Milton-under-Wychwood Neighbourhood Plan

Appendix 1
Character Assessment

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1. Introduction

This report presents a summary of the history and character of Milton-under-Wychwood (MUW). It has been prepared by the Milton-under-Wychwood Neighbourhood Plan Steering Group. As well as providing a historical overview of the evolution of Milton-under-Wychwood, it describes the distinct appearance and feel of the Neighbourhood Plan area, communicating key physical features and characteristics that combine to give the area its local distinctiveness and unique identity.

The information in this report should be used as evidence to support Neighbourhood Plan policies which guide new development in the village and to support good design which responds to local character and history and reflects the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation.

Character summaries and key sensitivities that should be considered in the planning process are presented for each area.

2. Methodology

This Parish Character Assessment is the summary of the findings of a group of volunteers who undertook to survey the village in 2018-19, under the guidance of the Neighbourhood Plan Steering Group and Community First Oxfordshire; three of the volunteers being members of the Steering Group. The group of volunteers, all residents in the village, were Steve Whiting, Andrew Ross, Katy Boyle, Jess Harris, Frances Bennett and John Bennett. The built-up area of the village was divided into six Character Areas for the purposes of this analysis.

The group followed the guidance provided by the *Oxford Character Assessment Toolkit*. This looks at all the elements making a contribution to the village character. This includes spaces, buildings, views, greenery and landscape features, and intangible qualities such as light and dark, noise and smell. The volunteers were briefed on this approach by John Bennett, supported by CFO, who was the lead volunteer on this survey. Equipped with maps of the designated areas, groups of two or three volunteers toured these streets making notes and taking photographs as they went, and using this toolkit as their basic guide. The notes were written up by the volunteers after the tour and relevant photographs were inserted.

Additional historical context to the make-up of the village has been provided largely through consultation of the Victoria County History on *Wychwood Forest and Environs*, published in 2019, and of the invaluable journals and archives of the Wychwoods Local History Society, who we thank for providing ready access to these materials.

Following the guidance of the Oxfordshire Character Assessment Toolkit the following report is primarily an account of the built environment and its immediate setting. However, where appropriate the social and economic factors that are a cause of the appearance of buildings and their layout are also highlighted. Given the lengthy and somewhat organic development of the village over a number of centuries it is not always easy to give a coherent summary of the overarching characteristics of the village or even of an area of the village, given that 1960s bungalows can sit next to 19th Century chapels, which sit next to 20th Century shops. However, we have tried to highlight some of the more prominent and successful features of our village, alongside features that are less successful, with the hope of promoting more of the former and less of the latter in our future development.

This survey is supplemented by a list of important designated (listed) and non-designated buildings within the parish, which provides further historic and architectural detail on some of our significant and characteristic buildings within the village, see **Designated and Non-Designated Assets - Appendix 2**.

Note on place names: throughout this assessment the term Milton refers specifically to the main village, Milton-under-Wychwood, Upper Milton is always denoted by its full name. The term "Parish of Milton-under-Wychwood" is used to designate the legal parish entity, which includes both Milton-under-Wychwood and Upper Milton and outlying farmsteads.

3. Executive Summary

Following the assessment of the character of the village using the Methodology outlined above, the features set out below have been identified as those that contribute positively to the character of Milton-under-Wychwood and Upper Milton. We have also tried to highlight those aspects which contribute to good design and which are in keeping with the nature of the village and should therefore inform planning policies to guide new development in the village.

The Village of Milton-under-Wychwood and the neighbouring hamlet of Upper Milton form a diverse pair of Cotswold settlements within the Parish of Milton-under-Wychwood, the fringes of the parish contain a further scattering of farmsteads and occasional individual houses, but otherwise the village nestles within an agricultural hinterland which provides a distinctly rural setting of farmland and small woodlands and copses. The Parish sits within the Cotswolds Area of Outstanding Natural Beauty.

