy. Window design on ground floor replicates that of the first floor, with arched heads to the windows and moulded keystone, although the moulding details are missing on the ground floor. Decorative ironwork to original shopfront has been retained and makes a positive contribution. Frontage enclosed with modern metal railing which defines the boundary, landscaping or planting would improve and soften appearance.



# Building-by-Building Description

Address	Value	Designation
4 Park Road	Positive	N/A

## Description

(Also see page 205 for architectural description)

Last remaining shop unit newly converted to residential. Sympathetic renovation with timber sash windows, door and window frames at ground floor replicating first floor arches. Slate roof retained. Timber sash windows remain at first floor.



Address	Value	Designation
6 Park Road	Negative – requires significant reinstatement works	N/A

## Description

(Also see page 205 for architectural description)

Slate roof remains but property has been rendered and decorated with black timber boarding which is out of character. Shopfront vacant and boarded up. First floor sash windows replaced with timber casements with central opening pane. Poor state of condition throughout.



# Building-by-Building Description

Address	Value	Designation
8 Park Road	Positive*	N/A

## Description

(Also see page 205 for architectural description)

Property has been rendered and slate replaced with concrete tile. Shopfront converted to residential with building out of the ground floor with a mono-pitched extension. The fenestration design replicates the Italianate style of windows above and is much more successful than conversions at No.12. Timber sash windows to ground and first floor. In need of maintenance and repainting.



Address	Value	Designation
10 Park Road	Positive*	N/A

## Description

(Also see page 205 for architectural description)

Undergoing renovations at the time of survey in 2019. Reinstated slate roof. Replacement timber sash windows at first floor level and ground floor are a positive design, replacing an old timber shop front.



# Building-by-Building Description

Address	Value	Designation
12 Park Road	Positive* – significant improvement required to fenestration and front door	N/A

## Description

(Also see page 205 for architectural description)

Slate roof remains but property has been rendered. Retail unit at ground has been converted to a flat with small uPVC casement windows which is out of character with the design of the parade. uPVC front door is also detrimental to the historic character of the building.



## 14-36 Park Road

Terrace of 12 modest late-Victorian houses built in 1879. Two storeys yellow stock brick with red brick banding below eaves and slate roof. Run of two storey canted bays forms a notable group in the streetscene (although some are in need of maintenance and window reinstatement works). The bays have simple geometric moulding patterns that are replicated on the porch surrounds. The timber sash windows have curved tops to the ground floor but are flat headed above. Many have retained their original front doors with stained glass set in recessed porches, which make a positive contribution to the Conservation Area. These properties are also known to have early cavity wall construction. They are identical design except for No.14, the southern end property, which has a different bay configuration and door location. It was, however, built at the same time.



# Building-by-Building Description

Address	Value	Designation
14 Park Road, (also includes Nos.16 and 18 now one property known as 14)	Positive* – property would benefit from general maintenance, timber sliding sash window reinstatement and frontage improvements	Article 4

## Description

(Also see page 208 for architectural description)

Property consists of three houses joined together internally (Nos.14-18) which has been divided into flats. Brickwork has been rendered and slates replaced with concrete tiles. The end property is double fronted. It has a matching two storey canted bay and a single storey square bay. The main door is set back and to the side of the property under a potentially later enclosed porch, although the two original doors formerly to Nos.16 and 18 remain.

The whole building has uPVC or timber replacement windows in a variety of designs. Low red brick wall to front of end property only defines the boundary and contains a grassed frontage which makes a positive contribution to the street. The other frontages are paved and used for parking. Meter boxes on frontage are unsightly.



# Building-by-Building Description

Address	Value	Designation
20 Park Road	Positive	Article 4

## Description

(Also see page 208 for architectural description)

Virtually intact aside from concrete roof tiles replacing the original slate. Yellow stock brick with decorative red brick string course below roofline. Low rendered wall with red brick piers defines the front boundary and a planted front garden makes a positive contribution to the streetscene.



Address	Value	Designation
22 Park Road	Positive	Article 4

## Description

(Also see page 208 for architectural description)

Slate has been replaced with concrete tile. Yellow stock brick with decorative red brick string course just below roofline. Timber sash windows have been painted black. Decorative black and white tile path. Low rendered wall with later red brick above defines the front boundary and a planted front garden and attractive tiled path make a positive contribution to the streetscene.



# Building-by-Building Description

Address	Value	Designation
24 and 26 Park Road	No.24: Positive No.26: Positive	Article 4

## Description

(Also see page 208 for architectural description)

### *No.24 Description:*

Slate has been replaced with concrete tile and brickwork has been painted white. Timber sash windows have been painted black. Low wall with modern metal railings defines the front boundary and a planted front garden and attractive tiled path make a positive contribution to the streetscene.

### *No.26 Description:*

Divided into flats. Property intact except that slate has been replaced with concrete tile. Low rendered wall and hedge define the boundary and together with the landscaped front garden make a positive contribution to the streetscene. Meter boxes on frontage are unsightly and would benefit from relocation to a less visible location or if this is not possible some kind of screening, e.g. being enclosed in a white painted timber cupboard or behind planting.



# Building-by-Building Description

Address	Value	Designation
28 and 30 Park Road	No.28: Positive No.30: Positive	Article 4

## Description

(Also see page 208 for architectural description)

### *No.28 Description:*

Intact except that brickwork has been painted white. Timber sash windows. Low wall with modern metal railings defines the front boundary and a planted front garden and attractive tiled path make a positive contribution to the streetscene.

### *No.30 Description:*

Property intact except that porch has been enclosed, though with timber and glazed doors that are not unsympathetic. Sash windows have been painted black. Front boundary removed and replaced with metal gates although these do not seem to be operational when cars are parked on the frontage. Surfaced with gravel. Hedges to side boundaries add some greenery to the streetscene.



# Building-by-Building Description

Address	Value	Designation
32 and 34 Park Road	<b>No.32:</b> Positive* – would benefit from reinstatement of sashes to central bay windows. Frontage would benefit from improvement <b>No.34:</b> Positive	Article 4

## Description

(Also see page 208 for architectural description)

### *No.32 Description:*

Property intact except the central sash windows to the ground and first floor bays have been replaced with timber picture windows. The open porch has also been enclosed with glazed French doors. Front boundary missing and frontage has been concreted although the attractive tiled path has been retained.

### *No.34 Description:*

Property intact although the porch has been enclosed, though the doors are not unsympathetic. Low brick wall to the front boundary is topped with modern decorative wrought iron railings which provide good enclosure to the street. Planting bed to frontage.



# Building-by-Building Description

Address	Value	Designation
36 Park Road	Positive	Article 4

## Description

(Also see page 208 for architectural description)

Property intact. The front door is located on the side under a canopied porch. Very low brick wall to boundary and newly landscaped frontage make for a pleasant streetscene.

## *38-40 Park Road*

Pair of detached houses that were some of the first houses to be built on the estate and are shown on the First Edition OS map dated 1872. Two storey double fronted yellow stock brick villas with hipped slate roofs. Single storey canted bay either side of the entrance. Robust but simple detailing to window surrounds and lintels. Sash windows, timber doors with glazed upper panels and side/fanlights in recessed porch.



# Building-by-Building Description

Address	Value	Designation
38 Park Road	Positive	Article 4

## Description

(Also see page 214 for architectural description)

Intact except that slate has been replaced with concrete tile. Part of front boundary lost to provide access for parking but a good proportion has been retained. The parking and the house are screened by mature hedging to the front boundary.



Address	Value	Designation
40 Park Road	Positive	Article 4

## Description

(Also see page 214 for architectural description)

Property intact, timber sash windows are painted dark green. Low rendered wall to front boundary is topped with modern railings which provide good enclosure. Planted front garden and tiles path makes a positive contribution to the street.



