

Milton Conservation Area Appraisal

**Adopted
December 2016**



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1. Introduction and Planning Context

A conservation area is an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance (Planning [Listed Buildings and Conservation Areas] Act 1990, Section 69). The responsibility for designating conservation areas lies with the Local Planning Authority.

Local Authorities have a statutory duty to review their Conservation Areas from time-to-time.

Milton conservation area was designated on 9 July 1969, reviewed in April 1990 and a further review and boundary extension adopted in December 2016.

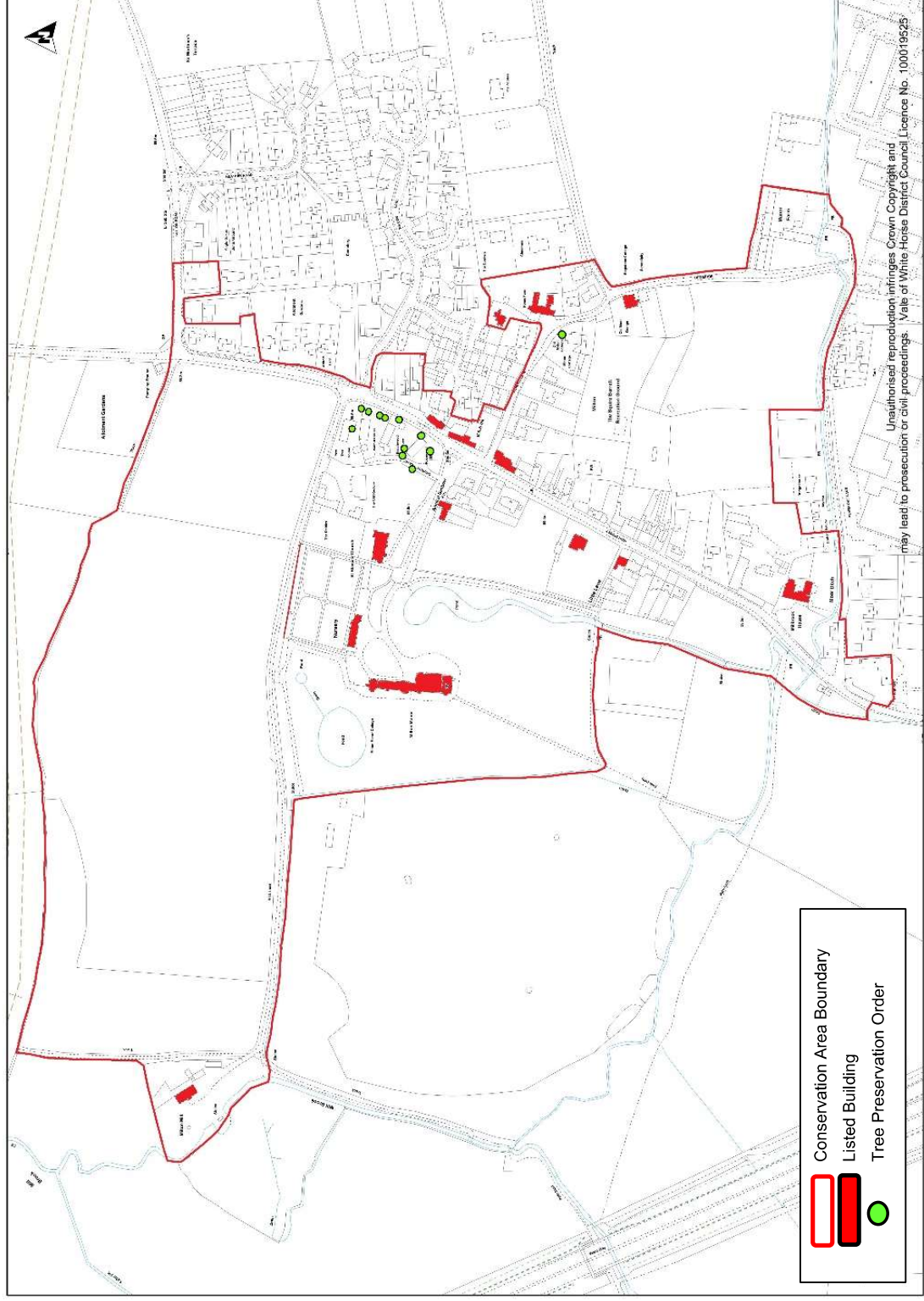


Fig.1 Map of Milton showing designated heritage assets

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What does Conservation Area designation mean?

Conservation Area designation provides extra protection in the following ways:

- Local Authorities have general control over most complete demolition of buildings within conservation areas;
- Local Authorities have additional control over some minor development;
- Special provision is made to protect trees within conservation areas.

When assessing planning applications, Local Authorities must pay careful attention to the desirability of preserving or enhancing the character and appearance of the conservation area and its setting.

In addition to statutory controls and national policy, the Local Authority can include policies in the Local Plan to help preserve the special character and appearance of conservation areas.

What is the purpose of a conservation area appraisal?

The aim of this Appraisal is to:

- Identify the special architectural or historic interest and the changing needs of the conservation area;
- Define the conservation area boundaries;
- Increase public awareness and involvement in the preservation and enhancement of the area;
- Provide a framework for informed planning decisions;
- Guide controlled and positive management of change within the conservation area to minimise harm and encourage high quality, contextually responsive design.

What is the status of this document?

This document was adopted as part of the development plan evidence base by Cabinet in December 2016. It is a development management tool.

Planning Policy Context

The development plan currently comprises the saved policies of Vale of White Horse Local Plan 2011. Other material planning considerations include the National Planning Policy Framework 2012 (NPPF), Planning Practice Guidance (PPG) and the emerging

Vale of White Horse Local Plan 2031: Part 1 Strategic Sites and Policies.

Full details of the enabling legislation, local development management policies and effects of conservation area designation can be found on the Council's website and in the advisory documents listed in Section 9.

Consultation

Consultation is an important part of the designation process. Local opinion is sought prior to the designation or alteration of conservation areas and suggestions and comments are welcomed.

The consultation period for this document and a proposed boundary change ran from 5 September to 17 October 2016 and included a consultation drop-in day held at the Church of St Blaise on Thursday 22 September.

This document was then updated and recommended for adoption by Cabinet in December 2016.

Notice of a newly designated or altered conservation area is published in the London Gazette, a local newspaper and registered in the Local Land Charges Register.

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2. Summary of Special Interest

This assessment of significance follows the framework set out in Historic England's 2008 document *Conservation Principles*.

The primary significance of Milton conservation area is as a small rural village located 10 kilometres south of Abingdon, which has Saxon origins and which has evolved from medieval times alongside an important north/south trade route running between Abingdon, East Ilsley and Newbury.

Elements of medium to high significance include the historic village core centred on the Mill House and site of the medieval mill, Church of St Blaise, Manor House and medieval field system together with the village houses and outlying farms with their associated paddocks, closes and fields and their wider rural settings. The mixture of building ages, styles and materials reflect the transformation from a largely self-sufficient agrarian based economy to a village offering services and housing for commuters to nearby towns.

Significant views outwards across open countryside on the north and east, as well as across a paddock north of Pembroke Lane re-inforce the rural nature of the village and its setting.

Evidential value.

There is high evidential value in village buildings listed at grade I and grade II* and medium value in the farmhouses and cottages listed at grade II, with potential to reveal evidence for building construction techniques and technologies, which are not yet fully understood, as well as below ground archaeology of vanished buildings.

An area of archaeological interest has been identified which washes over most of the conservation area and its setting on the east. Some archaeological finds have been made in Milton North Field, including in 1832 a Saxon fibula of gold and jewels and traces of a Saxon burial chamber. The full archaeological potential of the conservation area and its setting has yet to be evaluated (see Fig.2).

Historical value

Milton's linear form is of low to medium historical illustrative value in the way in which the settlement grew up along an important trade route, linked to the wool trade. This is borne out in the dedication of the church to St Blaise, patron saint of wool combers, which has historical associative value.

Milton Manor House has high historical associative value as showing the influence

of classicism attributed to Inigo Jones in its design, a figure of national rather than local status. The visit of Peter the Great, Tsar of Russia reputed to have stayed at Milton Manor to consult Admiral Benbow on ship building is of medium to high historical associative value in an event involving a figure on the international stage.



Church of St Blaise

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Aesthetic value

Milton conservation area has medium aesthetic value as a pleasant rural village with architecture ranging from the polite, symmetrical form of Milton Manor and the Old Rectory together with the more irregular form of the vernacular farms, cottages and houses dating from the medieval period to present day. The predominant building materials are red brick and clay tile roofs, however the earliest buildings are of timber-frame, with a few with thatched roofs.

Communal value

Milton conservation area has medium to high communal value in particular in the popularity of the local facility The Plum Pudding Public House to villagers and workers at nearby Milton Park and in Milton Manor which holds public open days attracting local people as well as visitors from further afield.

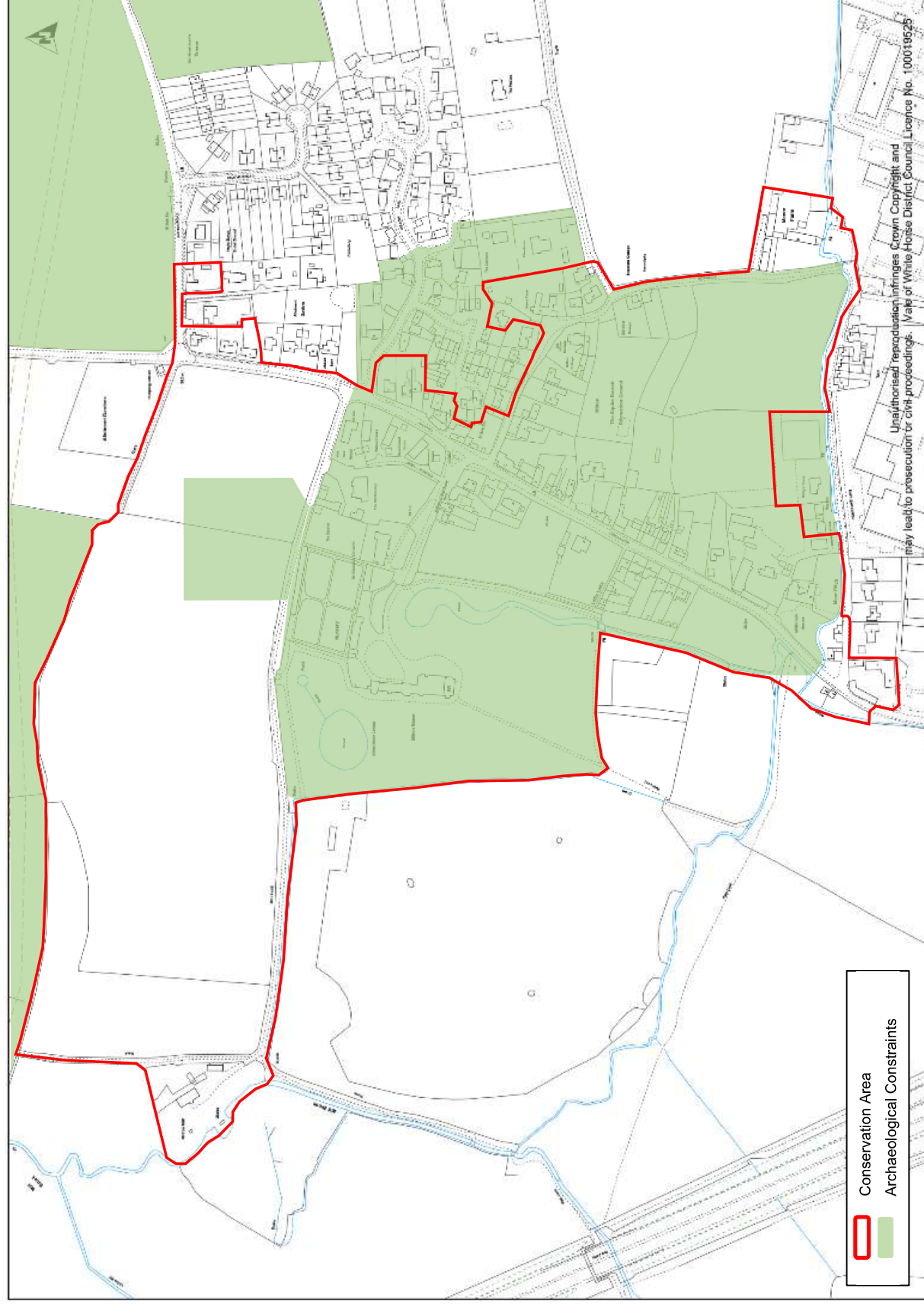


Fig.2 Archaeological Constraints

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3. Assessment of Special Interest

3.1 Location and Geography

Milton is located approximately 10 kilometres (4 ½ miles) south of Abingdon, a couple of fields away from Didcot to the east, Sutton Courtenay to the north east, and Stevenston to the west. Drayton is located to the north west separated from Milton parish by Gill or Ginge Brook. The terrain is flat with underlying geology of Gault clay, Upper greensand and chalk, overlain with mostly gravel and clay soil. The land rises gently up from 58m at the north of Milton to 98m at Milton Hill to the south.

3.2 General Character and Plan Form

Milton is a rural village of predominantly linear planform with houses and cottages ranged either side of the High Street which runs northeast/southwest through it.

Milton has a homogenous character largely due to the predominant use of red brick walling, clay tile roofs and brick boundary walls.