Whilst both settlements have at their core predominantly 18th – 19th Century buildings, the village of Milton-under-Wychwood has been much enlarged throughout the 20th and early 21st Centuries, with properties of varying types, including short terraces, small blocks of flats, detached and semi-detached houses, and bungalows of varying scale. These additions have been predominantly to the periphery of Milton-under-Wychwood. The hamlet of Upper Milton did not undergo the same transformation and retains something of its 18th Century makeup, with relatively few 20th Century additions apart from a few insertions and the conversion of agricultural barns and buildings to residences; it thus retains a separate and distinct identity from Milton-under-Wychwood.

Milton-under-Wychwood is a relatively "new" village, unlike its near neighbours Shipton-under-Wychwood and Ascott-under-Wychwood, which have longer standing historic pedigrees, being furnished with medieval parish churches. Milton-under-Wychwood was for a long time a township within the larger ecclesiastical parish of Shipton-under-Wychwood.

In distinction from its elder sisters, Shipton and Ascott, Milton-under-Wychwood is strung out along the three key arterial roads – Shipton Road, High Street and Church Road (dividing into Bruern and Lyneham Roads as it leaves the village). It does not have the traditional nucleated form of many Cotswold villages. It still retains a large Village Green, once the village common, which forms a generous and airy open space within the heart of the village, fringed with mature lime trees. The Green still provides an invaluable and identifying village resource and contributes greatly to the village's green and open aspect. The Village Green is only framed by properties to three sides and thus links seamlessly into the rural surroundings, and visually draws this rural hinterland right to the heart of the village. This openness and rural aspect are a consistent theme throughout the village, and the surrounding countryside is glimpsed from numerous vantage points within the village and is readily accessed by a network of footpaths. The words "open" and "green" recur throughout this character assessment.

The spine of the main village is formed by the Shipton Road and High Street, and a casual stroll along these roads reveals a streetscape formed from a wide range of domestic housing, the earliest being 18th Century (with some earlier fragments) and from every period thereafter. The predominant building material is local limestone, which was quarried nearby in Upper Milton and Taynton and other quarries off the A361 running out of Shipton-under-Wychwood towards Chipping Norton.

The domestic properties are interspersed with a number of old agricultural and other light industrial buildings now mostly converted to dwellings, and a handful of shops and business premises, though these are fewer than they were just 50 years ago. The village also retains three non-conformist chapels, though two of these are now converted to homes, and a former Wesleyan Mission Room and two former School Rooms – one adjoining the still operational Baptist Chapel, and one next door to the Parish Church. There is a significant business estate known as Groves Industrial Estate of mixed building types, old and new, which opens off the Shipton Road, and a Village Hall, also on the Shipton Road, built in the late 20th Century.



Lychgate to SS Simon and Jude.

Modest cottages have been combined to provide more commodious houses and larger houses have generally been successfully preserved so that a short history of Cotswold architecture is readily available in our streets.

A parish church was given to Milton-under-Wychwood in 1853, finally bringing the Church of England to the village, and a hoped-for taming of the sometimes-rebellious non-conformists. It remains the most architecturally significant of all Milton-under-Wychwood's buildings. It is grade II listed and includes the lych gate (illustrated) and the stone wall to its street frontage.

Milton-under-Wychwood has not been a Cotswold village to be left behind by the 20th Century. Largely due to the success of the building firm of Alfred Groves and Sons it has retained its working nature, with the result that the village has been added to consistently throughout the last hundred years with a mix of public housing, estate developments, and ad hoc individual private housing. Together with the still substantial core of historic (pre-1900) properties, this has produced a diverse range of accommodation which in turn supports a diverse but robust demographic mix.

Whilst the building styles are varied we can still identify some unifying themes in the built character of the village. Most properties are relatively modest in scale, mostly two-storey, but with a substantial proportion of bungalows, whereas the number of three-storey properties can almost be counted on one hand.

This consistency in scale is given interest by the variety of architectural styles. The village includes a wide range from modest vernacular artisans' dwellings, converted agricultural buildings, a selection of non-conformist chapels, Georgian, neo-classical, arts and crafts, Victorian town houses and whimsical villas, all prior to 1900, and then many varieties of 20th Century house styles, including public and private housing developments.