# Building-by-Building Description

## *42-44 Park Road*

Pair of late-Victorian two storey double fronted yellow stock brick semi-detached houses with slate roof. Originally of the same design and like Nos.38 and 40 they were some of the first houses to be built in the Conservation Area, but No.42 has been significantly remodelled at the front most likely in the early to mid-20th century. No.44 is still in its original form with quoining detail and double height canted bays with bracketing detail and timber sash windows with glazing bars. The lower windows to the bay have curved tops and this is replicated above the middle first floor window. The moulding pattern from the bay is picked up in the open porch surround.

Address	Value	Designation
42 Park Road	Positive	Article 4

## Description

(Also see opposite for architectural description)

The slate roof, quoining detail and porch surround are the only remaining features of the original building. New curved bays with tile hanging and timber casement windows with stained glass fanlight detailing have replaced the canted bays, an oriel window installed in the centre at first floor and a new porch canopy. These changes are not recent and are likely to have been carried out in the early to mid-20th century. Although the original frontage has been lost the quality of detailing means that this property is still positive in its contribution to the Conservation Area. Porch filled in with timber and glazed double doors, not unsympathetic. A red brick wall to the front provides good enclosure and the planted front garden softens the building and the wider streetscene.





# Building-by-Building Description

Address	Value	Designation
44 Park Road	Positive	Article 4

## Description

(Also see page 216 for architectural description)

Property intact including slate roof, timber sliding sash windows and timber panelled front door with glazing to the upper half. Modern brick wall to front provides good enclosure to the street and the garden is well planted.



# Building-by-Building Description

Address	Value	Designation
46 Park Road	Positive	Article 4

## Description

Two storey double fronted late-Victorian detached house with gabled slate roof. Rendered to the front, with incised mock-ashlar detailing, with yellow stock brick flanks. Two single storey canted bays to the front with a pair of sash windows above. Simple design particularly the entrance porch which unlike most of the houses in the Conservation Area has no ornamentation. Timber door with stained-glass panels and fanlight.

Single storey burr brick extension to the north side and a burr brick wall with gate to the south side are unique in the Conservation Area.

A low rendered wall with tall brick pier and hedge encloses the garden and makes a positive contribution to the street.



# Building-by-Building Description

## *48-50 Park Road*

Pair of two storey semi-detached yellow stock brick houses with hipped roof which would have originally been slate. Single storey hipped roof canted bays either side of the door. Simple but robust detailing to bays, porch and to the window surrounds at first floor.

Address	Value	Designation
48 Park Road	Positive	Article 4

## Description

(Also see opposite for architectural description)

Divided into flats. Slate replaced with concrete tile and brick work rendered. Hipped roof modified to a gable and roof light added. Timber sash windows retained. Modern timber front door. Half of the boundary wall and pier remains, half has been demolished to allow parking on the frontage which is currently gravel. Frontage could be improved with landscaping or planting.



# Building-by-Building Description

Address	Value	Designation
50 Park Road	Positive	Article 4

## Description

(Also see page 219 for architectural description)

Property intact although slate has been replaced with concrete tile. Good original front door with arched glazed panels in door and sidelights. Low rendered boundary wall with piers to front which encloses a landscaped garden.



Address	Value	Designation
52 Park Road, 'Northlands House'	Positive	Article 4

## Description

Two storey double fronted yellow stock brick detached late-Victorian house similar in design to Nos.48 and 50 which also have single storey canted bays but with more elaborate Italianate style detailing to first floor. The roof, which would have been slate, has been replaced with concrete tile and a single hipped dormer added which is out of character with the streetscene. Timber sash windows have been painted black. Timber double doors (early or original) enclose porch.

Low rendered wall with tall brick piers to front enclosed the garden which is mostly hard surfaced. Divided into flats.



# Building-by-Building Description

## *54-56 Park Road*

Pair of two storey semi-detached late-Victorian houses built in 1876. Yellow stock brick with red brick banding and hipped slate roof with decorative bracketing below the eaves. Single storey canted bay with sash windows to the first floor. No.56 is dual fronted and has its entrance, another canted bay and a prominent chimney stack to Queens Road which provides an attractive corner.

Address	Value	Designation
54 Park Road 'Earl Villa'	Positive	Article 4

## Description

(Also see opposite for architectural description)

Brickwork has been rendered and open porch enclosed with glazed French doors, which would benefit from removal and reinstatement of recessed porch. Converted into flats. Low rendered wall with tall pier and hedge provides enclosure and softening to the street. Would benefit from maintenance.



# Building-by-Building Description

Address	Value	Designation
56 Park Road, 'Park House'	Positive	Article 4

## Description

(Also see page 221 for architectural description)

Property intact including slate roof, timber sliding sash windows and timber panelled front door with glazing to the upper half in recessed porch to side elevation. Low yellow stock brick wall with tall pier and hedge provides enclosure and softening to both street frontages. Ceramic road signs built into the side of the house at first floor level on both Park Road and Queens Road.



## 60-66 Park Road

Short terrace of four two-and-a-half storey houses built in 1908 and which exhibit more typical Edwardian styling and are noticeably taller than the adjacent housing having accommodation in the roofspace as part of the original design. This is rare for the Conservation Area. Yellow stock brick with rendered fronts and red brick detailing. Large red clay tiled gabled roof with decorative black timber boarding to gable end facing Queens Road which is replicated on the dormers and gables to the front. Two styles of property with symmetrical design overall. The end houses have gabled dormers (some of the few original dormers in the Conservation Area) and the central properties have oversized gables with oriel windows at 2nd floor level. Each property has a two-storey square bay with decorative tile hanging and timber casement windows with small panes and stained-glass fanlight detailing. Recessed porches with timber and glazed design and fanlights. The original boundary walls were a distinctive scalloped design.

The unity of the terrace has been eroded by redecoration of each house in different shades of paint.

# Building-by-Building Description

Address	Value	Designation	Description
60, 62, 64 and 66 Park Road	<p>No.60: Positive</p> <p>No.62: Positive – though frontage could be improved</p> <p>No.64: Positive</p> <p>No.66: Positive – though painted brickwork would benefit from removal of paint</p>	Article 4	<p>(Also see page 222 for architectural description)</p> <p><i>No.60 Description:</i> Property intact including original scalloped boundary wall.</p> <p><i>No.62 Description:</i> Property intact although stained glass detailing missing. Boundary wall has been demolished and frontage concreted which is detrimental to the streetscene.</p> <p><i>No.64 Description:</i> Property intact. Replacement scalloped boundary wall provides good enclosure to the street.</p> <p><i>No.66 Description:</i> Property intact apart from the brickwork arch to porch and half of the diamond shaped motif at first floor level have been painted. Timber windows to match adjacent properties have been reinstated and have significantly improved its character. Low brick wall to street and planted front garden.</p>



# Building-by-Building Description

## *68-74 Park Road*

Two pairs of two storey late-Victorian yellow stock brick houses with slate roof and two storey canted bays. The pairs are not identical but very similar. Moulding to bays differs between ground and first floor and there are slight variations in the moulding detailing between the pairs. Open porches to match bay windows. Sash windows. Timber doors with glazed upper panels and side/fanlights.



Address	Value	Designation
68 and 70 Park Road	<i>No.68</i> : Positive <i>No.70</i> : Positive – though frontage would benefit from improvement	Article 4

## Description

(Also see opposite for architectural description)

### *No.68 Description:*

Property intact except that slate has been replaced with concrete tile. Front boundary comprises a decorative timber fence with laurel hedge.

### *No.70 Description:*

Brickwork has been rendered and slate replaced with concrete tile. Timber sash windows remain. Front boundary wall has been demolished and the frontage paved which is detrimental to the Conservation Area and would benefit from soft landscaping.



# Building-by-Building Description

Address	Value	Designation
72 and 74 Park Road	No.72: Positive – though frontage could be improved No.74: Positive	Article 4

## Description

(Also see page 224 for architectural description)

### *No.72 Description:*

Divided into flats. Intact except that slate has been replaced with concrete tile. Meter boxes visible on front elevation. Front boundary wall has been demolished and the frontage paved which is detrimental to the Conservation Area.