There is a nucleus of settlement centred on the historic core of the village including the Church of St Blaise, Milton Manor House, Old Rectory and Plum Pudding Public

House, at the north-west end of the High Street. The remainder of the settlement comprising farms, houses and cottages has grown up either side of the High Street and a scatter of farms along the lanes to the east. Old Moor, formerly Stepstone Lane, runs north/south continuing to Milton Hill. School Lane and Pembroke Lane run east/west towards the High Street and Mill Lane runs eastwards to Milton Mill on the north boundary of the village.

There is a key focal point at the north of the village where a 'T' junction leads north to Drayton and east to Sutton Courtenay.

In the nineteenth and twentieth centuries new houses and buildings such as a school and chapels were integrated with existing farms and cottages. The north east and south east corners of the village became developed in the twenty-first century with the Milton Park Estate forming a strong built presence to the south of Pembroke Lane in the setting of the conservation area. Although it currently has a neutral impact on the settlement, further expansion of the estate could have a negative impact on the area by diluting the rural setting of the conservation area.

Paddocks, orchards and closes to the east of houses fronting the High Street are

enclosed by the various back lanes leading to the surrounding fields, mill and nearby settlements.

3.3 Landscape Setting

The surrounding landscape is low lying and flat with fields with hedge and tree lined boundaries. The nearby settlements of Sutton Courtenay, Didcot and Stevenston can be seen in views across fields from the edges of the village.

There are important views from the west, particularly from the footpath leading from the bridge over the A34 across the meadows towards Milton.

A number of ponds, ditches and streams contribute towards the visual character of the village, with houses presented to them. Moor Ditch flows east/west north of Pembroke Lane and various sluices, ponds and drains to the west of High Street form prominent water features, the pond being part of the designed landscape to Milton Manor House.

A remnant section of prominent ridge and furrow illustrating the former medieval open fields once surrounding Milton survives to the north of Mill Lane.

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4. Historic Development

The origins and historic development of the area

In 956 AD King Edwy granted 15 hides of land in Milton to his thegn Alfwyn who gave it to Abingdon Abbey.

In 1086 AD the manor was held by Abingdon Abbey. In 1499 Thomas Eyston & Robert Hyed lessees of the manor, converted 120 acres of arable to pasture and disposed 20 inhabitants to 'vagabondage'. In 1538 the manor went to Henry VIII who in 1546 granted it to Lord Chancellor Wriothesley who in turn sold the manor to Thomas Calton a rich London Goldsmith. In 1688, William of Orange stayed at Milton Manor House.

Calton sold to the Barrett family in 1764. Catherine, daughter of Admiral Benbow married Paul Calton. Benbow was a famous Vice-Admiral who was noted for his skills in mapping and pilotage. Peter the Great, Tsar of Russia is said to have stayed at Milton Manor House in 1687-8 when consulting Admiral Benbow on ship building.

The Lion Inn near the church, also known as the Dogge Inn or Admiral Benbow, is now The Plum Pudding Public House. It was once part of Milton Manor.

The Old School House, formerly the village school, was commissioned in 1796 by J.G.Warner, Rector.

Milton is a long, narrow parish which extends from the village of Milton in the north to the hamlet of Milton Hill in the south. The origin of the name Milton probably comes from Old English, Middel-tun or middle-tun- that is middle farm or hamlet or possibly Mylen-tun or 'mill-tun' meaning hamlet with a mill.

The village has evolved along the main road passing northeast/southwest through it. The lower section is known as Potash Lane, the upper section, High Street. The village was on the main route from Abingdon to Newbury, mentioned in 1691 as an ancient pack way. Milton was probably the centre of the wool industry for the area, as the village was on the route to the great sheep fair at East Ilsley and strong links with the wool industry are evidenced by the dedication of the village Church to St Blaise- patron saint of woolcombers.

Although there are traces of Saxon activity in the parish, the earliest buildings date from medieval times, and the early core of the village appears to have been focussed around the Church. Later settlement in the sixteenth and seventeenth centuries spread

along the High Street and eastwards along lanes and paths towards the fields surrounding the village and to nearby settlements such as Sutton Courtenay. Mill Lane provided the necessary link from the main village to the mill on the west. There are also other footpath links to adjoining villages.

Early buildings include the Church, Milton Manor House, the Old Rectory and Nos 42a and 42b High Street, a timber-framed fourteenth-century open hall house. Other early buildings of sixteenth- and seventeenth-century date are found either side at the north end of the High Street, the eastern end of School Lane and Millbrook House at the south end of the High Street. Nineteenth-century cottages and houses are found predominantly along the south of the High Street with some properties interspersed with older houses around the church and a cluster on the top north east corner at the intersection of Drayton and Sutton Courtenay Roads. Areas of twentieth- and twenty-first-century housing dominate the north east corner of the village, and south side of Pembroke Lane the Milton Park development forms a strong presence in the setting of the conservation area.

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Fig.3 1875 OS Map

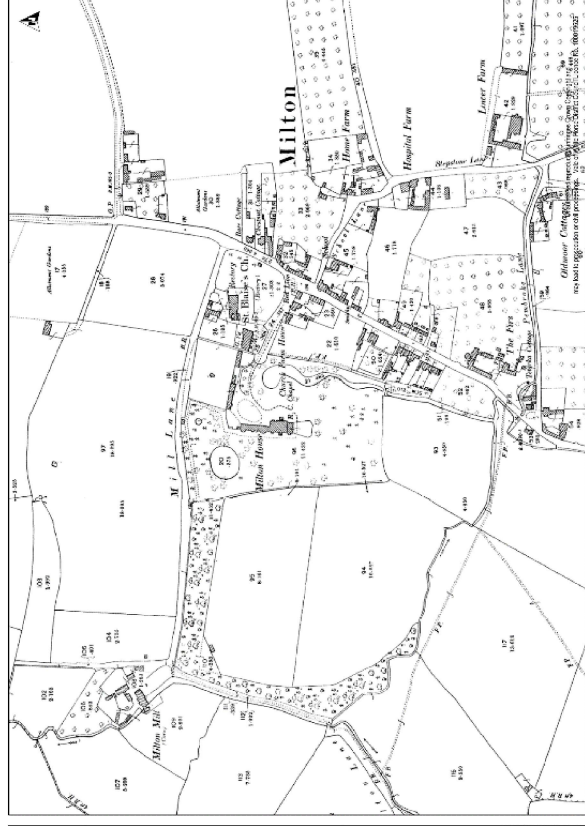


Fig.4 1899 OS Map



Fig.5 1914 OS Map

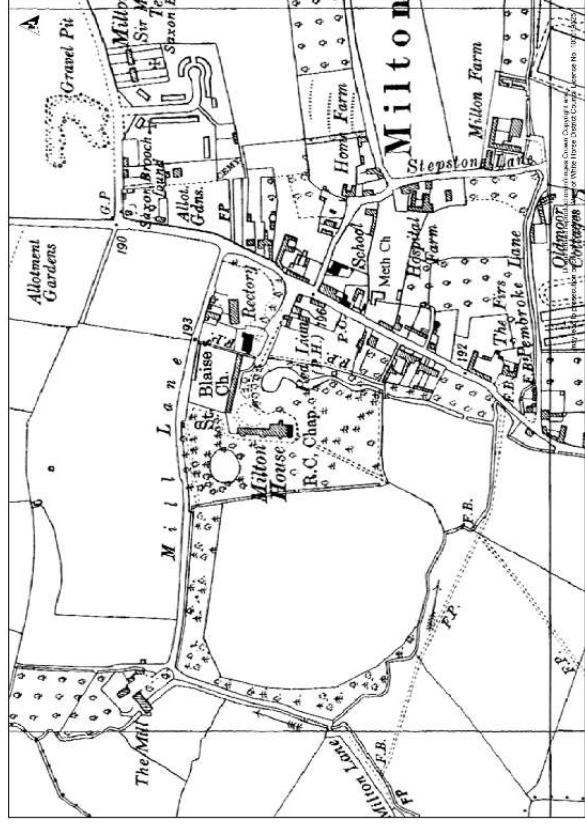


Fig.6 1960 OS Map



Fig.7 1981 OS Map

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5. Spatial Analysis

Summary Key Features:

- Predominantly linear street plan running north/south along High Street
- High Street of narrow, sinuous form
- Boundary features include railings, low and high brick and stone boundary walls
- Green verges, a raised pavement and hedgerows accentuate the rural character
- Strong sense of enclosure from walls to properties fronting the High Street
- Frontage buildings with narrow plots running back from the High Street
- Scattered farms, with larger plots on east of settlement
- Milton Manor House grounds provide large areas of green open space to the west of the settlement
- Tall brick walls of Milton Manor House and the Old Rectory divide areas of public and private space
- Front gardens laid to lawns with hedge boundaries and trees contribute to green impression of streets

- Historic development around junctions and along the High Street provide a strong sense of place
- Narrow lanes enclosed by hedgerows and low boundary walls to the east of the settlement reveal rural pattern of development
- Distinctive open green space to the rear of the Plum Pudding PH and in front of the eastern boundary wall of Milton Manor House. Significant views across of backs of historic buildings and through to the High Street
- Tree avenues flank the drive way access to Milton Manor House. Distinctive green character created by the trees in the churchyard and grounds of The Old Rectory
- Important views include channelled views along streets and alleyways to built form and open fields, views across open green spaces in and out of the conservation area
- Focal points at T junction intersections of Sutton Courtenay Road and High Street and at the lane to Milton Manor House and High Street



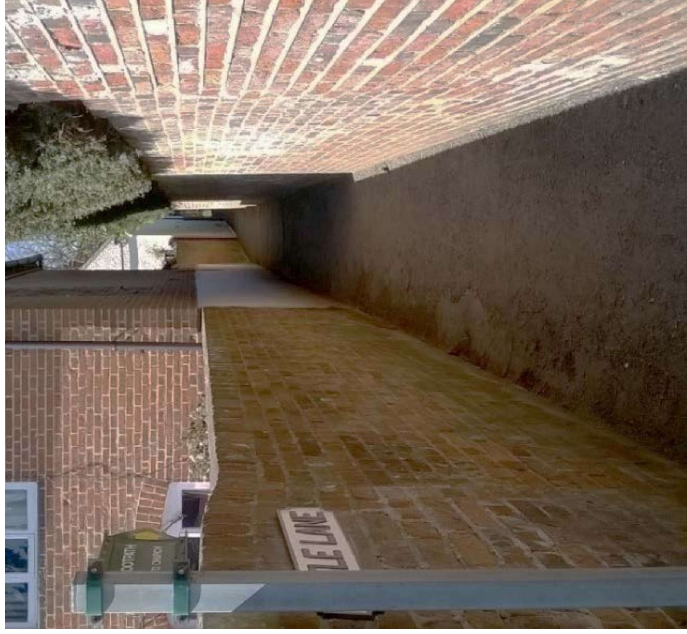
Driveway access to Milton Manor is marked by a tree lined avenue

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The following information is summarised on the detailed assessment maps in Section 11 as the end of this document.

5.1 Street pattern and layout

The village street plan is dominated by the main north-east/south-west route of the High Street with lesser routes running off



Little Lane leads from the High Street around the perimeter of Milton Manor to the church

including Pembroke Lane, Old Moor, School Lane on the east side of High Street and Mill Lane and the pedestrian route of Little Lane on the west side. Pembroke Lane, Old Moor and School Lane form an intricate network which encloses fields to the south of the Recreation Ground and provides access to properties in the east. Little Lane is an enclosed pathway which routes around the boundary of No 62 High Street, along the eastern boundary of Milton Manor House and to the driveway of Milton Manor House. The pathway continues past the Church of St Blaise between the boundary of Milton Manor House and the churchyard leading to Mill Lane and fields beyond.

The central route of High Street is both narrow and gently sinuous, with a raised pavement on the east side at the northern end of the village. High Street is edged by pavement on both sides of the road, which becomes grass verge north of the Church. A series of unfolding views occurs along High Street with enclosure provided by tall trees, high red brick and stone boundary walls as well as individual buildings fronting or set back from the High Street or groups of buildings providing points of interest. Green open spaces along the High Street break up the built form. These include the former orchard area to the east which still contains a number of fruit trees, including the tree locally known as the 'Milton

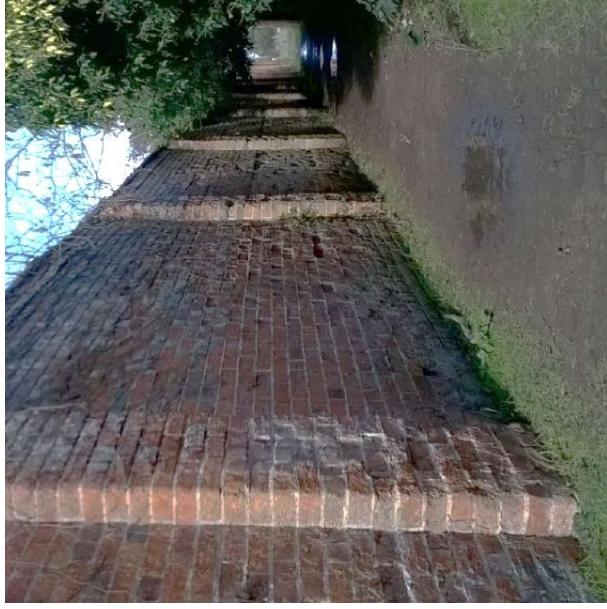
Wonder' and the space opposite the Methodist Church to the west which provides a gap in the building line and a notable view of the Church and boundary trees to Milton Manor House which helps to preserve the connection between the village street, Church and Milton Manor House.