A predominant material is the local Cotswold limestone, almost every building prior to the 1920s being built or at least faced with local stone. Cotswold stone slate roofs are also still common amongst the pre-1900 properties, and modern imitation stone roof tiles are utilised in many properties to maintain this traditional appearance. Welsh slate is also common, a much easier roofing material to work with and more easily transported with the arrival of the railways from the 1850s. In the later 20th Century, imitation stone is used frequently on newer builds, at least maintaining a coherence of colour and texture.

The street scene, even in the most urban parts of the village maintains a healthy green aspect. A high proportion of houses are set back from the building line and furnished with front gardens with green or semi-green boundaries. This is even true in the High Street and Shipton Road, and what is also remarkable is that many of these front gardens are actively gardened, though there have been some unfortunate losses to the exigencies of the motor car dependent modern lifestyle. However, many properties are in sufficient plots to support parking spaces and gardens; this is particularly true of Frog Lane, Jubilee Lane, and the Bruern and Lyneham Roads, and these streets maintain a very verdant aspect.



Frog Lane



Lyneham Road



Shipton Road



Green Lane

4. Geographical Context

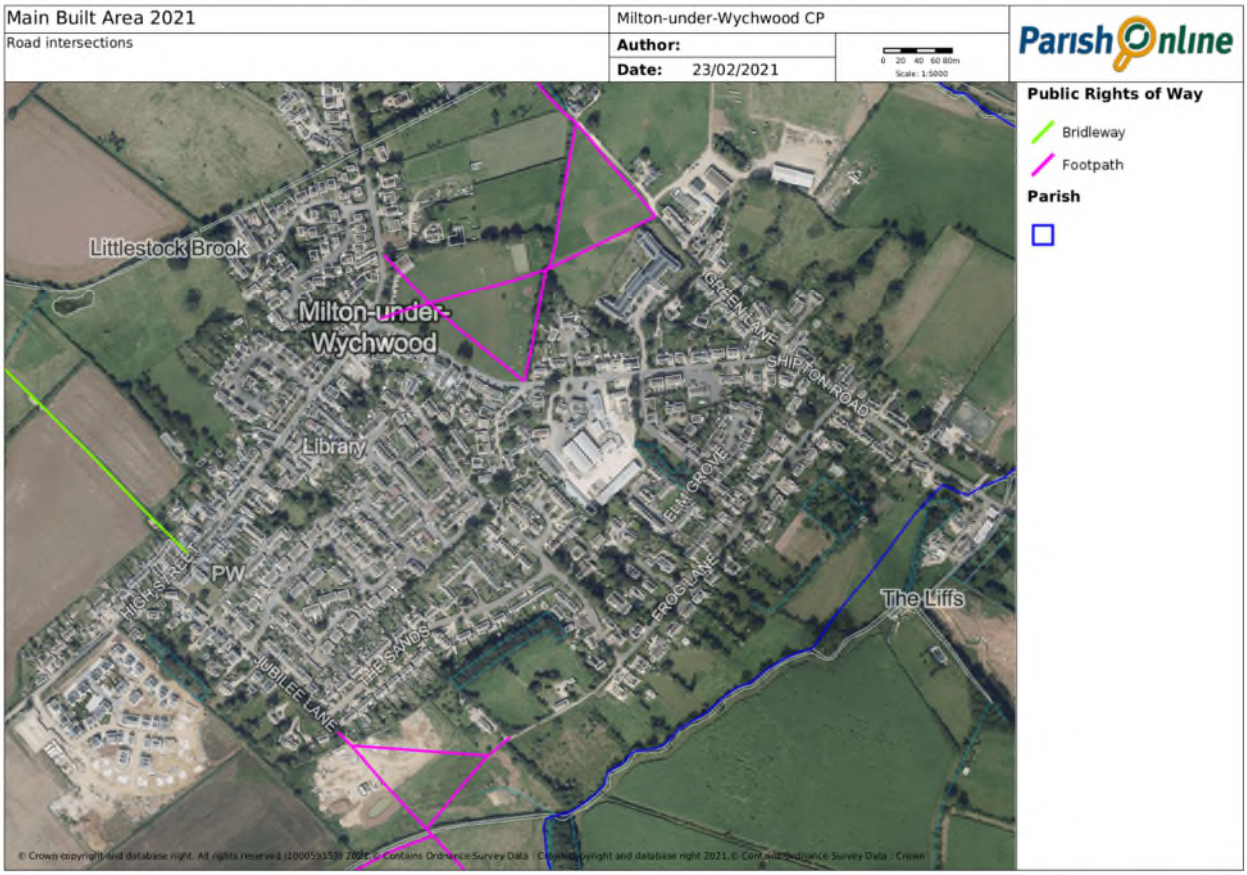
The village of Milton-under-Wychwood sits within the Evenlode Valley, in the centre of a triangle formed by the nearby townships of Stow-on-the-Wold (7 miles), Charlbury (7 miles), and Burford (5 miles).