### *No.74 Description:*

Property intact. Low rendered wall with tall piers to frontage provides enclosure to the street. Front wall would benefit from maintenance.



# Building-by-Building Description

## 76-78 Park Road

Pair of late-Victorian semi-detached houses built in 1889. Yellow stock brick with hipped roof which would have been slate. Double height square bays with hipped tops and foliage mouldings which is replicated on the open porch surrounds. Sash windows. Timber front door with glazed upper panes and fanlight survives to No.78.



## Address

76 and 78 Park Road

## Value

No.76: Positive  
No.78: Positive

## Designation

Article 4

## Description

(Also see opposite for architectural description)

### *No.76 Description:*

Classed as HMO. Property intact except that slate has been replaced with concrete tile and door is a modern replacement (it is noticeably smaller than the one to No.78). Front boundary has been removed to make space for parking, with hard landscaping to the front, which would benefit from planting.

### *No.78 Description:*

Divided into flats. Property intact aside from concrete tiles replacing the original slate. Part of the rendered boundary with tall piers has been retained and provides good enclosure to the street. A section has been removed to allow parking for a small car.

# Building-by-Building Description

## *80-90 Park Road*

Three pairs of late-Victorian semi-detached houses built in 1891. Yellow stock brick with gabled slate roof and decorative terracotta ridge tiles, finials and prominent chimneys. Double height canted bays with hipped roofs and foliage moulding details. Pediment style detailing to porch surround which is shared between the two properties. Timber sash windows. Recessed porches.



Address	Value	Designation
80 and 82 Park Road	<b>No.80:</b> Positive – though door would benefit from replacement with a more sympathetic design <b>No.82:</b> Positive – though door would benefit from replacement with a more sympathetic design	Article 4

## Description

(Also see opposite for architectural description)

### *No.80 Description:*

Property intact, although front door is replacement uPVC which would benefit from replacement in timber. Front boundary wall has been removed and frontage block paved for parking. Frontage could be improved with landscaping to soften appearance.

### *No.82 Description:*

Divided into flats. Property intact although front door is a later replacement with an overemphasis on glazing. Low yellow stock brick wall to frontage enclosing garden which is rather overgrown. Exterior of property would benefit from maintenance.

# Building-by-Building Description

Address	Value	Designation
84 Park Road	Positive* – property would benefit from the reinstatement of traditional windows and door.	Article 4

## Description

(Also see page 227 for architectural description)

Ground floor has been painted. Sash windows have been replaced with timber casement windows to ground floor and uPVC casements at first floor which is detrimental to its character. uPVC front door installed. Low front boundary wall, with gravel and planting in the front garden.



Address	Value	Designation
86 Park Road	Positive	Article 4

## Description

(Also see page 227 for architectural description)

Brickwork has been rendered and slates replaced with concrete tile. Timber sash windows remain. Door may be modern but looks sympathetic. Low rendered wall enclosing planted front garden which makes a positive contribution to the street. Property and front garden in need of maintenance and repair.



# Building-by-Building Description

Address	Value	Designation	Description
88 and 90 Park Road	<p>No.88: Positive* – property would benefit from the reinstatement of traditional windows and frontage improvements</p> <p>No.90: Positive* – property would benefit from the reinstatement of traditional windows at ground floor and frontage improvements</p>	Article 4	<p>(Also see page 227 for architectural description)</p> <p><b>No.88 Description:</b> Brickwork has been rendered. Paintwork in need of maintenance. Sash windows have been replaced by timber framed windows with louvered fanlights. Modern door which is mainly glazed and unsympathetic. Slate roof now plain tiles. Front boundary wall has been demolished and frontage concreted which is detrimental to the street.</p> <p><b>No.90 Description:</b> Divided into flats. Brickwork has been rendered. Slate replaced by pantiles. Sash windows have been replaced by timber framed windows with louvered fanlights at ground floor only. Front boundary wall has been demolished and frontage concreted which is detrimental to the street. Property in need of maintenance.</p>



# Building-by-Building Description

## *92-98 Park Road*

Two pairs of modest late-Victorian yellow stock brick houses which would have had slate roofs and simple detailing. Noticeably shorter than the neighbouring houses in the Conservation Area. Single storey canted bay to ground floor and run of three separate sash windows on first floor. Recessed porches.

# Building-by-Building Description

Address	Value	Designation
92 Park Road 'Ethel Villas' 94 Park Road, 'Ethel Villas'	<b>No.92:</b> Negative – requires significant reinstatement works <b>No.94:</b> Positive* – property would benefit from the reinstatement of traditional windows and door, and frontage improvements	Article 4

## Description

(Also see page 230 for architectural description)

### *No.92 Description:*

Property has been substantially modified on the front elevation with the bay window removed and porch extension added to front. Brickwork has been painted and slate replaced with concrete tile. Windows replaced with timber casement windows. Metre box to front elevation. Front boundary wall has been demolished and frontage paved.

### *No.94 Description:*

Classed as HMO. Brickwork has been painted and slate replaced with concrete tile. Windows have been replaced with timber casement windows. uPVC front door. Metre box to front elevation. Front boundary wall has been demolished and frontage concreted although tiled path has been retained.



# Building-by-Building Description

Address	Value	Designation
96 and 98 Park Road	No.96: Positive* – would benefit from reinstatement of sashes at ground floor and frontage improvements No.98: Positive	Article 4

## Description

(Also see page 230 for architectural description)

### *No.96 Description:*

Divided into flats. Brickwork has been painted and slate replaced with concrete tile. Sash windows to ground floor have been replaced with uPVC casements although timber sashes remain at first floor. Modern timber door. Meter boxes to front elevation. Boundary wall has been removed and frontage gravelled although tiled path has been retained.

### *No.98 Description:*

Property intact aside from concrete tile replacing original slate. Possibly retains original front door. Low brick wall to front encloses garden. Tiled path has been retained. Garden area would benefit from maintenance.





# Building-by-Building Description

## **Park Terrace**

Park Terrace is a short residential street running east-west, providing a one-way straight link between Avenue Road and Park Road. It is residential in character, although includes care homes at either end. The street would have once formed the northern boundary to Southend Park. Development of the north side was complete by 1890 with the south side following shortly after. St George's Presbyterian Church was once a landmark on the corner of Park Terrace and Park Road but this has now been demolished.

The houses in the street are fairly typical of the Conservation Area although there are two modern infill developments from the 1960s and 1980s which detract from its historic character. The street is lined with mature London Plane trees which are a positive feature and provide additional softening to the buildings. The pavements are red tarmac. The granite kerbs and some historic lamp columns still remain and make a positive contribution to the streetscene.

# Building-by-Building Description

## Park Terrace – South Side

Address	Value	Designation
Abbeyfield Care Home, St George's House	Neutral	N/A

## Description

One of the few modern buildings in the Conservation Area, St George's House, a care home, was built in 1988 on the site of St George's Presbyterian Church. It is a large yellow stock brick building with grey brick detailing laid out on a cross shaped plan which is very different to the rest of the Conservation Area. Situated on a corner it provides a frontage to Park Terrace and is set back from Park Road. It is of a simple design. The entrance on Park Terrace is formed by two large mono-pitched roofs which gives it impact in the streetscene. Otherwise the building is rather understated in its design and overall lacks interaction with the street particularly on the Park Road frontage.

It has a large, attractive landscaped garden to the side, fronting Park Road, which includes a number of silver birch trees. The garden is bounded by a brick wall with gate, which carries on around to the Park Terrace frontage. Some planting is also included on the Park Terrace frontage although there is no boundary enclosure on most of this side.



# Building-by-Building Description

Address	Value	Designation
'Avondale' and 'Edithville'	Negative	N/A

## Description

A pair of typical 1970s style semi-detached houses with shallow gabled roofs and horizontal board detailing built on the site of St George's Church Hall, now demolished.

Under scaled in comparison to the neighbouring historic houses which is further emphasised by being set back significantly from the established building line.

Both front gardens have been lost almost entirely to hardstanding which creates a very open frontage. They would benefit from soft landscaping.