About half way along the High Street is the lane leading to the Plum Pudding Public House, Milton Manor House and Church of St Blaise. The junction is wide and asymmetrical which contrasts with the narrowness of the High Street. Of note at this junction, behind the bus shelter is one of two commemorative trees which contributes to the organic appearance of the junction. The other one is located at the corner of Pembroke Lane where it meets the High Street, on a small grass triangle by the former Baptist Chapel.

Mill Lane, on the west side of High Street, provides access to Mill House, Mill Brook and a trackway to Steventon. High brick boundary walls, tall boundary trees and ditches line the route to the south side of the lane, whilst gaps in hedgerows allow intermittent open views across fields of the rural landscape to the north. The imposing, high brick walls which enclose Milton Manor House, the Old Rectory and the new

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development off Church Lane along the High Street define public and private space.



High brick walls which enclose the Manor House alongside the lane adjacent to the Church

School Lane, forms part of the historic core of Milton Village and is a winding lane off High Street, which is enclosed for part of its length by tall boundary walls. At the Old School House, tall hedging on the south side contrasts with low brick boundary walls of housing to the north. Home Farm is an important landmark building along School Lane and provides an important focal point where the lane curves sharply south

towards the recreation ground. Houses and bungalows along School Lane are set back from the road in unevenly shaped and spaced plots. The Squire Barrett Recreation Ground is open ground which adds to the rural character of the lane. Trees which bound the recreation ground to the southwest provide a green backdrop to this public open space.



The Squire Barrett Recreation Ground is open space which adds to the rural character of School Lane

Old Moor Grange, formerly known as Hospital Farm next to the recreation ground, is also a landmark building as School Lane merges into Old Moor lane. At

the junction of School Lane and Old Moor is a historic hedge lined trackway heading east out of the conservation area across fields to Sutton Courtenay.

Old Moor, an ancient track running roughly parallel with the High Street, is hedge lined and bounded by fields on both sides. The lane has a gradual gradient and is gently sinuous down towards Manor Farm which is situated at the corner of Old Moor and Pembroke Lane.

Pembroke Lane is another winding lane off the High Street, with glimpsed views to the north through hedgerows across fields towards Old Moor Grange. The lane is bounded to the north by Moor Ditch which continues west to the High Street and east along the southern boundary of Manor Farm. High hedgerows along Pembroke Lane create a sense of enclosure and adds to the green landscape that maintains the rural character of the village. Houses and bungalows are set back from the lane behind low brick walls providing glimpsed views of buildings associated with Milton Park to the south, in the setting of the conservation area.

The historic streetscapes of School Lane, Old Moor and Pembroke Lane are enhanced by the retention of grass verges and plain road surfaces devoid of white

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lines and minimal street signage. These features add to the rural character of the area.

At the northern end of High Street the large open gardens of properties on the east side of High Street provide a sense of space and openness to the street and form part of the green setting of the village. The elevated garden and boundary railings of Fern Cottage are imposing attractive features which make a positive contribution to the street scene.



Fern Cottage: typical symmetrical façade of C19 date in Flemish bond brickwork

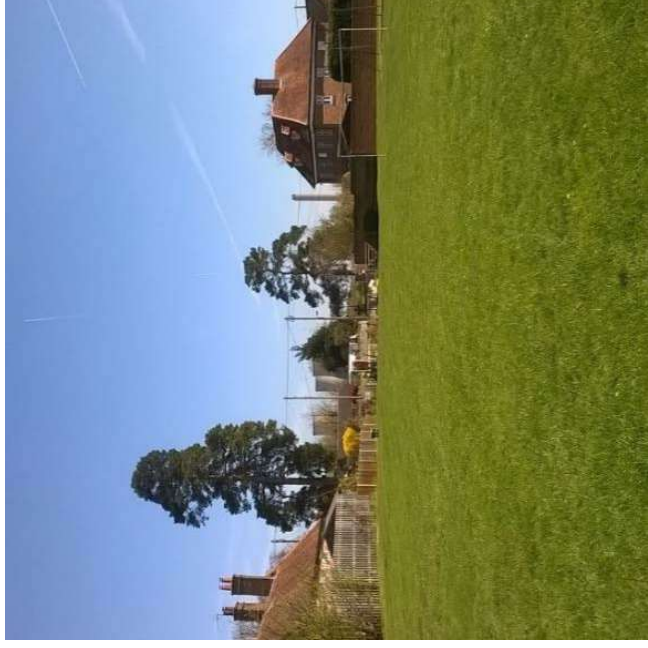
High Street terminates at the focal point junction with Sutton Road and Milton Road where the raised pavement on the east side of the High Street snakes around the boundary of No 2 High Street along the south side of Sutton Road to provide views of a rural landscape. Large hedgerows to the east side of the High Street and Milton Road provide a tall screen of foliage that inhibit views along Milton Road to the south. Buildings along these roads are characterised as having variation in their age, positioning, size, and orientation that is a result of an ‘organic’ process of development.

5.2 Views and vistas

Significant views include those to significant landmark buildings, such as Milton Manor House, Church of St Blaise, Home Farm and Old Manor Farm. More general views of the street scene also contribute where the form of the street, green verges, boundary features such as walls and hedgerows, garden foliage, trees and buildings create a composition that expresses the rural character of the village.

Linear views along High Street, open and glimpsed views across field systems and views to the greenery of surrounding gardens make a positive contribution to the rural quality of the village. Other views of

value are those looking out into the setting of the conservation area and particularly views across the open green fields towards neighbouring Sutton Courtenay, Didcot Power Station and Milton Park from School Lane and Old Moor; although it is acknowledged that the buildings specifically within Milton Park are subject to some changes as a result of the Local Development Order here, the remit of the order does not extend north into the green fields. Views are also prominent looking north from Mill Lane and Sutton Road looking out to farmland.



Views across the Recreation Ground to the east towards the edge of the settlement

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Glimpsed views include those between buildings or along lanes to features of interest such as the wrought iron gates and stone gate piers to the entrance of Milton Manor House and the fragment of iron railing along the west side of the Church of St Blaise Churchyard, and Christmas Cottage along School Lane or Milton Mill.

A number of views outwards from the boundary of the conservation area make a positive contribution: These include views out across open fields at the end of the byway from Old Moor; the view along High Street from Milton Road; the view from the footpath opposite Millbrook House to the village from the west. These views illustrate the landscape setting of the village.



Views out of from Old Moor across flat farmed landscape towards Didcot

5.3 Trees and green landscape

The green impression formed by trees, fields and gardens of the conservation area is an important element of its character as an historic village in a rural setting.

Notable elements include:

- The mixed species tree lined driveway to Milton Manor House and Church of St Blaise
- Trees within the grounds of properties along Church Lane
- Two commemorative trees, a Sycamore and a Horse Chestnut, planted to commemorate the coronation of George V and George VI, and the silver Jubilee of Elizabeth II.
- The tall Wellingtonia in the garden of No 10 Sutton Road which is visible in and outside the conservation area
- Yew trees in the churchyard of the Church of St Blaise
- The mixed species trees which line the south west boundary of the Squire Barrett recreation ground

Other positive elements of the conservation area's green landscape include the lawns and planting of front gardens of private houses and areas of public or semi-public

green open space such as the green open ground between No 62 and No 50 High Street opposite the Methodist Church, the recreation ground, churchyard, and grassed area next to the former Baptist Chapel where the second of two commemorative trees is planted, all of which have a local interest, as well as contributing to the green character of the area. The recreation ground has communal value for sport and leisure in a green setting.



Coronation tree with markers create focal points in the village

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Fields to the south west of Old Manor Grange provide evidence of Milton's agricultural past and retain wildlife rich grassland, whilst the large fields to the north of Mill Lane retain an extensive area of medieval ridge and furrow earthworks- illustrative of pre-enclosure medieval strip farming methods.

The green roadside verges and green banked raised pavement reduce the visual impact of the hard road and pavement surfaces along the High Street, Old Moor and Pembroke Lane and are a rustic element in the street scene.



Deep grass verges between the road and pavement characterise the street scene of the north of the High Street

5.4 Biodiversity Value

The mature parkland, trees, water features and streams throughout the village are important habitats and also provide very good conditions for protected species including healthy populations of bats and water voles. Remnants of historic orchards remain throughout the village and their importance is recognised in the UK Biodiversity Action Plan with Traditional Orchards being recognised as a priority for conservation.

Public and private gardens together with fields to the south and north of High Street as well as along Old Moor and Pembroke Lane are bounded by hedgerows of native species with hedgerow trees, which provide habitats for wildlife.

5.5 Public Realm

As a general rule, street furniture is not common in rural areas and Milton is no exception. The village has a single bus stop which is located outside the Plum Pudding Public House on the High Street. It is a simple brick structure with red tiled roof and is in keeping with the village character.

Paving of roads and footpaths is generally in simple tar macadam, although stone and granite kerb stones of quality have been used in several places along the High Street.

Street signage has been kept to a minimum which helps reduce additional street clutter. Street lighting within the conservation area has been mounted on telegraph poles along High Street and School Lane. Pembroke Lane is only partially lit by free-standing street lighting painted green, which is sympathetic to the conservation area.

5.6 Boundary Treatments

Walls of coursed red brick as well as local limestone rubble of varied heights provide the most characteristic boundary form. Of note is the listed boundary wall of Milton Manor House on Mill Lane, a tall red brick buttressed wall which encloses the walled kitchen garden, stables and pleasure garden. The red brick boundary wall of No 62 fronting onto the High Street is broken by a section of looped railings and metal gate which denotes the front entrance to No 62. The wall adjoining No 62 to the north is both stone and red brick. At No 69 High Street late nineteenth-century decorative iron railings and a pedestrian gate survive, which add interest to the street scene. The loss of boundaries and formation of car parking in former front gardens impacts negatively by eroding the distinction between public and private realm.

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6. Character Analysis

6.1 Definition of character areas

There are six sub character areas for Milton Conservation Area proposed (see Fig.8):

- The Mill
- Medieval Field System
- Manor and Church
- High Street
- School Lane
- Farm Groups

The character areas identify visually and physically distinct parts of the conservation area. Key influences in shaping the distinctive character of Milton include the geography of the village located on flat agricultural land bounded by streams on the west and south and the key north/south route from Abingdon to Newbury through the village with subsidiary east/west lanes to other nearby villages. Milton is an unplanned settlement that has evolved in a piecemeal fashion. The majority of buildings are located on the High Street with garden plots running back at right angles to the street. The narrowness and sense of enclosure of the High Street contrasts with the more open, informal nature of the rural lanes with more randomly sited houses and farms. From these lanes there are far reaching views to other nearby villages across open farmland.

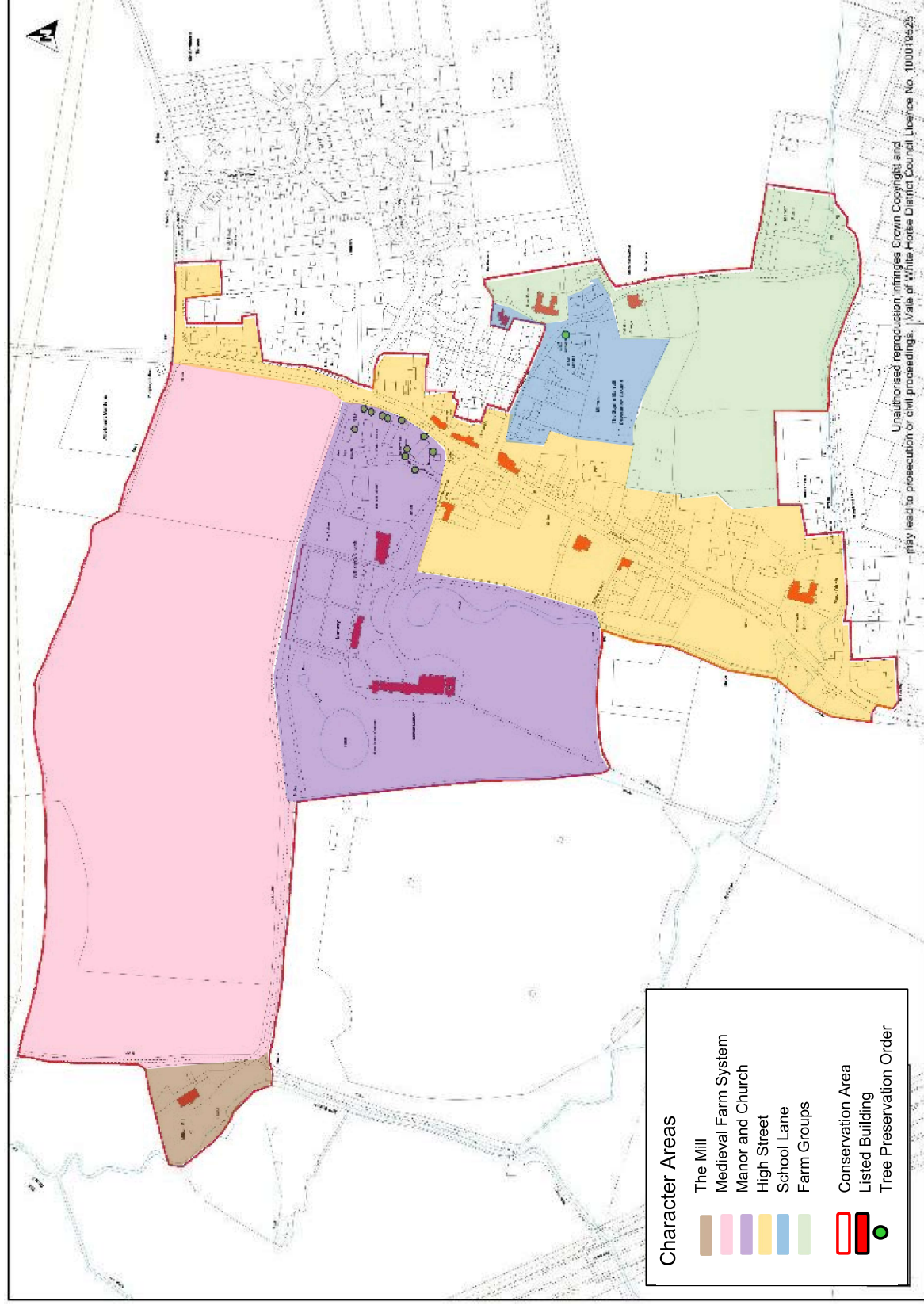


Fig.8 Character Areas Map

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The Mill

Water makes an important contribution to Milton village in several ways: Water forms the boundary to fields and roads and has been managed for leisure and aesthetic purposes at Milton Manor as well as being managed productively at Milton Mill. The original Mill at the end of Mill Lane, which straddled the watercourse has been demolished, however the Mill House remains.