Photograph looking North East across to Milton from the Fifield Road, some of Milton's buildings are just visible in the centre of the picture.

The de-facto centre of the village is at a meeting of the High Street, Church Road and Shipton Road. This has long been the epicentre of the village. Bordering this junction is the Village Green, a longstanding village pub now known as The Hare (since 2016), formerly The Quart Pot, and cluster of higher status houses including Number One High Street, Inns Keep, Blenheim and Little Hill Farmhouse on Church Road, and Hillborough House on Shipton Road.



Main Settlement of Milton-under-Wychwood.



The Village Centre looking towards Inns Keep, Blenheim and Little Hill Farmhouse on Church Road.

In front of Number One High Street there is a small triangle of lawn furnished with a bench. It is here that the village Christmas tree is stationed, and an annual communal carol service is held on Christmas Eve, a tradition dating back to the 1970s. The Village Green is the location of the annual Village Fete.

If you stand at the junction of these three roads you can get a sense of the village located in a shallow basin that opens off the Evenlode Valley. Look southwards along High Street and you will see a ridge of land a couple of miles beyond the village (this was once more obvious before the recent build of a new estate obscured much of this view). Look North East across the Village Green you will see high ground to the North of Shipton. This is the north-eastern side of the Evenlode valley and, if buildings did not obscure the view, you would see higher ground to the North West and South East of the village. Views from these higher vantage points outside the village show it nestled within its shallow basin.

The main village actually sits on a shallow hill between two brooks. Littlestock Brook, rising near Fifield, skirts the western edge of the village, and Simmonds Brook fed from springs around Upper Milton, which then skirts the eastern edge of the village. The two brooks unite just beyond the boundary of the parish in neighbouring Shipton before feeding into the River Evenlode near to Matthews' Flour Mill in Shipton-under-Wychwood.

These two brooks almost certainly account for the presence of a settlement in this location, at one time providing an essential water supply for domestic and agricultural use, and for power for small industry.

The village is also sited within the Cotswold AONB. It is surrounded by primarily agricultural land. Geologically, it sits within the belt of oolitic limestone that stretches from South Yorkshire to Dorset. This stone has long been a source of livelihood, through quarrying and stonemasonry, and is the source of the Cotswolds' famous honey-coloured limestone which provided a principal building material and an export income for Milton and other Cotswold towns and villages for many centuries. Milton's most local quarry was sited just beyond Upper Milton, on Quarry Hill, adjacent to where the recently built Quarry Hill Cottage now stands.

5. Historical Development

5.1. Early History

Milton-under-Wychwood does get a mention in the Domesday Book, but scant material evidence of that period is now visible. In the early medieval period Milton probably existed as a series of small farmsteads on the periphery of the once extensive Wychwood forest. It was partly administered and financed by the nearby Bruern Abbey (founded 1147AD), once sited just a thirty-minute walk to the North of Milton, adjacent to the River Evenlode. The monastery was dismantled without trace with the dissolution of the monasteries in the 16th Century, and its site is now thought to be occupied by the house now named Bruern Abbey, just outside the Parish.