# Building-by-Building Description

## *1, 3, 9, 11 and 15 Park Terrace (no No.13)*

Group of five houses divided into two groups (Nos.1-3 and 9, 11 and 15) built slightly later than those on the north side. Two storeys, slate gabled roofs with decorative terracotta ridge tiles and double height square bays topped with decorative timbered gables. Attractive foliage detailing to columns and open porches and timber sliding windows with central glazing bars. Timber front doors with glazed upper panes and fanlight, set in recessed porch. All properties have been rendered so original brick colour is unknown.



Address	Value	Designation
1 and 3 Park Terrace	No.1: Positive No.3: Positive* – would benefit from sash window and door reinstatement	Recommended Article 4 Direction

## Description

(Also see opposite for architectural description)

### *No.1 Description:*

Forms a pair with No.3. Brickwork rendered. Timber sashes but central glazing bars 'stuck on' so the appearance is not entirely satisfactory. Front elevation would benefit from some repair works, particularly to sills. Retains original front door. The front garden area appears unkempt although the front boundary wall has been retained and provides good enclosure to the street.

### *No.3 Description:*

Forms a pair with No.1. Brickwork rendered and slates replaced with concrete tiles. Timber sashes have been replaced with uPVC casements and uPVC front door encloses open porch, which are particularly out of keeping with the Conservation Area. Low brick wall to front boundary.

# Building-by-Building Description

Address	Value	Designation
5 Park Terrace	Neutral	Article 4

## Description

Cottage style property set back from the main road frontage built in 1946. Single storey with accommodation in the roofspace. Render with red clay tile roof with finials and uPVC windows. Poorly integrated two storey flat roofed extension to the north side which can be glimpsed from Park Terrace. Single storey attached garage on the south side.

*No photograph available*

Address	Value	Designation
Garage Court rear of 5 Park Crescent	Negative	Article 4

## Description

55 garages arranged in five blocks contained within an area set behind 9-11 Park Terrace, with no public view. The garages do not appear well used and may even be vacant or mostly vacant. Likely to be a future development site.



# Building-by-Building Description

Address	Value	Designation
9, 11 and 15 Park Terrace	No.9: Positive No.11: Positive No.15: Positive	Recommended Article 4 Direction

## Description

(Also see page 236 for architectural description)

### *No.9 Description:*

Part of a short terrace with Nos.11 and 15. Divided into flats. Brickwork rendered. White painted sliding timber sash windows with vertical glazing bars. Attractive timber front door with stained-glass and fanlight. Attractive tiling to porch floor and path. Front wall has been replaced with a low red brick wall although appears damaged (pier and wall missing to north-east corner). Front garden would benefit from landscaping.

### *No.11 Description:*

Part of a short terrace with Nos.9 and 15. Divided into flats. Brickwork pebble dashed. Slates replaced with modern concrete tiles. Timber sliding sash windows with vertical glazing bars. Attractive tiling to porch floor. Attractive timber front door with stained-glass and fanlight. Modern low brick wall to front boundary provides good enclosure to the street but front garden would benefit from landscaping.



### *No.15 Description:*

Part of a short terrace with Nos.9 and 11. Brickwork rendered. Slates replaced with modern concrete tiles. Replacement timber sash windows. Open porch infilled with modern but traditional style front door. Attractive tiled path to front door. Boundary wall retained and well-maintained and some planting provides softening to the street.

# Building-by-Building Description

## Park Terrace – North Side

### *Nos.2-12 Park Terrace and 18-24 Park Terrace*

Five pairs of semi-detached houses built in 1876. They are situated in two groups separated by Nos.14 and 16. Two storeys, yellow stock brick with hipped slate roof and prominent chimneys.

The façade is characterised by decorative polychrome brickwork on the bay, porch and window surrounds rather than the moulding seen on most other properties, except for one other pair of semis in Park Crescent which are of the same design and are likely to have been built by the same person. The decoration features a mixture of red and buff brick and the result is very distinctive. Another unusual feature is the equal spacing of three sash windows to the first floor rather than the asymmetric grouping usually found above the bays and recessed entrance.

The frontages were originally enclosed with low yellow stock brick walls with tall piers and stone copings. This only survives unaltered at Nos.22-24.

# Building-by-Building Description

Address	Value	Designation
2 and 4 Park Terrace	No.2: Positive No.4: Positive* – Would benefit from timber sash window and door reinstatement. Frontage could be improved	Recommended Article 4 Direction

## Description

(Also see page 239 for architectural description)

### *No.2 Description:*

Forms a pair with No.4. Brickwork has been painted. Slate replaced with concrete tiles. Timber sash windows have been retained. Timber front door with glazed upper panels and fanlight retained. The front boundary wall has been topped with red brick and provides good enclosure to the street. The garden is planted and helps to soften the building.

### *No.4 Description:*

Forms a pair with No.2. Brickwork and slate survives but unfortunately all windows and the front door have been replaced with uPVC. Chimney has been lost. The front boundary has been removed and the garden lost to hardstanding, which is detrimental to the property and Conservation Area.





# Building-by-Building Description

Address	Value	Designation
6 and 8 Park Terrace	No.6: Positive No.8: Positive	Recommended Article 4 Direction

## Description

(Also see page 239 for architectural description)

### *No.6 Description:*

Forms a pair with No.8. Brickwork and slate survive. Windows appear to be timber although not original as their proportions are rather heavy. Modern stained timber door looks slightly out-of-character. Chimney has been lost. A replacement brick front boundary wall has been constructed and provides good enclosure to the street although the proportions seem a little slim. Landscaped garden makes a positive contribution to the street.

### *No.8 Description:*

Forms a pair with No.6. Brickwork has been rendered and slate replaced with concrete tiles. Chimney has been lost. Original timber sash windows survive, as does timber and stained-glass front door, and make a positive contribution to the character of the property. The front boundary has been removed and the garden lost to an unattractive area of hardstanding, to the detriment of property and the Conservation Area.



# Building-by-Building Description

Address	Value	Designation
10 and 12 Park Terrace	No.10: Positive No.12: Positive* – would benefit from sash window reinstatement and reconstruction of original bay	Recommended Article 4 Direction

## Description

(Also see page 239 for architectural description)

### *No.10 Description:*

Forms a pair with No.12. Brickwork has been rendered and slates replaced with concrete tiles. Timber sash windows and timber door with stained-glass make a positive contribution to the street. The front boundary has been removed and the garden lost to hardstanding, although a good quality surface material has been used.

### *No.12 Description:*

Forms a pair with No.10. Slate roof and chimney retained. Brickwork has been rendered and all the window openings have been altered in shape, including the bay, and replaced with modern uPVC casements of a different proportion and a square bay. This has been detrimental to the character of the existing property and impacts on its symmetry with No.10. The porch opening has been widened and a later timber and glazed tall door with sidelight inserted. Most of the front boundary has been removed and the garden lost to hardstanding.



# Building-by-Building Description

Address	Value	Designation
14 Park Terrace	Negative	N/A

## Description

A three-storey modern infill development of flats built in 1985 which encloses a gap in the streetscene that was still evident in 1940 and originally provided access to the land rear of No.16 where outbuildings are located.

An attempt has been made to reference No.16 particularly in its height, gabled form and two-storey front bay but this has not been very successful, its proportions and lack of detailing are particularly unsympathetic. As such, it detracts from the quality of the streetscene.

There is no front door on the frontage (which is out of character with the rest of the street), small uPVC windows and red brick which is in stark contrast to No.16. There are a number of satellite dishes on the side elevation and antennas to the roof.

There is a boundary wall to the front which provides enclosure to the street but the frontage is used for parking and would benefit from some soft landscaping.



# Building-by-Building Description

Address	Value	Designation
16 Park Terrace, 'Hereford House'	Positive	Recommended Article 4 Direction

## Description

A yellow stock brick house built in 1892 with Italianate influences. It is a one-off design unlike any others in the street.