View across the medieval field system from The Mill

Medieval Field System

The fields included in this area to the north of Mill Lane show direct physical evidence of medieval farming in the distinctive ridge and furrow of medieval strip farming of pre-enclosure farming methods. The eastern field adjacent to the High Street no longer retains ridge and furrow, but was historically called Seven Acres, on the Enclosure Map of 1812. This archaeological feature is found at a key entrance to the village.

Manor and Church

This character area is formed around Milton Manor House, the Church of St Blaise and The Old Rectory. Buildings here are generally detached high status buildings being of a height, size and scale which exceeds those of the domestic buildings elsewhere in the village. The Church is a landmark building seen from key points elsewhere in the village and surrounding area.

Milton Manor House and the Old Rectory are largely hidden from public view, but visible close up to their entrance gates. Both buildings have elaborate ironwork entrance gates with masonry piers topped with finials. The Church also has some decorative iron railings and gateways but is more visible. Milton Manor House and the Old Rectory have high boundary walls and hedging

which contain large expanses of private space.

The Old Rectory grounds have been subdivided and infilled with modern bungalows of neutral impact; the high boundary wall has an unbroken High Street frontage. An outbuilding of ecclesiastical appearance can be seen from the High Street. Milton Manor House and grounds include an eighteenth-century walled garden, stables, coach house, cottage, brewhouse and chapel that have been maintained in the same ownership for centuries.



High status boundary treatments within the Manor and Church character area. The Old Rectory gates

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High Street

Milton High Street is the main north/south route and is characterised by linear development with wider spaces between individual houses gradually infilled with terraces or more closely placed houses. The density of building gradually increases towards the central core at the cross roads to Milton Manor House and School Lane. Whilst there is evidence of earlier buildings along this route, surviving buildings are generally from the eighteenth and nineteenth centuries. Buildings face the road and have small enclosed front garden or else front the pavement edge.



Higher density of built form in the village core towards the northern end of the High Street

Relief from the close knit of buildings is provided by particularly attractive open spaces on the western side of the road. These allow views across former orchards, views of old brick boundary walls along the sides of houses as well as across to the Church and Milton Manor House boundary. To the north of the High Street a greater proportion of modern housing has been built which has a neutral impact. However some attractive nineteenth-century buildings remain. The usual building material is red brick. However both dressed and rubble stone are used in equal measure. Plain clay tiles are the predominant roof covering and there are some Welsh slate roofs and one thatched building.

School Lane

School Lane is named after the school built in the eighteenth century near the junction with the High Street. Although now less used, this road once formed an important east to west connection for the village. Buildings here date from the eighteenth and nineteenth centuries however there are also examples with earlier origins such as 6 School Lane (Old School House), 19 School Lane and Old Manor Cottage. Buildings are generally faced in brick with clay tile roofs however some use rubblestone and some exposed timber framing and thatch is also present. This road is more varied in character and has a combination of



The Old School House, a building of local interest within School Lane

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Farm Buildings

To the end of School Lane detached clusters of farm buildings are located which are of architectural and historic interest fulfilling the criteria for inclusion in the conservation area. The group has lost much of its original farmland to modern housing but its former use is evident in the presence of a farm and farm buildings. Home Farm is a seventeenth-century timber framed building.

South of this is Hospital Farm now called Old Moor Grange with adjoining Stepstone Cottage which consists of a grander brick building of classical, symmetrical appearance. The lane becomes 'Old Moor' and was also known at one time as Stepstone Lane. The area of land south of Hospital Farm was historically farmed but is now a combination of open grazing and disused scrub enclosed by hedgerows.

Manor Farm is more obviously agricultural retaining a more complete set of agricultural buildings. Most of the farm houses themselves are enclosed by brick walls whereas the larger plot areas are enclosed by informal hedgerows. The presence of small agricultural units so close to the village centre is typical of the smaller scale farming that took place historically and the presence of these sites enhances the connection of

the village to its rural setting and agricultural past.



View from Pembroke Lane northwards across the paddocks towards Old Moor Grange formerly Hospital Farm

providing employment. The rest of the village seems to have evolved from cottages and farmhouses, with a range of village support industries, Church, chapel, public house, post office, smithy (as shown on the 1875 OS map) and school.

Small farmsteads and mills were more irregularly dispersed away from the village core and formed independent centres away from the main thoroughfare. In recent times, some former agricultural buildings have been converted to residential, office and commercial uses.

Today there are few remaining businesses in Milton village with many of the necessary amenities being provided at Milton Business Park, nearby. As such this is a fairly quiet village with little foot traffic except by visitors to The Plum Pudding (formerly Admiral Benbow) Public House and Milton Manor House on open days.

6.2 Activity and prevailing or former uses and their influence on the plan form and buildings

Milton developed as a centre of communication on a main north/south route and as an agricultural community in close association with the owners of Milton Manor who owned a significant proportion of the farming land. The Manor remains self-contained with a complex of buildings including chapel, brewery, stables and gardens, and once had importance in

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Plum Pudding Public House is the remaining village pub within the Conservation Area

buildings and there are over 40 unlisted buildings of local interest.

Siting

The majority of buildings within Milton are distributed along the eastern side of the High Street. There is also a lesser distribution of buildings along the east/west axis from the Manor House along School Lane and then down to Old Moor. Most buildings are sited parallel to the main streets either directly on the frontage or set behind brick or stone walls or railings. The Church and Old Rectory are sited off the main street and at angles to the street within their large plots. The Manor is sited within an extensive plot away from the High Street with the entrance front orientated eastwards towards it.

Size types and storey height

The tallest buildings are those of highest status being Milton Manor House, and Church of St Blaise. The remainder of the village houses are generally two storeys in height whilst outbuildings are single or one and a half storeys high. The majority of buildings are small modest cottages and terraced houses and there is also a good proportion of middling sized town houses. The larger detached buildings tend to be set within larger plots and include Milton Manor House and the Old Rectory as well as Milton

Mill and the various farmhouses on Old Moor. No 42a High Street, a medieval building, was originally of single storey height.

Historic buildings within the village tend to have narrow spans and gabled roofs some which have been extended with rear wings. There are some eighteenth- and nineteenth-century examples where shallower pitches with slate have been used with full hipped and gabled fronts. Half hipped gables also feature fairly regularly in some of the older farmhouses, barns and stables.

Building style and plan form

Many buildings in Milton are vernacular cottages of very simple and understated form. There are a few examples of symmetrical Georgian style houses and Victorian houses interspersed. Some of the farmhouses have less regular forms having been altered and extended piecemeal over many centuries. Much of the special character and appearance is derived from the vernacular or polite variety of style and plan form together with the local palette of materials.

Milton Manor House, Mallams, Old Moor Grange and Lamplight House are some of the best examples of Georgian architecture within the village. Victorian buildings of note include the Old Rectory with its cottage and other outbuildings designed in a Tudor

6.3 Prevalent qualities of the built form

Examples of these details can be seen on pages 24 & 25.

Qualities of buildings

Milton is a small rural village and comprises a Church, Rectory, Manor House, School and numerous buildings dating from the fourteenth to nineteenth centuries. Predominantly, the buildings are from the latter part of this period but earlier examples of quality survive in the village. The Conservation Area contains 18 listed

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revival style with decorative timber framing and some elaborate stonework. The Plum Pudding Public House is also an attractive building, built in in brick with stone dressings.



The Old Bakery: Clay tile hung gable with ‘club and fishtail’ detailing to shield the timber framed building from weathering and water ingress

Most buildings in the area are of simple two-bay plan forms some which have developed rear wings and lean-tos whereas the Georgian buildings tend to have the central door with a four-bay plan. Older buildings have developed more organically and tend to have more irregular plan forms.

Early examples of timber-framed construction include Nos 42a and 42b High Street, a three-bay fourteenth-century hall house with three-bay crosswing and No19 School Lane, a seventeenth-century two-bay timber-framed house with crosswing.

6.4 Local Interest Buildings

Some buildings are not listed but add considerably to the special historic character of the conservation area. These are referred to in this appraisal as Local Interest Buildings. These buildings meet the criteria for such identification as outlined in the Historic England document: *Local Heritage Listing: Historic England Advice Note 7* (May 2016). They are identified on Map 4 and are listed below:

- The Old Rectory with stables and outbuildings
- First World War Memorial
- 2 Sutton Road (Stonemasons Cottage) & 10 Sutton Road
- The Plum Pudding Public House (Formerly The Admiral Benbow)
- High Street Nos. 7 (Fern Cottage), 31 (Rose Cottage), 33 & 33a (Chestnut Cottage), 35 (New Inn), 49, 51 (The Old Post Office), 53, 57, 59, 62, 65, 66, 67,

- 68 (Monday Cottage), 69, 70, 73, 75, 76, 77, 78, 79, 81, 83, 85, 87, 102, 104
- 1-7 Little Lane
- Millbrook Barns and outbuildings incl. Granary, High Street
- 64- 66 Pembroke Lane (Old Coach House) and 68 Pembroke Lane (Former Chapel)
- Mallams Court (formerly Cannons Yard), High Street



Vernacular cottage (87 High Street) with symmetrical gabled frontage and end stack

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- 6 School Lane (The Old School House), Old Milton Cottage, Milton Cottage and 18 School Lane
- Barn 20m south east of Home Farm, School Lane
- Manor Farm, Old Moor

6.5 Local details

See *Examples of these details on pages 24&25*

- Walls, railings and gates: Red brick walls and piers with ball finials, stone capping or half round brick capping to brick walls, Decorative wrought iron gates, stone walls capped with stones set on edge, Walls usually at chest height or higher.
- Windows and doors: Wood mullioned and transomed windows, Stone mullioned windows with decorative hood moulds (Church of St Blaise and The Old Rectory), 8/8 Sash windows (2 Sutton Road and Old Rectory), Ipswich window (Home Farm), Flush cottage casements, segmental headed casements (31 High St), Some plank doors on cottages and ancillary entrances, four & six panelled doors elsewhere.
- Masonry treatments: Dentil corning at eaves, brick arch window heads,

chimneys in red brick with terracotta pots, diagonal set chimney stacks, stone dressings and quoining, Date stones, diapered brickwork (31 High Street side elevation), mostly Flemish bond some using glazed blue-grey headers.

- Roof treatments: crested ridge tiles, round headed peg tiles, plain clay peg tiles, Welsh slate.
- Surface treatment: raised pavement (High Street and Sutton Road), cobblestone remnants (Milton Mill)

6.6 Prevalent local building materials

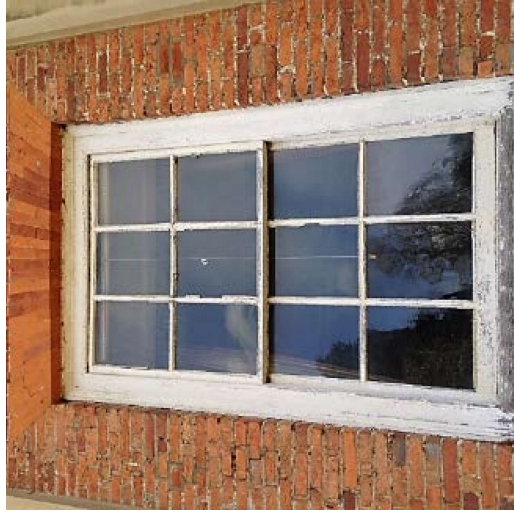
The earliest houses, including Nos.42a and 42b High Street and No19 School Lane, are constructed in timber-framing with lime rendered infill panels. Other timber-frame examples include Nos.102 and 104 High Street.