Milton and Upper Milton and other local settlements must have existed in a mutually supportive relationship with the Abbey, providing produce and ancillary services to the monks there. The village's earliest visible history dates from the late medieval period when Milton slowly began to grow in size and importance. Milton has two elder sisters: Shipton-under-Wychwood and Ascott-under-Wychwood, both with much evidence of earlier history and both boasting parish churches of medieval origins dating back around 800 years, whereas "young" Milton has a "new" parish church built in 1853.

Up until the mid-19th Century Milton was a part of the much larger ecclesiastical parish administered from Shipton. However, Milton has a history and character distinctive from its sisters, due to several unique factors.

The oldest surviving clusters of housing are mostly in locations adjacent to the two brooks that skirt the village. Close to the route of Simmonds Brook rising beyond Upper Milton are the group of houses in Upper Milton around Lovegrove and Coldstream Cottage; further downstream is Calais Cottage and a small group of properties at this far end of Frog Lane. Further downstream still, at one of the lowest points in the village, is Mill Cottage adjacent to Milton Service Station, the site of a mill and ancillary buildings now gone; its presence is recorded in maps from the 18th Century. This mill must have been powered by Simmonds Brook, which appears to have been part-engineered for the purpose.

Adjacent to the route of Littlestock Brook are Spring Cottage, at the end of Green Lane, now an isolated house but perhaps a survivor of an older cluster of properties in this location; and The Heath, a significant group of terraced cottages at least 18th Century in origin and once comprising at least ten separate dwellings but now amalgamated into only five. This is characteristic of the older parts of the village as a whole; many smaller dwellings having been merged into larger homes more suited to the habits and expectations of 21st century life.



An early 20th Century photograph of houses on The Heath, showing how these early artisans' dwellings must have looked before modernisation.

These scattered settlements have slowly coalesced to form the main body of Milton-under-Wychwood as it is today. Upper Milton maintained its identity as a satellite of the main village. Whilst there are fragmentary buildings dating back to the 17th century we can only surmise about the built appearance of the village before the 18th Century. In conformity with many Cotswold villages of the 15th to 17th centuries, dwellings would have mostly been of timber frame construction with thatched roofs, generally single storey. The larger buildings would have been for agricultural use and it is doubtful that there would have been any public buildings such as places of worship or administration, as Milton was then merely a satellite hamlet of the Shipton parish.

The growth of Milton into an identifiable village would have been a slow process, but by the 18th Century the village had something of its present outline as shown in Richard Davis's map of Oxfordshire of 1797.

The spine of the village is defined by Shipton Road and High Street, which run through the village from Shipton in the North East towards Upper Milton in the South. In the 18th Century, these roads would have served as a route threading through a series of farmsteads and other small businesses. These included, in particular, Groves' masonry workshops interspersed with small terraces of very modest housing for agricultural workers as well as masons, slaters, carpenters and other tradespeople employed by Groves, along with ancillary trades people such as blacksmiths and cartwrights. With the increasing wealth of the area and in particular the growth of Groves as a major employer in the village a number of more significant houses began to be built along these highways.



Detail from Richard Davis's Map of Oxfordshire 1797, showing the clearly separate hamlets of Milton-under-Wychwood (Lower End) and Upper Milton (Upper End), and showing the historic core of each hamlet.

5.2. The 18th Century

There are a number of surviving farmhouses and farm buildings from the 18th Century scattered throughout the village, plus a few significant independent dwellings, already indicative of the growing prosperity of the village. The most imposing of these are The Malt House on the Shipton Road, Milton House on Green Lane, Inns Keep on Church Road, and parts of the Old Bakery on the High Street.



The Malt House, Shipton Road: mid-18th Century.

The Malt House is a notable 18th Georgian villa with its symmetrical frontage, fine ashlar masonry, raised quoins and window surrounds, and generous sash windows.