Three storeys with gabled roof running front to back. Third storey located in the gable and has distinctive curve topped window which is replicated at first floor and references the curved porch design. Two storey canted bay topped with low decorative metal railings and decorative bracketing. White painted quoins and shaped timber barge boards with decorative finial and prominent chimney give this property a grand feel despite its relatively narrow plot.

The original sashes have been replaced with aluminium windows and the front door is modern. These would benefit from reinstatement, though their narrow frames mean they are not too obtrusive.

The property is divided into flats and there are additional entrances on both side elevations. To the west steps lead up the side of the property to first-floor and to the east there is access to the rear of the building. A first-floor flat roofed extension appears to have been added to the rear, but this has minimal impact in the streetscene.



A small flat roofed dormer has also been added to the west roofslope but its small size does not detract from the quality of the frontage.

The yellow stock brick wall and railings to front boundary are appropriate and provide good enclosure to the street. The landscaped garden is also a positive feature.

# Building-by-Building Description

Address	Value	Designation	Description
18 and 20 Park Terrace	No.18: Positive* – would benefit from removal of doors infilling porch and painting of joinery No.20: Positive* – would benefit from sash window reinstatement. Frontage could be improved	Recommended Article 4 Direction	(Also see page 239 for architectural description)  <i>No.18 Description:</i> Forms a pair with No.20. Brickwork including bay has been rendered and slates replaced with concrete tiles. Chimney retained. Timber sash windows but are stained rather than painted which is out of character. Open porch enclosed with fully glazed French doors. Original timber door with glazed upper panes survives beyond. Front boundary wall has been rebuilt with distinctive bonding pattern. The front garden has been partially converted to hardstanding for parking.  <i>No.20 Description:</i> Forms a pair with No.18. Brickwork including bay has been rendered and slates replaced with concrete tiles. Timber sash windows have been lost to uPVC casements and this is detrimental to its character. Original timber door with glazed upper panes survives. Front chimney missing. Attractive decorative tiled path to front door. Front boundary wall has been demolished and the frontage has been concreted which is detrimental to the Conservation Area. The property has been converted into flats.



# Building-by-Building Description

Address	Value	Designation
22 Park Terrace	Positive	Recommended Article 4 Direction

## Description

(Also see page 239 for architectural description)

Forms a pair with No.24. Property intact except for slates replaced with concrete tiles and open porch enclosed with modern timber front door, though not an unsympathetic design. The polychrome brickwork and sash windows make a positive contribution to the Conservation Area.

Part of the front boundary lost but remaining wall and hedge still manage to provide some enclosure to the street and should be retained. The garden paved over with hardstanding and its impact is softened by the boundary hedge.



# Building-by-Building Description

Address	Value	Designation
24 Park Terrace	Positive* – would benefit from sash window reinstatement	Recommended Article 4 Direction

## Description

(Also see page 239 for architectural description)

Forms a pair with No.22. Slates replaced with concrete tiles and timber sashes lost to aluminium casements and front door replaced with modern design. The polychrome brickwork makes a positive contribution to the Conservation Area. The original front boundary has been removed. The house was undergoing renovation at the time of survey in 2019.

## *Nos.26-28 Park Terrace*

Two large detached late-Victorian properties of the same symmetrical design and of similar footprint to the adjacent pair of semis. Two storey yellow stock brick with gabled slate roofs. Double fronted with single storey canted bays each side of the central front door. Pair of curved topped Italianate style windows above each bay and single matching curved topped sash above the door. Simple detailing to bays and window surrounds. Timber sash windows and timber doors with fanlights.



# Building-by-Building Description

Address	Value	Designation
26 Park Terrace	Positive	Recommended Article 4 Direction

## Description

(Also see page 247 for architectural description)

Property intact including sash windows and slate roof. The central first floor window has been infilled, though done well. Probably a modern timber door, though sympathetic, and stained-glass fanlight above. The original boundary wall has been lost and the front has been landscaped with gravel and an attractive tiled step-up to the front door.



Address	Value	Designation
28 Park Terrace 'Sunbury Villa'	Positive	Recommended Article 4 Direction

## Description

(Also see page 247 for architectural description)

Property intact including sash windows although the slate roof has been replaced with concrete tiles and would benefit from reinstatement. Replacement timber door though not entirely unsympathetic. Property undergoing renovation at time of survey in 2019. Boundary wall has been lost to forecourt parking which is unsympathetic and would benefit from reinstatement of the boundary and soft landscaping.





# Building-by-Building Description

Address	Value	Designation
30 Park Terrace	Positive* – though would benefit from traditional window reinstatement	Recommended Article 4 Direction

## Description

Large double frontage detached property of originally the same design to Nos.26 and 28 but the bay windows to the ground floor were altered in 1938 and are more Edwardian in style than Victorian. The bays in this case are square with red brick plinths and casement windows. The bays are joined to each other by a hipped tiled canopy which also forms the open porch to the property. The front door with stained-glass upper panel also seems to date from this later era.

The property has been rendered and has clay tiles rather than slates. The original windows have been replaced with uPVC casements and would benefit from reinstatement in timber. The casement design is appropriate for the age of the house but the uPVC material is not appropriate for the Conservation Area.

Despite these modernisations the property makes a generally positive contribution to the local streetscene benefitting from an attractive landscaped front and side garden. There is a low brick front boundary wall, which is a modern replacement, and a taller rendered boundary wall which leads round onto the Avenue Road boundary and includes the street name.



# Building-by-Building Description

## St Vincent's Road

St. Vincent's Road developed from the Vincent's Farm Estate and was deliberately planned as high-quality houses to be sold to families with servants and nannies. This is still evident today in the many larger properties in the street, particularly as the road winds along from the junction with Avenue Road. The architecture here is also noticeably different with much more individuality and much more ornament than is found in other streets. It has made for an interesting and attractive street which is the grandest in the Conservation Area.

Although many of the properties have remained as large houses a number have been converted to flats or care homes and generally this has been achieved without causing harm to the Conservation Area, unlike other areas where the properties are smaller and conversions have had a significant impact particularly on the frontages.

To the western end of St. Vincent's Road sits Milton Road Gardens and Tennis Courts, which provides a buffer from the railway line and between properties on the south side of St. Vincent's Road and Milton Road itself. The mature plane trees are the other defining feature of the street.

The pavements are generally old concrete slabs which are well worn and often cracked. In places tarmac has been laid around the trees to allow greater flexibility for the roots without causing trip hazards. Granite kerbs (laid short side up) and glazed brick drainage channels have been retained and some crossovers are made from stable blocks which also make a positive contribution. There are a number of red brick sett speed bumps in the road.

## St Vincent's Road – South Side

### *1-9 St. Vincent's Road*

Late-Victorian terrace of five houses built in 1895 which forms part of a longer terrace which includes identical properties in Avenue Road. All these properties were probably built at the same time and could have been built by the same person. They appear as one group in the streetscene. The only indication of the change in address is the road name sign on No.1 St Vincent's Road.

Modest two storey properties of yellow stock brick with slate roofs and very wide shared chimneys are prominent in the streetscene. The design is typical of the Conservation Area. Each property has a single storey canted bay to the ground floor with a pair of curved topped Italianate style sash windows above. The square topped open porches relate to the detailing on the bays with decorative keystones being the main decorative feature.

The original windows are timber sliding sashes with central glazing bars and these are still present on many properties. Original doors are timber with glazed upper panels and fanlight.

# Building-by-Building Description

Address	Value	Designation
1 St. Vincent's Road	Positive	Article 4

## Description

(Also see page 250 for architectural description)

Property intact although slates replaced with concrete tiles. Ceramic road name inset into the wall at first floor level. The front boundary and garden have been lost to hardstanding and could be improved with landscaping or planting.



# Building-by-Building Description

Address	Value	Designation
3 St. Vincent's Road	Positive	Article 4

## Description

(Also see page 250 for architectural description)

Wider than adjacent properties because it includes additional accommodation at first floor (including an additional window) above access gate to rear of the properties. Property intact although slates replaced with concrete tiles. The front boundary and garden have been lost to an area of hardstanding and there are two large bin stores on the frontage. This has a detrimental impact on the property and Conservation Area. Property classed as HMO. Frontage could be improved.