However, the majority of buildings in Milton Conservation Area are constructed in warm red brick with clay peg tiled roofs. There are also a lesser proportion constructed with Welsh slate roofs. Some houses are constructed in a local limestone with a soft cream tone which weathers to a pale taupe/grey colour. The limestone is laid both

coursed and un-coursed for building plinths and walls. All are traditionally pointed in a cream coloured lime mortar although some have been repointed inappropriately in cement. Agricultural buildings are generally timber-framed with brick or rubble plinths and elm weatherboarding which is left untreated or tarred black. Weatherboarding is left waney edged although there are some feather edged examples. Roofs are usually clay tiled however some have been replaced with corrugated iron sheets. No.42a High Street and No.19 School Lane retain their thatched roofs.

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Local details



Milton Manor: Georgian 6/6 vertical sashes with gauged brick headers



Home Farm: 18th century "Ipswich" window



Side hung timber casement windows with brick arch window head



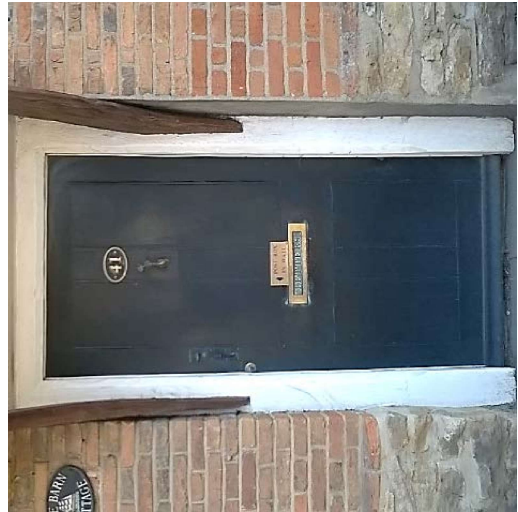
Horizontal sliding sashes with arched window head on cottages



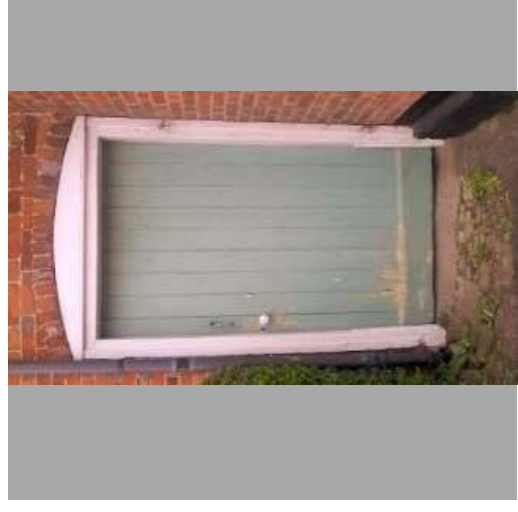
Church door with pointed arch wrought iron strap hinges and door furniture



Lamplight House: six panel timber door with glazed upper panels



Tithe Barn Cottage: Timber panelled door in pegged oak door frame with chamfered head and jambs

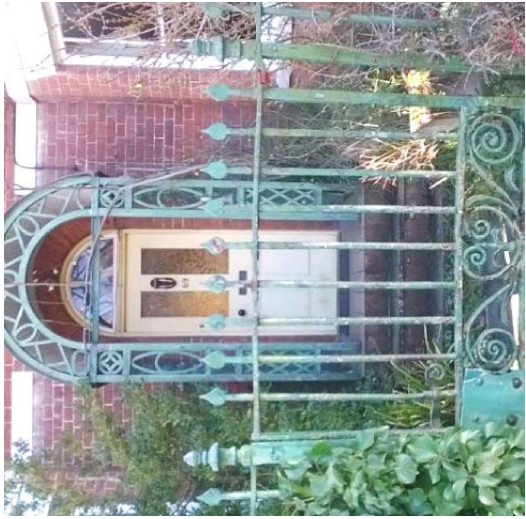


Tradesman's entrance to Lamplight House: ledge and brace door with iron latch and horse tethering hook.

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Tapered iron railings



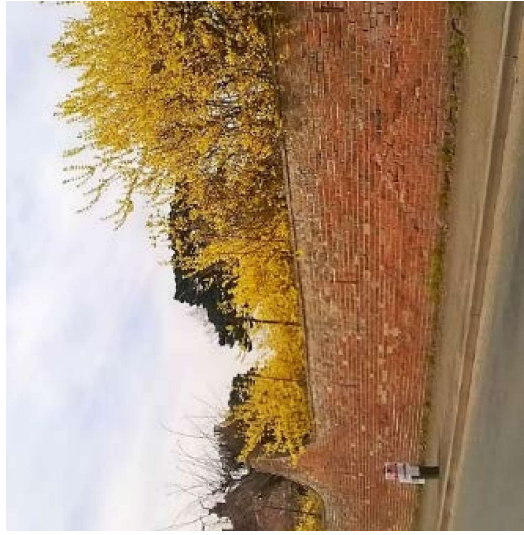
Spearhead wrought iron railings and gates with decorative finial posts



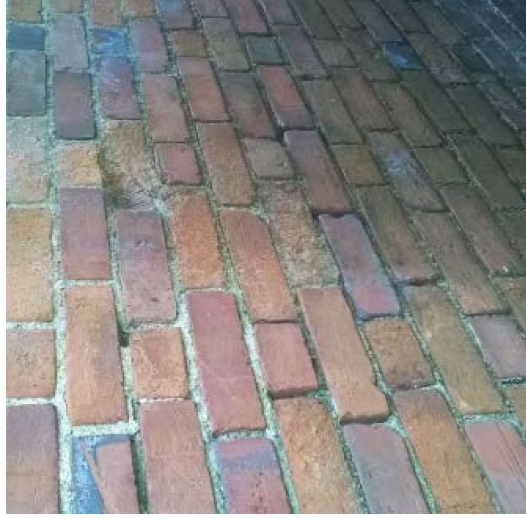
Wrought-iron tethering hook on gate piers to The Old Rectory



Cast-iron detailing on Milton Manor House gates



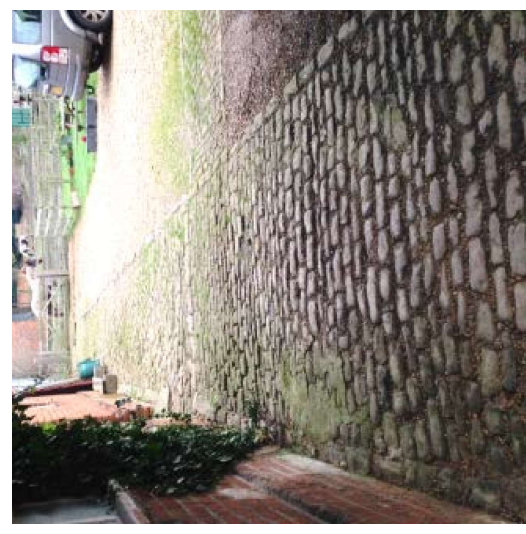
Mallams: Finely articulated high brick wall with stone ball finials



Typical brickwork in Flemish bond along boundary and lane walls



Stone boundary wall with stones laid on edge



Historic cobbled surface at Manor Farm

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6.7 Issues and Opportunities for Preservation and Enhancement

In general, Milton is a well-kept village and most properties and their boundaries are in a good state of repair. This appraisal of Milton Conservation Area has so far identified features which contribute to the special architectural and historic interest of Milton. Opportunities exist within the settlement to enhance existing built development and enhance open spaces and landscape features which contribute to the architectural and historic interest of the area.

There are some specific areas within the Conservation Area that would benefit from some preservation or enhancement in order to reinforce the special character and appearance of the Conservation Area. These include:

Opportunities:

- Keep boundary walls in a good state of repair, as they contribute significantly to the overall character and appearance of the conservation area. Repairs should be in matching brick, stone and lime mortar with appropriate original

capping, rather than a mortar capping where possible;

- The site of a former chapel at 61 High Street (now demolished) would benefit from improved boundary treatment, landscaping or sensitive redevelopment;
- The historic fabric of the Barn at Chestnuts would benefit from some conservation repair and restoration;
- Agricultural use of the medieval field system to the north of Mill Lane should be carefully managed to avoid erosion of this historic landscape feature;
- The disfiguring amount of overhead wires and telegraph poles in High Street, particularly to the immediate south of the bus shelter would benefit from being laid underground where this will not disrupt or damage historic verges, kerbs or footpaths.

Issues:

- The High Street is used as an alternative rural route into Milton Park and can be extremely busy at peak times with particular bottle necks

caused at the north and south ends of the High Street between School Lane and 73 High Street where on street parking limits the flow of two-way traffic;

- Erosion of front gardens and removal of boundaries for car parking.

The designation of a Conservation Area is intended to manage change not prevent it. Where policy permits development, it is important that new housing preserves or enhances the character of the area. As such, proposals should be of high quality, responding to the site context and ensuring that a holistic approach is taken to the site including landscaping, boundary treatments, together with enhancing the contribution of open space and enclosure. This document, the council's Design Guide (March 2015), national guidance and the council's local plan policies should be referred to when bringing forward sites for development within and in the setting of the Conservation Area.

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7. Boundary Changes

In December 2016 the following changes to the existing boundary were adopted.

The former conservation area boundary was tightly drawn around the village core but omitted most of Mill Lane and Mill House, fields of ridge and furrow illustrating the medieval field system outside the village on the north and scattered farms and houses on the east of the village. These areas contain features and structures worthy of inclusion within the designated boundary. Following a comprehensive review of the Conservation area boundary in December 2015 – February 2016, it was proposed to correct various mapping anomalies such as lines through buildings and to include the following areas which are considered to meet the criteria for inclusion as ‘areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance’:

There were 6 proposed boundary changes adopted in December 2016:

1. Mill Lane, west end to include Mill House and areas of ridge and furrow north of Mill Lane. Mill House is located on the site of one of the mills mentioned in the Domesday Survey and is surrounded by ditches and sluices relating to the control of water

to the mill pond and mill leat. The ridge and furrow is of important archaeological interest as evidence of the former medieval strip farming system at Milton. There are significant views northwards across the open fields towards Drayton and eastwards to Sutton Courtenay.

2. High Street:

- North part of High Street to include No 7 and the raised pavement which forms a prominent visual feature bordering the east side of High Street from north of Willow Lane to the ‘T’ junction focal point;
- East part of High Street to include buildings of local interest, including No 31; re-aligned more logical boundary to rear of No 35; re-aligned boundary to rear of No 2 to exclude structures of no interest; re-aligned boundary to rear of Tythe Barn Cottage, to omit random line through No 56; re-alignment of the boundary to rear of No 43 to go around the electricity sub-station;
- 3. To include the ‘T’ junction on the north point of the village and the west end

of Sutton Road including historic properties of local interest Nos 2 and 10 and a landmark tree. There are significant views across open fields towards Drayton and Sutton Courtenay from the junction;

4. Old Moor to include this ancient north/south trackway linking outlying farms, which is bordered by rural open space to the east and west. At the junction of Old Moor and School Lane is a landmark conifer tree beyond which far reaching views can be obtained of countryside to the east and Milton Park and Didcot to the south and east;
5. School Lane to include the rest of the lane and east end to include listed buildings- No 19 Home farm Cottage and Home Farm and buildings of local interest- Milton Cottage and Old Milton Cottage together with a landmark tree outside Old Milton Cottage, excluding areas of housing which do not meet the criteria for conservation area designation;
6. Pembroke Lane to rationalise the boundary to go around No 18, not through it, to take the boundary to the east of Orchard House, not through it, and to include the eastern part of

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Pembroke Lane. This includes most of Moor Ditch and Manor Farm together with the open paddocks between Old Moor Grange and Pembroke Lane which contribute to the rural and agricultural character of the settlement of Milton and form a significant component of the Village. The boundary excludes areas of housing which do not meet the criteria for inclusion.

Inclusion within the designated boundary results in some changes to permitted development rights. Details of these changes can be found on the Council's website. The extent of the boundary as amended in 2016 can be seen on the map at Fig.9.