A slightly more modest version of this design is evident in several former farmhouses scattered throughout the village. The basic configuration is a two-storey building built of Cotswold stone. The end gables are topped by chimney stacks. The façade is symmetrical, with central door often topped by open pedimented hood on scroll brackets, two windows to the ground floor and two to the upper floor, sometimes with one or two gabled dormers, the stone sometimes fine ashlar, but at the very least squared and coursed. Window and door openings sometimes with moulded surrounds. These properties all repeat this pattern and all date to the 18th Century.



Sunnyside, Shipton Road (note: dormers were added in 2012).



23 High Street.



Heath Farmhouse, Green Lane.



Lovegrove, Upper Milton.

The more modest properties from the 18th Century can be seen in short terraces such as those adjoining Heath Farm House on Green Lane and similarly The Terrace (formerly known as Hawkes Yard) off the High Street, and terraces at The Heath and some of the older properties on The Square, as seen in the old photograph below.



Terrace of cottages on The Square. This row is still in place, though now upgraded and whereas they once consisted of one up one down dwellings, they are now merged into fewer individual dwellings, and once thatched roofs have been replaced with slate or concrete tiles.



The same cottages in 2019.

5.3. The 19th Century

The first half of the 19th Century saw gradual growth in the village in line with the increasing rise in population throughout England driven by the agrarian and industrial revolutions. At first this resulted in a much higher population density, and more modest artisanal dwellings must have proliferated, some pockets remain on The Square and Fettiplace off Shipton Road and The Terrace off the High Street.

Soon the need arose for places of worship for this growing population, and the vacuum left by the absence of a parish church was soon filled by non-conformist Christian groups. The Baptists were the most notable and the general Baptists built a new chapel in 1839 with adjoining school room, the earliest educational institution in the village. The Strict Baptists built their first chapel in The Terrace in 1841, and the Primitive Methodists built their first chapel in 1860. However, most of these groups would have been operating in Milton-under-Wychwood a number of decades before their chapels were built.

These chapels are not dissimilar in form and scale to many local barns (see page 24). In contrast to the imposing parish Church of SS Simon and Jude, they would have been funded and built by the members of their congregations, hence their relative modesty and vernacular style. The Baptists were by far the most successful of these sects locally, being patronised by the Groves family, and their relative wealth and influence is shown by their rather finer detailed building. They celebrated their 50-year jubilee in 1889, and as part of these celebrations they succeeded in getting the adjacent lane re-named as Jubilee Lane and funded a new manse for their pastor on this same street. Alfred Groves (1826-1914) and many of his relatives are buried in the Baptist Chapel graveyard.



Baptist Chapel, High Street, 1839.



Former Zoar Strict Baptist Chapel, The Terrace 1841/1883.



Former Primitive Methodist Chapel, Shipton Road, 1860.

The pace of change increased significantly building wise from the middle of the century. Milton got its enclosure Act in 1849; the railway arrived in nearby Shipton in 1853; Milton was bestowed with a brand new parish church also in 1853; farms were modernised and were furnished with the latest technological aids (steam powered); roads were improved and new roads connecting Milton to Lyneham and Upper Milton to Shipton (still known as New Road) were constructed.

The new Parish Church of SS Simon and Jude was built in 1852-3, along with a new school. It was built on land donated by James Haughton Langston MP (1796-1863) of Sarsden House, and largely financed by him. The architect chosen was George Edmund Street (1824-1881) one of the leading ecclesiastical architects of the period. It is in the newly fashionable Gothic Revival style and remains the most architecturally significant building in the village.

All this activity had an impact on the built character of the village. In short, Milton-under-Wychwood was slowly transformed from a loose conglomeration of farmsteads with a handful of larger residences to a more self-contained and more urban parish. This was followed by a certain amount of Victorian gentrification – particularly along Shipton Road, The High Street and Jubilee Lane. Milton finally became an independent ecclesiastical parish in 1895.