# Building-by-Building Description

Address	Value	Designation
5 and 7 St. Vincent's Road	No.5: Positive No.7: Positive – though frontage could be improved	Article 4

## Description

(Also see page 250 for architectural description)

### *No.5 Description:*

Property intact including brickwork, slate roof and timber sashes and stained-glass front door. Attractive tiled path to front door. Boundary wall removed and surface gravelled.

### *No.7 Description:*

Brickwork painted white although slate roof remains. White painted timber sliding sash windows remain, although some would benefit from maintenance to restore them, particularly sills at ground floor. Timber front door remains. The front boundary and garden lost to an area of hardstanding, which has a detrimental impact on the property and Conservation Area and would benefit from reinstatement, together with landscaping.



# Building-by-Building Description

Address	Value	Designation
9 St. Vincent's Road 'West Villa'	Positive – though frontage could be improved	Article 4

## Description

(Also see page 250 for architectural description)

Wider than adjacent properties because it includes additional accommodation at first floor (including an additional window) above access door to rear of the properties. Brickwork painted and slate roof retained. White painted timber sliding sash windows remain, although some would benefit from maintenance. Timber front door remains. Divided into flats.

The front boundary and garden lost to an area of hardstanding, which has a detrimental impact on the property and Conservation Area and would benefit from reinstatement, together with landscaping.



# Building-by-Building Description

Address	Value	Designation
11 St. Vincent's Road 'West House' Nursing Home	Positive – though the site would benefit from more planting, a proper bin store (or moving the bin into the garage) and more landscaping to the frontage.	Article 4

## Description

West Villa is the start of the more affluent properties in St. Vincent's Road and is set significantly further back than the adjacent terrace. It established a new building line for the larger properties which continue to the west.

It is a large two storey building with rooms in the roof and a side wing which is set back from the frontage and abuts the adjacent terrace. The side wing appears to be original (shown on OS plan 1890) but the four single pitched front dormers are a modern addition and are rather dominant in the roof slope. The building was also extended on the west side to include a garage (which only appears after OS 1920). This section is not subservient and rather upsets the symmetry of the building although is matched in well with the original detailing of the building.



The building has a slate roof but the original brickwork has been painted. It is double fronted with two single canted bays either side of the timber and stained-glass double front door. The bays unusually have decorative ironwork at sill level which is replicated on the other ground floor windows. There are a pair of curved topped Italianate windows above the bays and the garage and the property also includes other Italianate detailing such as decorative bracketing to the eaves and quoins.

The spacious frontage is tarmaced and used for parking and bin storage and has little area for soft landscaping but the building is enclosed by a modern brick boundary wall to most of the frontage.

# Building-by-Building Description

Address	Value	Designation
13-13a St. Vincent's Road	Positive – would benefit from window reinstatement to original forms	Article 4

## Description

Originally a pair of Edwardian style houses built in 1900 now converted into flats, No.13 St. Vincent's Road is a grand three storey red brick building with slate roof and imposing Dutch gables to the front, each with a decorated top and a large two storey canted bay. The bay is of simple design but includes a fretted parapet detail to the top.

Only some of the windows in the bay have retained their original sash windows, the others have been replaced with modern louvers in timber frames or uPVC casements which are detrimental to the character of the buildings. At ground floor the original positions of the front doors are evident adjacent to the bays, these have since been replaced with single windows and new entrances formed to the rear.

There is a white painted front boundary wall to the front with landscaped garden area behind, and a driveway either side of the building.





# Building-by-Building Description

Address	Value	Designation
15 St. Vincent's Road	Positive	Article 4

## Description

This large detached two storey house is one of the most unique in the Conservation Area. It was built before 1890 but is not of the typical style from this period. It is half hipped with projecting eaves and slate tile hanging to the first floor (including some decorative shaped slates) and yellow stock brick with red brick detail to ground floor. It has simple timber casement windows including a small square bay to the ground floor, the roof of which is extended to form a rain porch above the door. There is a simple two storey bay feature to the east elevation which is visible to the street. A small dormer, which appears to be original, is aligned with the front entrance.

There is a shingled driveway to the west side leading to a detached single gabled garage which was built between 1920 and 1940 and has original timber doors and a decorative terracotta motif to the gable.

The property retains all its original features and together with the large landscaped frontage and boundary wall and railings makes a positive contribution to the Conservation Area.



# Building-by-Building Description

Address	Value	Designation
17 St. Vincent's Road	Positive	Article 4

## Description

This property is another unusual design from the late-19th century. Two storey, red brick with clay tile roof and a prominent full width jettied timbered gable above a single storey canted bay. This style was known as the new English Revival Style (this is quite a modest example) and took its influences from buildings in the 14th and 15th centuries. It was quite fashionable in some parts but this is the only property of this kind in the Conservation Area.

The front entrance is set back from the main elevation to the side of the building which is not a characteristic of the wider Conservation Area.

There are timber sashes to the ground floor in the more traditional bay and timber casements to the upper Tudor style gable both of which appear to be original.

There is a modern red brick wall with low railings to the front boundary enclosing an attractive landscaped garden and gravelled driveway. The property makes a positive contribution to the streetscene.



# Building-by-Building Description

Address	Value	Designation
19 St. Vincent's Road	Positive	Article 4

## Description

A more typical late-Victorian two storey detached villa built in 1890. Red brick with gabled slate roof. Asymmetric design with two storey canted bay to west side of the rather grand open entrance porch. Two pairs of sash windows balance the design to the east side of the door with a single window above. Simple detailing to windows surrounds. Timber door with glazed upper panels and side/fanlights.

The property is divided into flats and has been renovated, helping to restore its original character and appearance.

A traditional brick wall and railings has been reinstated to the frontage which includes soft landscaping.



# Building-by-Building Description

Address	Value	Designation
21 St. Vincent's Road	Positive	Article 4

## Description

A large late-Victorian dwelling built in 1890 which has now been divided vertically into two properties which has involved adding a side extension to the western end to provide two front doors. This extension is relatively subservient and is of a modest scale, set back slightly and has good materials which match the existing building.

The original building is an attractive well-proportioned two storey dwelling with red brick to the ground floor and render above, and a brown tiled hipped roof. The eastern end of the building has a distinctive canted bay to the ground floor which is topped with ornamental ball features at its corners. The bay forms part of a simple projecting gable.

On the western side is a small square bay with a pitched roof canopy that extends over the original front door to form a porch. Above, the form of the bay is replicated as a bracketed hanging bay with a half-timbered gable. The subservient scale of this feature means that it complements the main gable rather than competing with it.



The property is well preserved, although the windows, which are timber in both halves, are of different designs and may not have been original. In the eastern half there are timber sashes which are split on the top third and not the centre which gives them a proportion that matches the timber casement on the western side. Both styles make a positive contribution to the character of the property.

The frontages of both have been hard landscaped with gravel for parking but a low buff brick boundary wall and metal railings enclose the boundaries and make a positive contribution to the street. There is a little soft landscaping to both properties but an increase in this would be a positive contribution.

# Building-by-Building Description

Address	Value	Designation
23 St. Vincent's Road	Positive	Article 4

## Description

Large detached two storey dark red brick house built in 1893. Half hipped slate roof with prominent chimneys and terracotta ridge tiles. Unusually there is a mix of both sash and casement windows. All the windows are timber and would benefit from some maintenance.

On the eastern side there is a simple square bay with pitched canopy extending over the front door. This forms part of a projecting half-timbered gable.

The property is divided into flats and the frontage has been tarmaced to provide parking. The silver birch tree, planting on the frontage and the low brick wall with piers provides an attractive boundary to the street. A more sympathetic surfacing material would be beneficial to the Conservation Area.