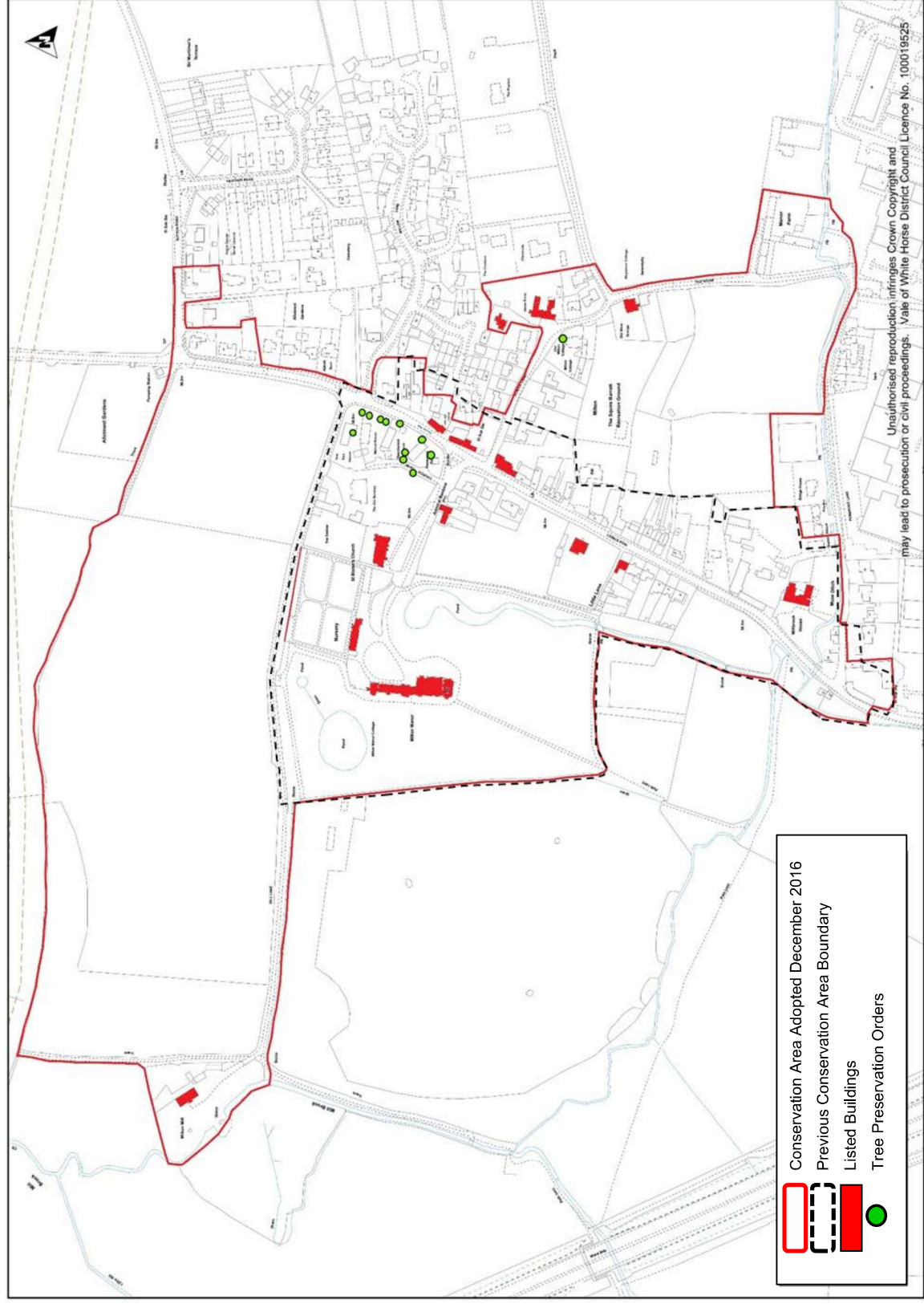


Fig.9 Map showing previous and agreed extension to Conservation Area boundary

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8. Future Management of the Conservation Area

The council can initiate improvements and control development in the conservation area. However, the success of conservation area designation and its future management will depend upon the co-operation and enthusiasm of stakeholders including residents, statutory undertakers and business owners to work with the council in achieving common aims and objectives. These are listed below:

General

The council will aim to:

- Promote awareness of the special value of the conservation area and encourage promotion of the special character and appearance through works of preservation or enhancement;
- Encourage statutory undertakers to retain, repair and re-instate historic street surfaces, grass verges and banks, street furniture, signage and lighting; reduce street clutter including wireframe and rationalise street furniture;
- Encourage high quality, energy efficient design which aims to: fit in with the established 'grain' of the conservation area and be sympathetic to it. Heritage Appraisals and Impact Assessments

along with Design and Access Statements will assist this process;

- Encourage the regular maintenance and repair of buildings and walls in the conservation area with appropriate traditional materials and finishes including the removal of inappropriate and harmful cement renders and plasters;
- Seek to reinforce the special quality of historic buildings through the use of traditional materials and construction techniques, including the use of lime mortars, plasters and renders, combed wheat reed or longstraw thatch and painted timber windows and doors;
- Encourage regular tree/hedge management with re-planting where appropriate;
- Proposals for development should enhance or better reveal the significance of the conservation area, including responding to views both in, out and around the conservation area and in its wider setting;
- Encourage the retention of front gardens rather than their change to vehicle parking areas.

Specific

Stakeholders should jointly aim to:

- Retain and repair historic street surfaces and preserve grassy banks, verges and raised pavements in High Street, School Lane and Old Moor;
- Achieve effective tree management, especially of the trees lining the driveway to Milton Manor, trees in the churchyard, trees in the grounds of properties along Church Way ; the two commemorative trees and other prominent trees;
- Preserve or enhance the panoramic views at the north end of the High Street, northwards beyond Sutton Road; views at the north end of Old Moor to the east; views across the paddocks to the north of Pembroke Lane and the views across the paddock between the walls of Milton Manor and the High Street;
- Achieve the repair, refurbishment and paint treatment to metal gates, railings and fencing such as at Milton Manor, Church of St Blaise and along Little Lane;
- Clearance of debris from streams and drains including along Mill Lane and Pembroke Lane.

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9. References and useful Information

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Legislation

Ancient Monuments and Archaeological Areas Act 1979

Enterprise and Regulatory Reform Act 2013

Planning (Listed Buildings and Conservation Areas) Act 1990

Town and Country Planning Act 1990

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10. Listed Buildings

MILL LANE

- II Milton Mill House

SCHOOL LANE

- II 19 School Lane (Home Farm Cottage)
- II No 21 (Home Farm House)
- II Old Moor Grange and Stepstone Cottage

HIGH STREET

- I Milton Manor House and Milton Manor Cottage
- II Stables and Coach House approx. 60m NE of Milton Manor House
- II Kitchen Garden Walls approx. 70m NE of Milton Manor House
- II Sluicehead approx. 45m E of Milton Manor House
- II* Church of St Blaise
- II Font approx. 25m SE of Church of St Blaise
- II 1 and 2 Cannons Barns
- II No 41 (Tythe Barn Cottage)
- II No 43 (The Old Bakery)
- II* No 42a (The Thatched House) and No 42b
- II No 47 (Lamplight House)
- II No 62 (Mallams)
- II No 64 (Vine Cottage)
- II Milbrook House School House

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11. Maps

Map 1. Spatial Analysis – Natural Environment

Map 2. Spatial Analysis – Built Environment

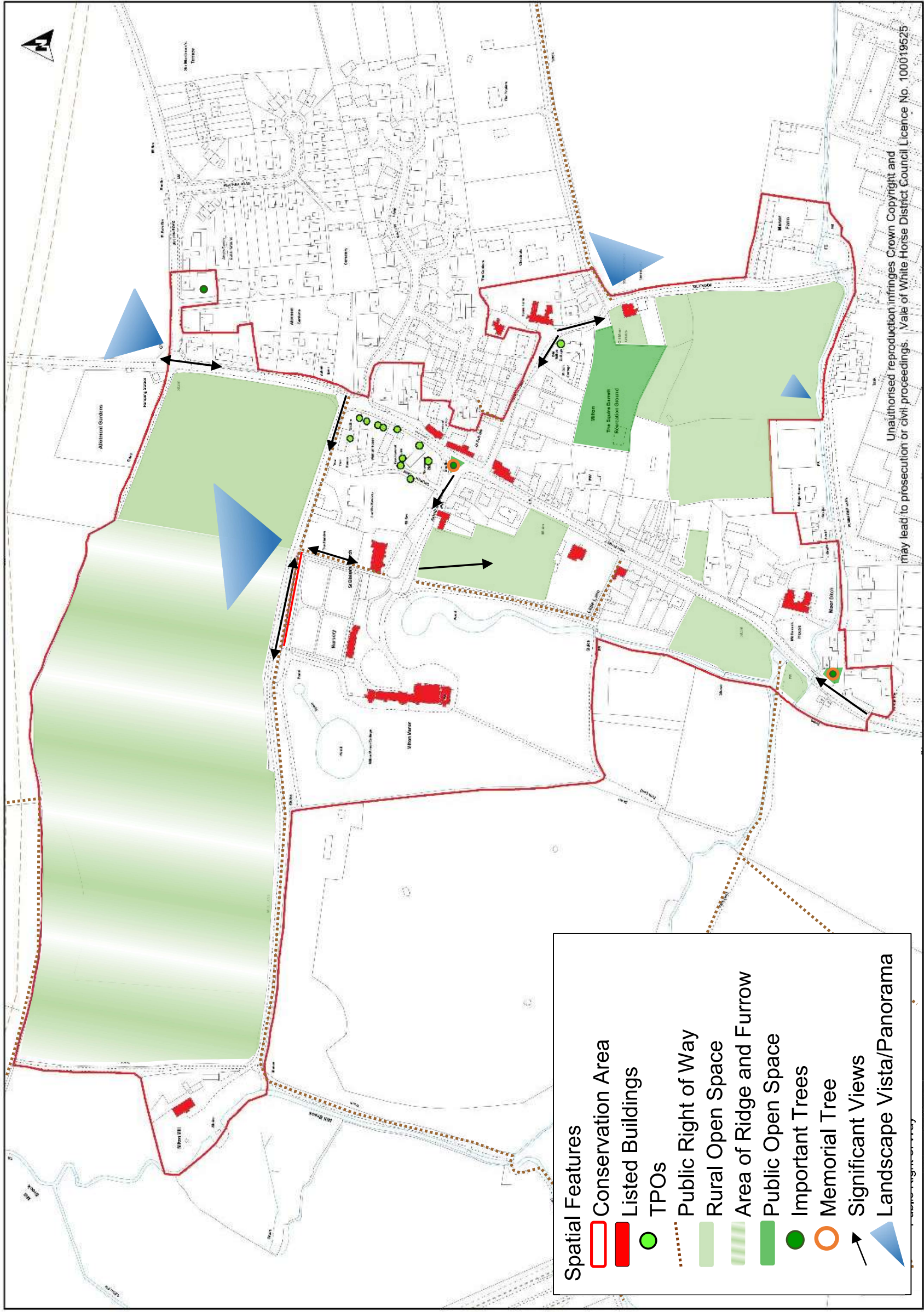
Map 3. Spatial Analysis – Summary of Key Features

Map 4. Building Ages

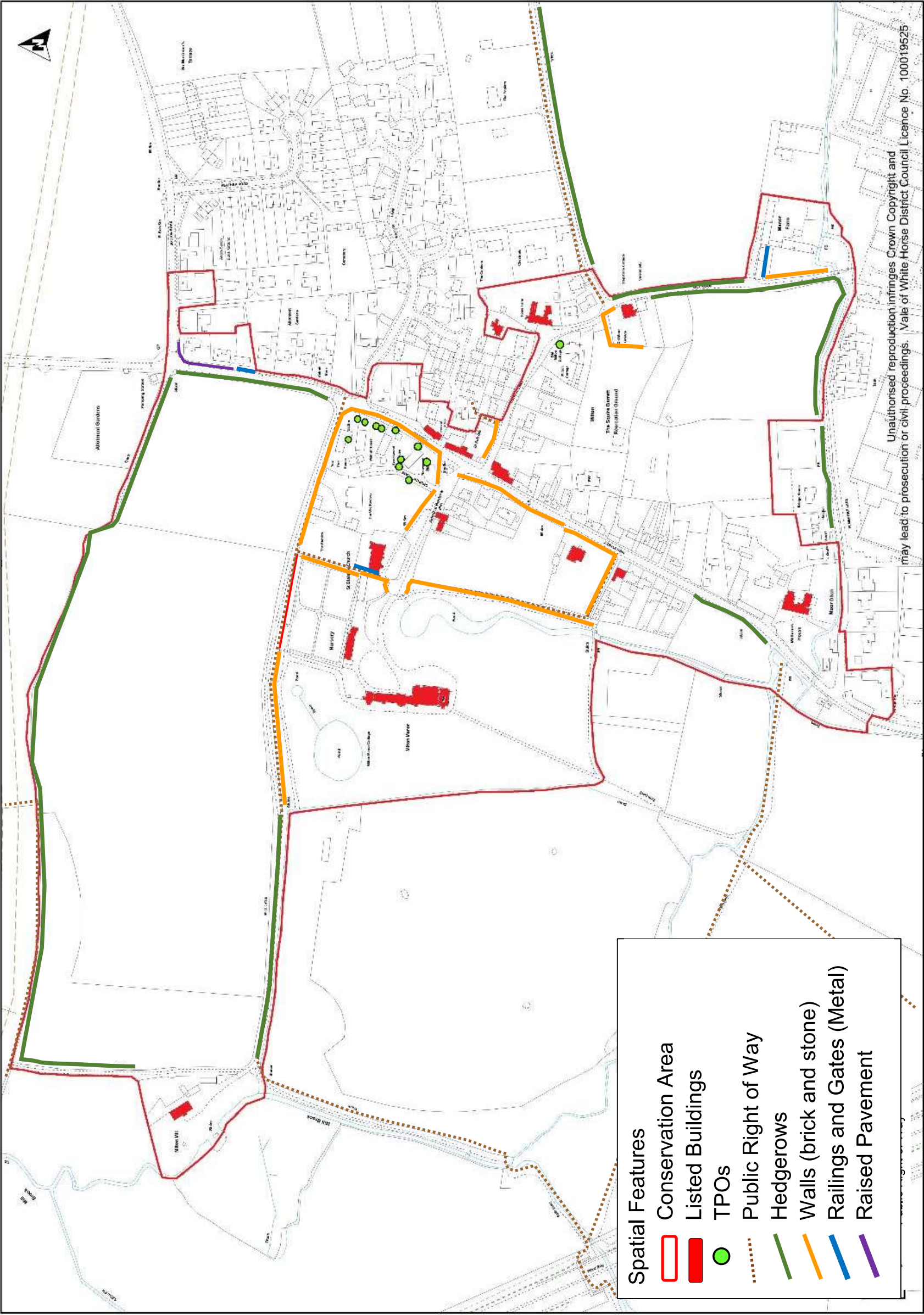
Map 5. Local Heritage Assets – non-designated

