

# Milton Conservation Society

## Introduction to Milton Conservation Area



### What is a Conservation area?

A conservation area is an area which the local council considers to be of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance.

Being a conservation area does not mean that it is perfect and must remain unaltered, but it does mean that the Council recognises its special value and that any changes should respect its character.

The "character" of a conservation area is created not just by individual buildings, but also by the grouping of buildings, the relationship of one building to another and the quality and character of the space between the buildings.

### Why is Milton a conservation area?

While Milton's history stretches back to the earliest days of settlement in Southend, the conservation area is significant because it demonstrates the architectural styles and materials used during Southend's development boom between 1880 and 1910.



Park Road 1922

Originally the site of Southend Park (hence many of our street names) our area contains many fine examples of Mid and Late Victorian through to Edwardian buildings in differing sizes and styles which make a diverse and interesting street scene as well as being historically significant.

### What are the benefits of living in a conservation area?

Most people are pleased that they live in a conservation area and are proud of its historical significance.

If you live or own property in a conservation area, building and maintenance work will involve extra care, and possibly extra expense, as a result of the extra controls over development that are needed to preserve and enhance its character.



Victorian houses in Avenue Road

The returns to you will, however, be considerable:-

- The character of these areas generally improves property values. By keeping and enhancing building features that make the area special, your property's value can only benefit. Look through any local Estate agents adverts to see if they think it makes a difference.
- Most properties have a quality of detailing which cannot be matched by modern development.
- You will continue to enjoy a unique residential area because it is protected from harmful development.
- You will have your own visible link with the local history of the area.

### What does conservation area status mean?

Once designated the conservation area needs every ones help to maintain its character.

If you are thinking of making changes to your property you are advised to find out what work can and cannot be done within the Milton Conservation area and what permissions are required (some examples are given below) **before** undertaking work to save time and money later. Should work be carried

out without the necessary permissions it may have to be altered or removed at the owner's expense.

While it is difficult to be definitive as planning law is complex the following is intended as a guide only - you may need one or more of the following types of permission from the Council before doing work to your property -

- Planning Permission
- Conservation area consent
- Listed Building Consent
- Work to Trees

Examples of work which may require one or more of these permissions

- the complete or substantial demolition of a building or structure
- rear or side extensions to single family dwelling houses
- the erection of any building (e.g. shed, summer house) or enclosure (e.g. swimming pools)
- any alteration or addition to the roof
- the alteration of any window / door which fronts a highway.
- the painting, rendering or other form of cladding of any brickwork to walls which front a highway
- the installation of hard-standing for vehicles.
- Satellite antennae which may not be fixed on a chimney, on a wall or roof facing the street, or on a building which exceeds 15 metres in height
- Any works which affect the character of a Listed Building (In Milton this applies to the former Methodist Church in Park Road)
- Work to Trees - trees in Conservation Areas are protected because they often contribute to the Area's character

The Council produces a simple pro-forma to help determine what permissions may be needed. Advice sought in this way before formal planning permission is submitted is free as are applications for Conservation Area Consent and Work to Trees.

Contact the Council on 01702 215000 or visit their web site [www.southend.gov.uk](http://www.southend.gov.uk) for more information and help.