# Building-by-Building Description

Address	Value	Designation
25-27 St Vincent's Road	Positive – frontage to No.27 could be improved	Article 4

## Description

Single pair of yellow stock brick semi-detached houses with slate hipped roof to the front, a more subservient gabled roof further back. Two storeys with small front dormers to each property and large two storey canted bays to the front with decorative half-timbered gable tops. Unusually the bays are positioned next to each other in the centre of the pair and the front doors are located in a more subservient location to the side, set back from the frontage. As with No.23, there is a mix of styles here with both sash and casement windows on the front elevation. The bay has simple casements in heavy stone surrounds and adjacent to this are two pairs of sashes with moulded lintels and decorative red brick detailing including shaped brickwork below the first-floor sills. The windows are all timber.

The front doors and porches are located to the side of each house and this is the only area where the architecture differs between them. No.25 has an enclosed porch with heavy timber door with glazed upper panels and fanlights, set in a stone surround and topped with a small decorative balcony feature and No.27 has a later enclosed porch of a modest design with simple mono-pitched roof over the door.

The dormers are modest in scale with a pair of small sash windows and timber barge boards.



The frontage of No.25 has an attractive landscaped garden which is enclosed with a yellow wall providing good enclosure to the street. No.27 has no front boundary with the garden converted to hardstanding. This would benefit from landscaping.

Both properties are divided into flats. The meter boxes on the front of No.27 are numerous and detrimental. These should be relocated if the opportunity arises. Properly designed bin storage would also be welcomed.

# Building-by-Building Description

Address	Value	Designation
29 St. Vincent's Road	Positive	Article 4

## Description

Large two storey house built in 1893. Stock brick with slate hipped roof, prominent chimneys and decorative ridge tiles. Single storey square bay with hipped slate roof and simple natural stone surround. The natural stone detailing is replicated on the window lintels and used for the porch surround which is the most decorated element of the house. The property is intact and has retained its white painted sash windows. The timber door with stained-glass upper panels and side/fanlights are retained and there is decorative tiling to the inside of the porch. The only missing feature is the front boundary wall which has been replaced with a hedge. The front garden is landscaped and makes a positive contribution to the street.



# Building-by-Building Description

Address	Value	Designation
31 St. Vincent's Road	Positive	Article 4

## Description

Large detached two storey property now divided into flats. Long thin plan form with large gable above canted bay to the front and additional projecting gable to the side. Red tile roof and white render walls with decorative light grey painted half-timbering at the first floor make it prominent in the streetscene. Timber casement windows. Decorative timber open gabled porch to the front matches the timbering above. Original timber double door with stained-glass and fanlight survives.

Landscaped front garden and red brick boundary wall provide good enclosure and softening to the street.





# Building-by-Building Description

Address	Value	Designation
33 St. Vincent's Road, 'Pendragon'	Positive	Article 4

## Description

Large two storey detached dwelling house with slate hipped roof and decorative terracotta ridge tiles. The brickwork has been painted white. Single canted bay to western side with decorative brick detailing and slate hipped roof. Italianate style windows with curved tops, column detail and decorative metal ironwork to sills at first floor. There are a group of three above the bay rather than two. Timber double door with stained glass panels and fanlight survives.

Landscaped front gardens with boundary wall and railings provide good enclosure and softening to the street.



# Building-by-Building Description

## St Vincent's Road – North Side

Address	Value	Designation
Aarandale Lodge, 2-4 St. Vincent's Road	Positive – though frontage could be improved	Article 4

### Description

Originally two large detached Edwardian style houses built in 1898 now known as Arrandale Lodge, a residential care home. Red brick with clay tile roofs. The properties have been joined by a two-storey extension which is relatively subservient in the streetscene. The western most property, originally No.2 has a distinctive corner turret which marks the junction of St Vincent's Road and Avenue Road and provides an attractive landmark for the Conservation Area. This property also has a single square bay to the front and small half-timbered gable detail to a first-floor window. To Avenue Road, there is also a frontage and an unusual square bay which has been rotated 45-degrees and sited on the corner so that it addresses the street. It appears that the original front door to this property was also on this frontage and is recognised by a simple stone surround, though the door is currently boarded. A two-storey yellow stock brick element is also visible at the rear. Timber sash windows. This property is surrounded by a red brick wall and landscaped garden which contain a number of preserved trees. These together with the turret feature define the entrance to St Vincent's Road.

The second part of the nursing home, formerly No.4, is slightly different in character although was built around the same time. It has two strong features on the frontage: a large two-storey curved bay and a large projecting Dutch gable. Both are attractive features in the streetscene and manage to complement rather than compete with each other. Similar proportioned windows and decorative stone banding running through both features help to unite them.



Both properties are relatively intact, they have maintained the original brickwork and roofing materials and both have timber windows which have been stained/ painted brown.

The frontage to No.4 has been mostly replaced with a parking area which is detrimental to the Conservation Area. Soft landscaping would improve the appearance.

# Building-by-Building Description

## *6-8 St. Vincent's Road*

Pair of late-Victorian two storey houses built in 1894. Red brick to front and yellow stock brick to the sides with slate hipped roofs. Attractive two storey canted bays to the front with sculpted mullions, shaped bricks and terracotta decoration under first floor sills. Smaller matching bays to the side which can be seen from the street. Timber sliding sash windows with smaller top sash which is divided with a horizontal and vertical glazing bar.

Unusually the main entrance door is located on the side of the properties under small mono-pitched rain canopies with timber support and railing. Timber doors with stained-glass upper panels and fanlight.

Both properties have a small dormer window to side which appears to be original.

# Building-by-Building Description

Address	Value	Designation
Nos.6 and 8 St. Vincent's Road	No.6: Positive No.8: Positive* – would benefit from timber sash window reinstatement	Article 4

## Description

(Also see page 267 for architectural description)

### *No.6 Description:*

Divided into flats. Attractive timber sashes and front door retained but slates replaced by concrete tiles. Satellite dish to front part of the side elevation which can be seen easily from the street. Attractive planted front garden and original burr brick boundary wall provides good enclosure to the street.

### *No.8 Description:*

Divided into flats. An additional front door has been added to the front elevation which unbalances the pair and appears rather squashed in. Slates retained but frontage has been rendered. Timber sashes replaced with uPVC windows. Frontage has been brick paved for parking although a red brick boundary wall still provides good enclosure to the street. Would benefit from soft landscaping or planting.



# Building-by-Building Description

Address	Value	Designation
Beaufort Lodge, 10-12 St. Vincent's Road	Positive* – frontage could be improved and replacement of uPVC with timber sashes would be beneficial	Article 4

## Description

Pair of large semi detached houses built in 1894 now in use as a care/nursing home. Likely to have been red brick to the front (now unfortunately painted) and yellow stock brick to the sides. The design is unusual insofar as the front wall forms a parapet at roof level and the slate roof is hidden behind. The parapet is decorated with raised brickwork detail to the front. Each half has a large two storey canted bay with sculpted stone surrounds. The first floor windows have been recently replaced (post-April 2019) with unsympathetic uPVC top hung casements, which replaced attractive timber sashes which had sculpted detailing mirroring the shape of the lintels above. This is an unfortunate loss. At ground floor the central window is a taller double casement with decorative stained-glass in the top section. Timber sash windows are on the side flanks of the bay windows at ground floor.

Like Nos.6-8 St Vincent's Road the entrances are located to the side elevation and in this case they are within an archway below a canted bay feature at first floor.

The front boundary wall and garden to parking have been lost to parking which is detrimental to the character of the Conservation Area. The wheelie bins on the frontage are also an eyesore that could easily be rectified by their relocation to the rear.



# Building-by-Building Description

Address	Value	Designation
14-16 St. Vincent's Road	Positive	Article 4

## Description

Pair of large red brick semi-detached houses built in 1896. They are of an asymmetric design; No.14 has a distinctive turret feature on the corner decorated with small gables but No.16 has a square bay to ground floor and a canted bay with gable top to first floor. In between, the designs are identical and include an attractive run of triangular shaped oriel style windows to the ground floor (this type of window is usually found singularly at first floor), one of which is two storey and has a decorative motif in its central panel, and hanging square bays above the single windows. As with the properties across the road, there is a mix of sash and casement windows but each has their place within the overall design of the elevation. All the windows are timber and make a positive contribution to the Conservation Area.