Map 6. Building Materials – walls

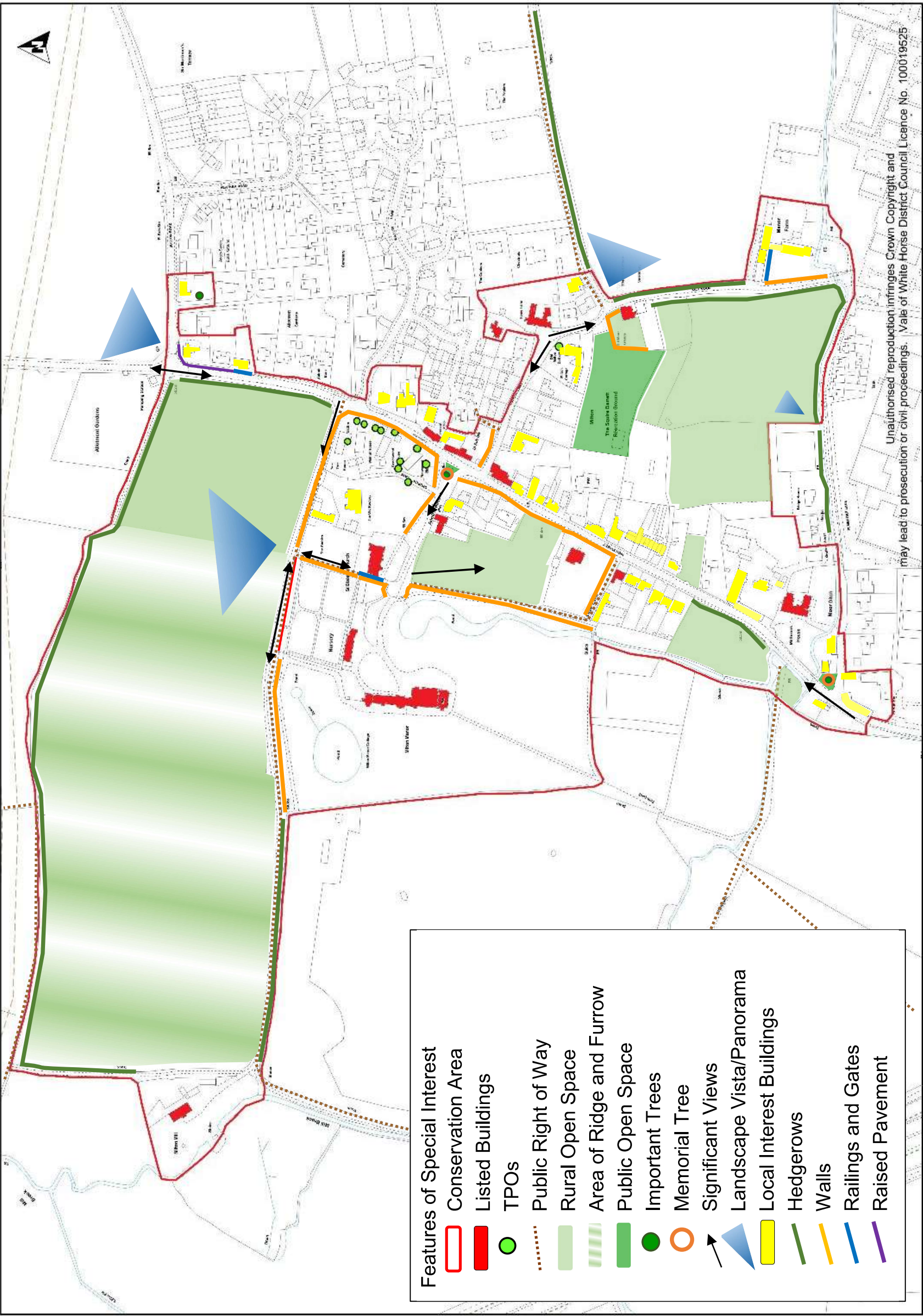
Map 7. Building Materials - roofs



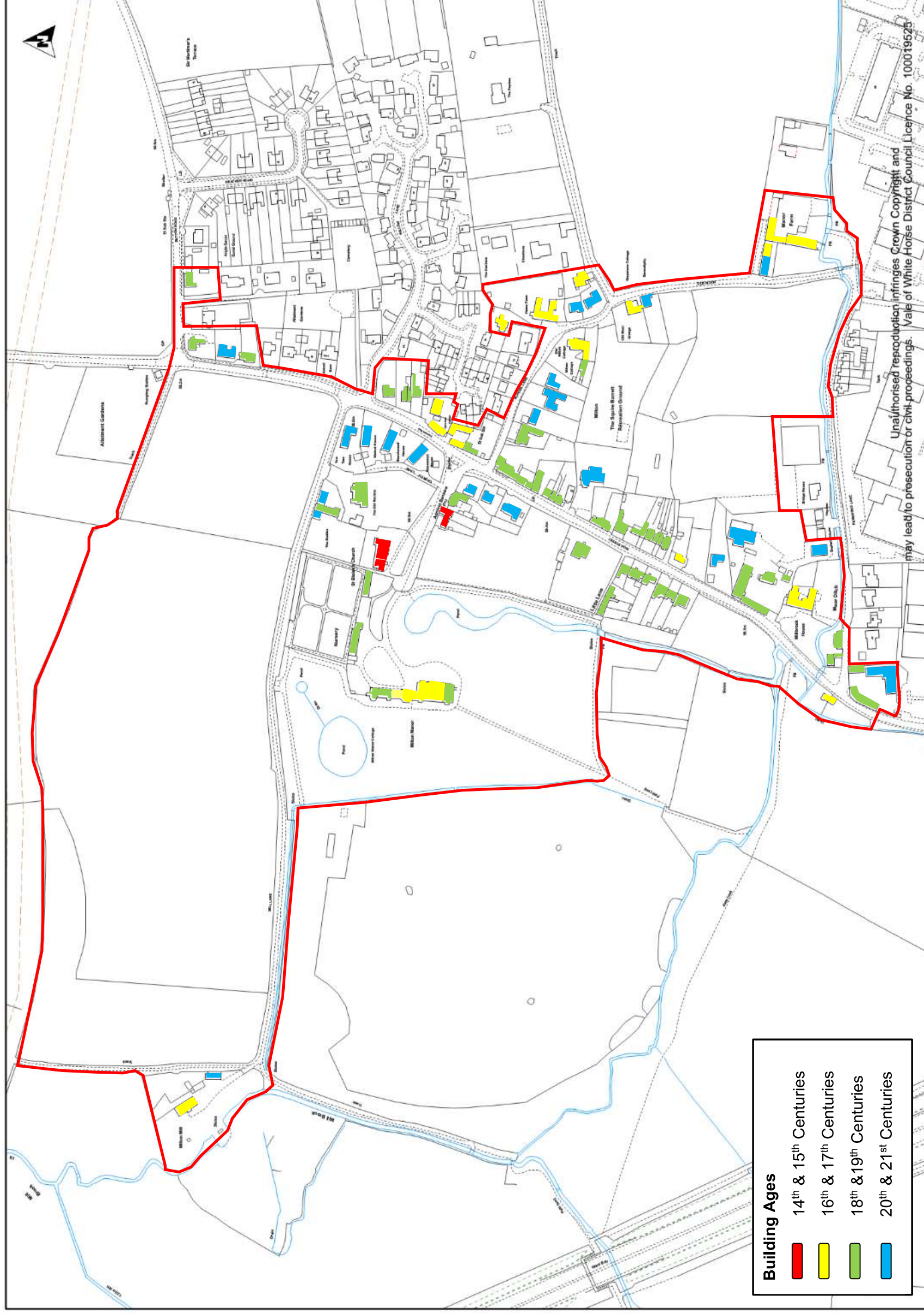
Map 1: Spatial Analysis – Natural Environment



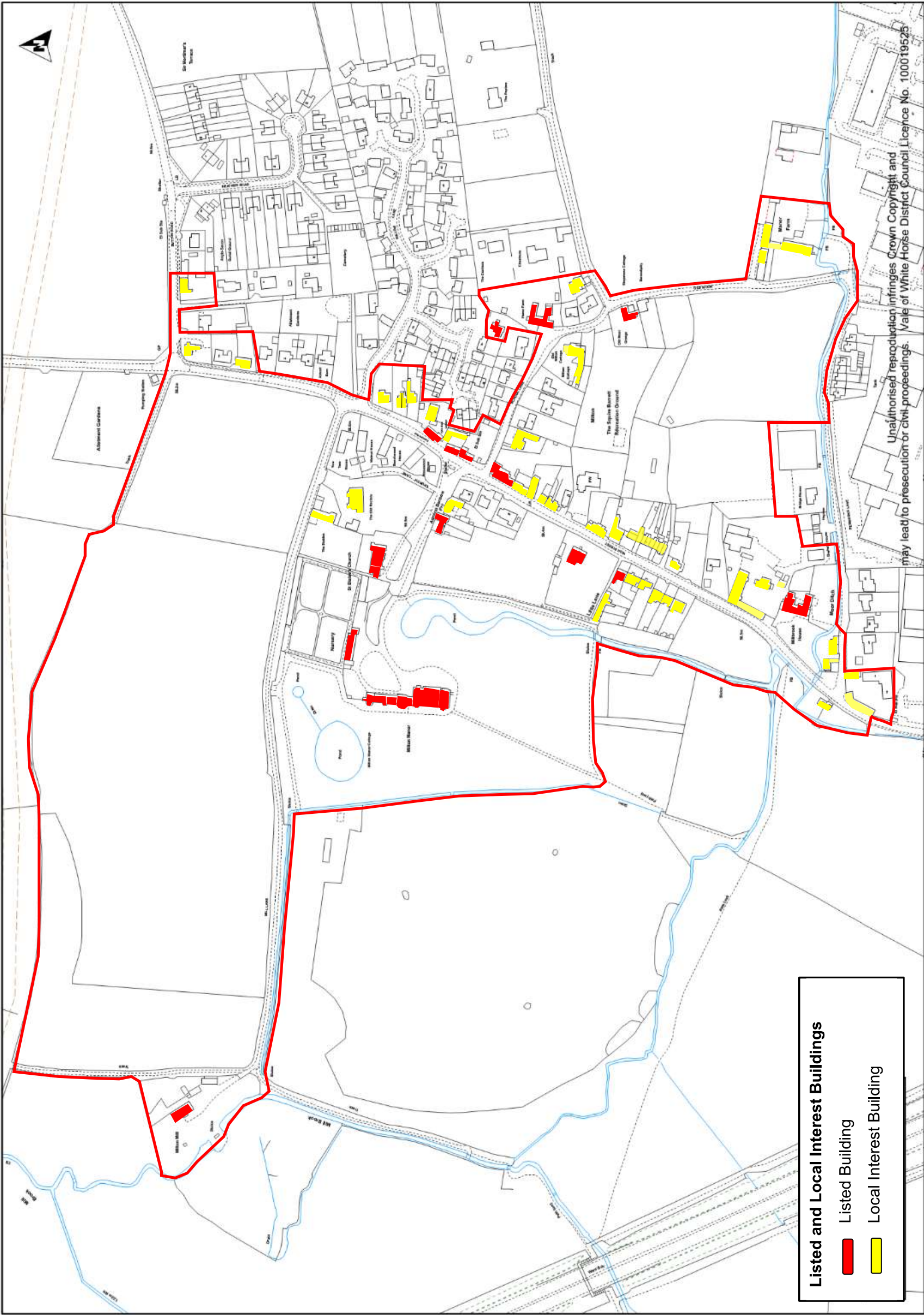
Map 2: Spatial Analysis – Built Environment



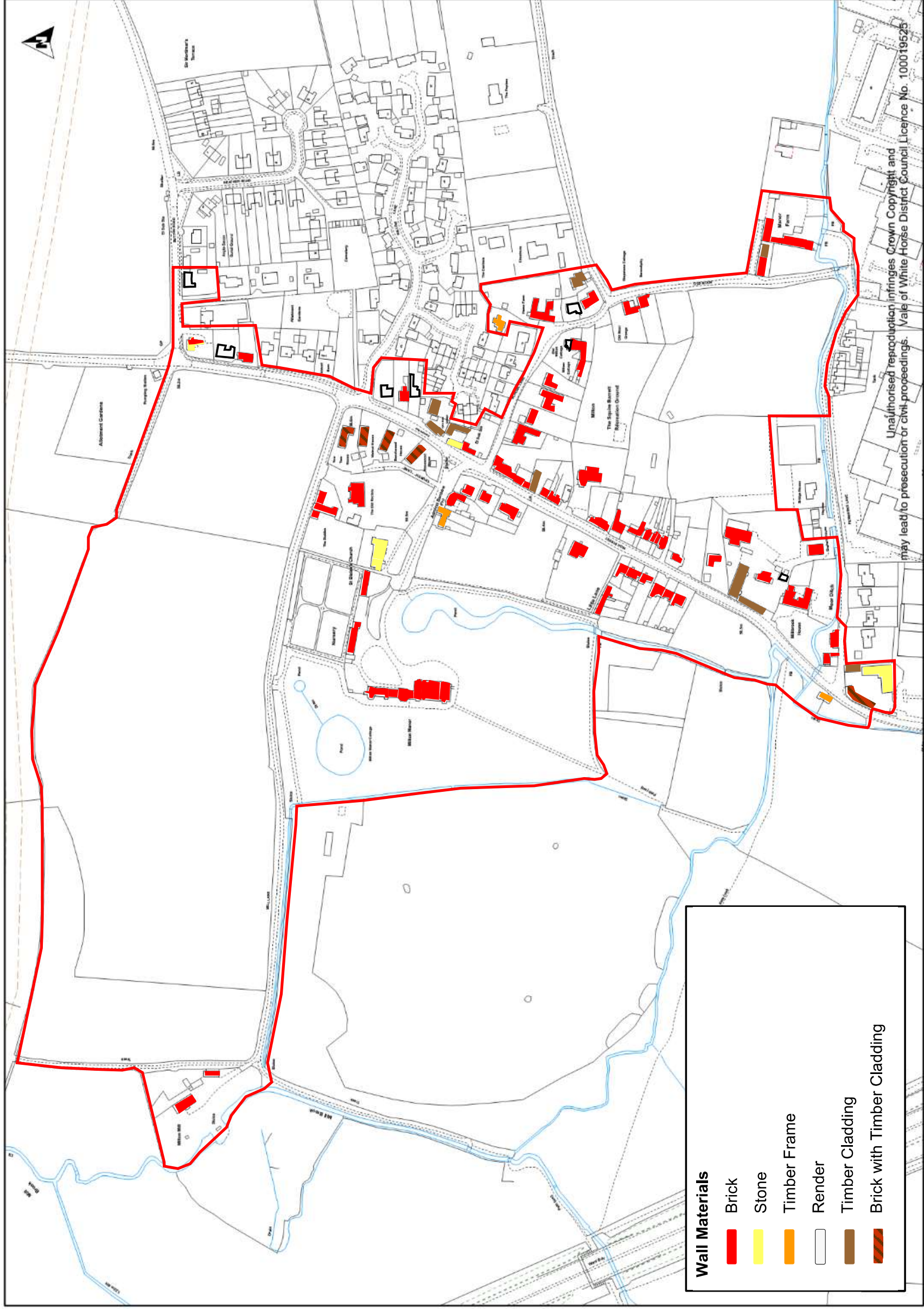
Map 3: Spatial Analysis – Summary of Key Features



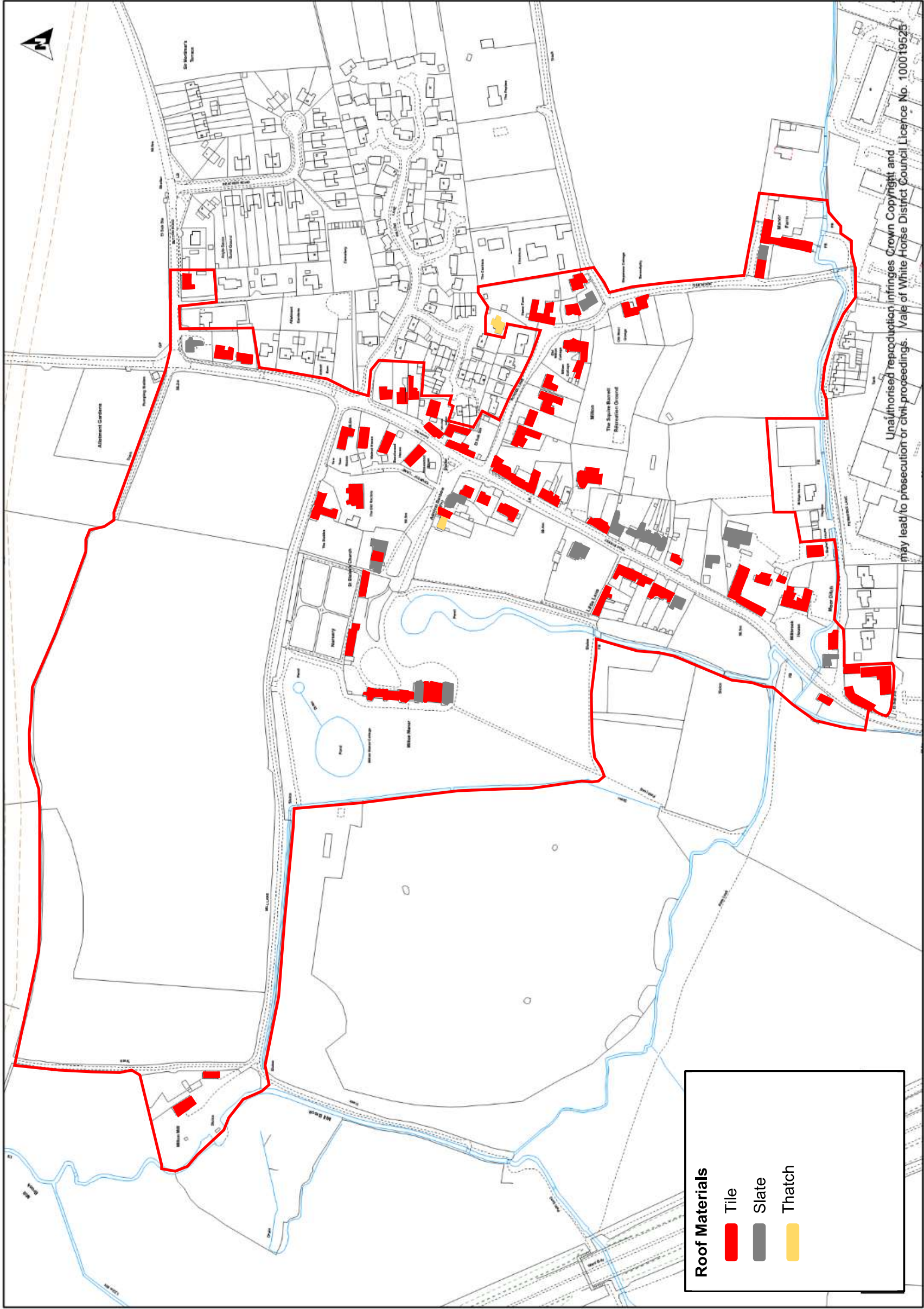
Map 4: Building Ages



Map 5: Local Heritage Assets – non-designated



Map 6: Building Materials - Walls



Map 7: Building Materials - Roofs

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Appendix A: Local Interest Buildings



The Old Rectory with stables and outbuildings, High Street C19 Tudor revival, possibly earlier origins. Red brick with decorative stone dressings. High brick boundary walls, entrance gate piers and elaborate ironwork gates. Mock Tudor timber-framed/stone outbuilding with blind window with cusped tracery facing High Street and mock Tudor cottage/stabling by gates on Mill Lane.



The Plum Pudding Public House, High Street (Formerly The Admiral Benbow). C19, red brick with stone dressings. Welsh slate hipped roof and double depth plan.



2 Sutton Road (Stonemasons Cottage). C19, owner was Stone Mason who created Milton's war memorial; unusual extensions of various ages some in stone



10 Sutton Road. C18/C19 rendered brick with gabled clay tile roof. Prominent frontage, 2 storey height, with three bay irregular plan. Brick stacks.

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7 High Street (Fern Cottage) C18/C19, brick & clay tiles, symmetrical frontage, 2 storey rear extension, C19 casements. Moulded brick eaves. Iron railings to front



31 High Street (Rose Cottage) C18/19 with C20 Art Deco-modernist 2 storey bay windows and M-shaped roof, historically used as a dairy



33 & 33a (Chestnut Cottage) High Street C19 with symmetrical frontage and M-shaped roof, gabled porch. Iron railings on front boundary



35 High Street (Puddleduck Cottage formerly The New Inn). C18, set back in plot. Unusual gambrel roof. Site once contained Quaker Meeting House



49 High Street C19, formerly 2 dwellings. 2 storeys, 2 bays. Offset entrance. Other door & first fl window bricked in, dentilled eaves, string course in vitrified headers



51 High Street (The Old Post Office) & 53 High Street (behind No. 51) C18, much altered on frontage but retaining original form. Unusual 'cocks comb' ridge tiles

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57 & 59 High Street C19 cottage pair, brick and clay tiles with symmetrical frontage, dentil course at eaves. Tie-bars.



65 & 67 High Street C18, LH cross range has dentilled eaves; hipped roofs, red brick, vitrified headers, horizontal sliding sashes; No.65 reputed to be former village post office as recorded on first edition OS map



66 High Street C18, vitrified bricks laid in header arrangement with red brick quoining. Symmetrical frontage with 8/8 sash windows, stone lintels over



68 High Street (Monday Cottage) Date stone & initials 1793, brick & clay tiles, irregular 3 bay frontage. 'County' Fire mark



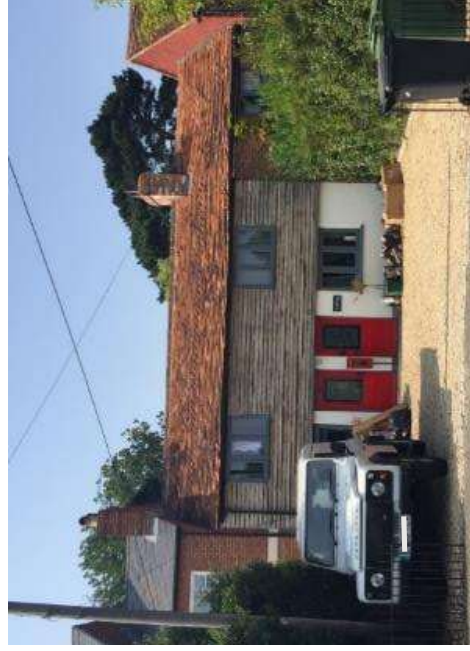
69 High Street and adjacent coach house C18 with C19 alterations. Brick, hipped slate roofs. Symmetrical frontage, C19 two storey bay windows. Sashes with margin lights. Iron gate and railings



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70 High Street C19, 2 storeys, 2 bays & lower extension. Flemish bond & clay tiles with stone lintels over windows



76 High Street C18/C19 Probably 3 cottages now one. Simple frontage, brick and weatherboard, decorative roof tiles



78 High Street C19, symmetrical frontage with stone detailing and 6/6 sash windows. Gabled brick/stone porch



73 – 85 High Street C19 cottage row Datesone 1851. Brick, Welsh slate. Good example of rural workers housing; reputed to have historically been known as Rasher Row owing to use of loft spaces for curing meat



87 High Street C19 with C19 twin gables on frontage. Brick and clay tile roof with unusual decorative banding. Horizontal sliding sashes. Iron railings to front



102 & 104 High Street C17/C18, both formerly thatched, 102 timber-framed with leaded windows, part rendered and part painted brick; living memory of use as sweet shop

Milton Conservation Area Appraisal



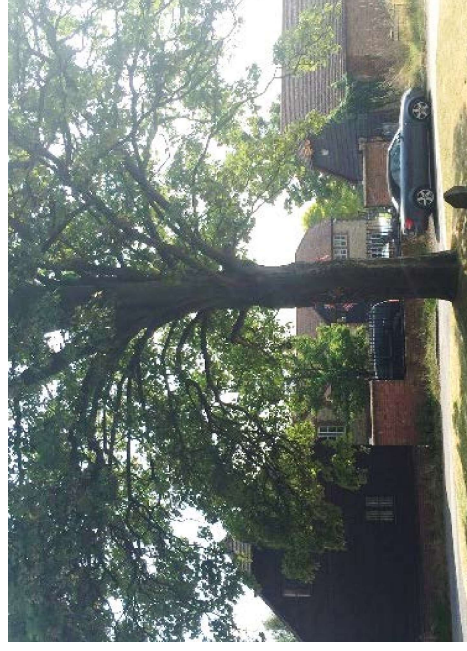
1, 3, 5 & 7 Little Lane C19 cottage row. Record of previous ownership by Great Western Railway No.3 has leaded windows and original plank door; Nos.5&7 reputed to contain evidence of timber frame construction with possible earliest date of 1774



68 Pembroke Lane (Former Chapel) C19 brick with stone dressings, Welsh slate roof. Outbuilding single storey brick/clay tile, plank doors, timber casements. Iron railings to front



Millbrook Barns and other outbuildings, High Street includes C19 stables, C18 granary and a cob building age unknown. Weatherboard and brick. Hipped roofs



Mallams Court, (Former Cannons Yard), High Street Former agricultural barns now offices, C18/C19 Weatherboard, hipped clay tile roofs



64-66 Pembroke Lane (Old Coach House) C18 of 4 bays, 2 storeys, Flemish bond, hipped clay tile roof



6 School Lane (The Old Schoolhouse) Datestone inscribed 1796 on porch with date plaques on main building marked 1849. Erected by Rev JG Warner, Rector

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Milton Cottage, Old Milton Cottage and 18 School Lane (Long Cottage), Two cottages and a house. C17/C18. Single storey plus attic and two storeys. Timber-framed core with later alterations in stone and brick. Clay tile roofs, red brick stacks. Reputed former use of Old Milton Cottage as farmhouse with attached pigery and stables now converted



Barn 20m south east of Home Farm, School Lane Timber framed threshing barn with hipped clay tile roof and midstrey, wide waney edge elm boards & some repairs in corrugated iron



Manor Farm (whole group), Old Moor, C18 with C19 alterations but likely earlier in date. Includes stabling, granary and other agricultural building of C18/C19 date. C20 workshop near frontage



War memorial, entrance to churchyard of Church of St Blaise. Erected to the memory of the men of Milton Parish who gave their lives 1914-18, 1939-1945 and in Korean War of 1953. Stone tablet.

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For further information and advice on Conservation Areas please contact:
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