There is a small door to the front between the triangle windows although the main door appears to be located to the side. Timber door to the side entrance of No.14 with glazed upper panel and fanlight.

The properties are intact except that the original roof covering has been replaced with concrete tiles.



Both properties are divided into flats but parking has been accommodated at the rear and a landscaped front garden and front wall to No.14 has been retained to the front. The wheelie bins to the frontage are, however, detrimental to the streetscene and would benefit from relocation or screening in some way.

The driveway adjacent to No.14 also provides access to St Vincent's Mews, a modern development at the rear of these properties.

# Building-by-Building Description

Address	Value	Designation
St. Vincent's Mews	Neutral	Article 4

## Description

A development of three new houses on a cul-de-sac, which is the most recent development in the Conservation Area. It has no public impact as the site is hidden behind the houses on a site between St. Vincent's Road and Avenue Terrace. These buildings are timber clad and red brick and have sedum (green) mono-pitched roofs. The red brick references materials in the surrounding roads but essentially they have created a new character of their own.

In this area was originally a stable block.



## *18-24 St. Vincent's Road*

Two pairs of two storey semi-detached late-Victorian houses built in 1894. Red brick with slate roofs, terracotta ridge tiles and decorated prominent chimneys. Their distinguishing feature is the large two storey bays with Dutch gables. These are square to ground floor with decorative columns with foliage detailing and canted to first floor with simpler detailing. In between the floors is a terracotta shield motif. The Dutch gable is also decorated with an alcove detail.

Adjacent to the bay, on each floor, are two sash windows with a central door, which at first floor leads to a decorative iron balcony on the two end properties.

The main entrance door is located to the side between the two chimney stacks within an arched doorway.

# Building-by-Building Description

Address	Value	Designation
18 and 20 St. Vincent's Road	No.18: Positive – frontage could be improved No.20: Positive – would benefit from sash window reinstatement. Frontage could be improved	Article 4

## Description

(Also see page 271 for architectural description)

### *No.18 Description:*

Property intact. All windows are painted green. Front garden and boundary wall has been converted to hardstanding. Frontage could be improved.

### *No.20 Description:*

Brickwork rendered. Sash windows replaced with timber casements, though these are not entirely out-of-keeping, although original door to ground floor survives. First floor balcony lost. Front boundary has been removed and the frontage paved for parking, however, there is some attractive landscaping on the frontage.





# Building-by-Building Description

Address	Value	Designation
St. Vincent's Court, 22 St. Vincent's Road	Negative – could be improved by reinstatement of windows, doors, decorative features and bays to match No.24 St. Vincent's Road.	Article 4

## Description

(Also see page 271 for architectural description)

Most of the original features from this property have been removed and as a result, its historic character has been severely compromised. It was originally a mirrored pair to No.24 (see description on the following page). The bay has been removed, the windows changed to modern styles and shapes, the slates have been replaced with concrete tiles and the frontage has been rendered. Only the profile of the Dutch gable remains.

The front garden and wall have also been removed and replaced by a concrete parking area which is detrimental to the streetscene. The ornamental tree on the frontage provides a small amount of greenery and should be retained.

This property is divided into flats.



# Building-by-Building Description

Address	Value	Designation
24 St. Vincent's Road	Positive	Article 4

## Description

(Also see page 271 for architectural description)

Intact although the brickwork has been painted. This property has retained its original sashes to ground and first floor which make a positive contribution to the streetscene. Most of the frontage has been tarmaced for parking. Only a small section of a modern boundary wall has been built but it provides an area for planting and the additional planting adjacent to the building also provides some softening.



## *26-28 St. Vincent's Road*

Pair of two storey late-Victorian semi-detached houses built in 1894. Yellow stock brick with red brick detailing and slate roofs with decorative ridge tiles and prominent chimneys. The front has two main features, a two storey hipped roof canted bay with red brick columns and lintels and timber sash windows and next to it a hipped roof hanging square bay with bracket detailing and casement windows, set above a set of two sashes with central door which have red brick lintels which match the bay.

Although there is a door to the front elevation, the main entrance is located to the side in an arched doorway.

# Building-by-Building Description

Address	Value	Designation
26 St. Vincent's Road	Positive	Article 4

## Description

(Also see page 274 for architectural description)

Property very well preserved, including brickwork, slate roof and original timber windows. Part of the frontage has been hard surfaced but in a high-quality material and a significant length of boundary wall (and railings) and landscaped front garden has been retained which makes an attractive setting for the building.



Address	Value	Designation
28 St. Vincent's Road	Positive	Article 4

## Description

(Also see page 274 for architectural description)

Property intact including brickwork, slate roof and original timber windows, decorative ridge tiles and chimneys, although red brick details have been painted over in red. Most of the garden has been given over to parking although there are a couple of planting beds which make a valuable contribution to the setting of the building. There is also a small section of very low modern wall which would provide more enclosure if it were higher. It does, however, help to define the boundary of the property.



# Building-by-Building Description

## *30-38 St. Vincent's Road*

Run of five Arts and Crafts style houses built between 1947 and 1949 which replaced earlier houses built between 1890 and 1920 and which were destroyed in WWII. They are all dark red brick with brown clay tiled hipped roofs. Hipped bays of single or double storey with decorative tile hanging are a key feature. The windows are metal casements with leaded lights. Although distinctly different from all other properties in the street these houses form an attractive group and an interesting contrast.

Address	Value	Designation
30 St. Vincent's Road	Positive	Article 4

## Description

(Also see opposite for architectural description)

Forms an asymmetrical pair with No.32. Property intact, though with a small garage extension to the right hand side which integrates reasonably well. Single storey square bay window to left hand side. Timber plank door with small glazed panes. Part of the frontage has been tarmaced for parking but a significant amount of landscaped garden and red brick boundary was been retained which provides good enclosure to the street.



# Building-by-Building Description

Address	Value	Designation
32 St. Vincent's Road	Positive	Article 4

## Description

(Also see page 276 for architectural description)

Forms an asymmetric pair with No.30. Two storey canted bay windows either side of the central front door, each with tile hanging between the ground and first floor windows. Timber plank door with small glazed panels. Property intact including front garden and boundary wall. Divided into flats.



Address	Value	Designation
34 St. Vincent's Road	Positive	Article 4

## Description

(Also see page 276 for architectural description)

Detached house with feature bay at first floor creating covered porch at ground floor. Property intact. Timber door with glazed upper panels. Small timber garage door to left hand side, with tile lintel appears to be original. Front wall has been replaced with low wall and metal railings which provides enclosure to the street. Landscaped frontage provides an attractive setting for the building.



# Building-by-Building Description

Address	Value	Designation
36 St. Vincent's Road	Positive* – would benefit from replacement with timber windows	Article 4

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**Description**

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(Also see page 276 for architectural description)

Detached houses with render to first floor which is not present in adjacent properties. Two storey bay is topped with over scaled gable increasing its presence in the streetscene. Tile hanging between ground and first floor windows on bay. Two entrances on the front elevation in uPVC, suggesting possibly that a window has been enlarged and the porch filled in. uPVC windows. Landscaped garden provides an attractive setting for the building.



# Building-by-Building Description

Address	Value	Designation
38 St. Vincent's Road	Positive	Article 4

## Description

(Also see page 276 for architectural description)

Divided into flats. A pair of large two storey curved tile hung bays either side of a grand brick arched doorway give this property greater presence in the streetscene. Property intact with the addition of an unobtrusive single storey extension added to the side. Timber double doors with glazed upper panels.

Attractive burr brick boundary wall has been retained and provides enclosure for the landscaped garden. A white roller shutter within a gate provides the entrance to the parking area at the rear on Milton Road. A more traditional gate would have better integrated with the building.



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