Groves, the masons and builders, already well established in the village in the 18th Century, increased in scale and prosperity throughout the 19th century. It was reaching its heyday towards the end of the Century with its most famous son, Alfred Groves (1826-1914), taking charge from the 1870s and upgrading an older farmhouse, The Elms, within the Groves estate to a larger family residence right next to his workshops. The estate still survives today, though in reduced form and whilst Alfred Groves and Sons still operate from the site, it now includes a range of businesses **(**see **Business Services and Social and Community Infrastructure in Milton-under-Wychwood – Appendix 4**)

Buildings began to diversify in style, and though locally quarried stone was still the fundamental building material for all building, new materials began to make their presence felt. Brick was used at least internally and for renewing chimney stacks, and thatch was replaced with either Welsh slate for domestic buildings or corrugated iron for agricultural buildings and workshops. Also, new styles of building were introduced, sometimes imitating a notional Cotswold style, sometimes re-creating Georgian elegance, and sometimes introducing more “modern” styles in the latest fashions. This stylistic diversity is in part due to the presence of Groves in the village, able to turn their hands to many building types to satisfy a diverse customer demand that included Oxford Colleges, village schools, ecclesiastical renovations and restorations, and new builds for upper middle classes and aristocracy.



25 High Street, circa 1880.



79 and 81 High Street circa 1890.



Grove House, 55 High Street - circa 1890.



Fairhaven, Jubilee Lane circa 1890.

The diverse styles of domestic architecture in the last two decades of the 19th Century.

The gentrification of Milton culminated in the building of a series of significant large houses in the last two decades of the century. These include Hillborough House (circa 1890) Shipton Road; Sunrise (1889) and Bleak House (circa 1880) on Jubilee Lane; Heathfield (circa 1890) on Church Road; Heath House (formerly Kohima, circa 1890) on Lyneham Road; Woodhills (formerly Holmfield, circa 1890) on what is now The Sands; and - the most whimsical house in the village - Forest Gate (formerly Frogmore House) of 1890 on Frog Lane, marking the end of this flurry of mansion building in the village. Nothing quite like it has been seen since (see **Designated and Non-Designated Assets - Appendix 2** for further detail on all of these buildings).

A further curiosity in the village from the later 19th Century is the presence of reclaimed architectural embellishments probably salvaged by Groves from various restoration or demolition projects with which they were involved. The tradition of carved heads adorning buildings was continued when Groves built their new hardware store to replace the old store destroyed in a fire in 2012.



Carved Head on St Michael's, High Street.



Carved Head on Dashwood House Shipton Road.



Carved figure above doorway to Brasenose Cottage, Shipton Road.



Architectural fragments on Holmleigh, Jubilee Lane.



Bulls Head above former (rebuilt 2005) butchers' shop on High Street.



Head on Groves Store 2014, Shipton Road.

Upper Milton got somewhat left behind during the 19th Century. Milton village became the centre of gravity, and attracted the chapels, shops, pubs, and other businesses, and received pavements and other amenities, becoming much more built-up and more densely populated. Upper Milton retains much of its older 17th and 18th Century character, predominantly farmland peppered with a series of farmsteads and some workers' cottages, a washpool, and a working quarry, all linked by a winding lane, without pavements. Whilst a few 20th Century properties have been added to the mix - you can count them on one hand - and properties and farms have been modernised, it still maintains this distinction from its more urban neighbour of Milton-under-Wychwood.

5.4. The Council House Years: 1900 – 1960

In the early decades of the 20th century, small scale development and replacement continued and some of the older hovels were slowly removed or replaced. The slow drift of agricultural workers from villages like Milton to the bigger towns and cities continued, but the population in MuW was held stable by the continued success and therefore employment opportunities provided by Alfred Groves and Sons.

The most significant building development was the introduction of the first groups of council housing. Six semi-detached pairs were firstly built along Shipton Road and the South Side of Green Lane in the 1920s. These were relatively generous houses clad in Cotswold stone, those on Shipton Road with some slate tile hanging, those on Green Lane part rendered. They all had generous front and back gardens. They were once in much larger plots with very generous margins between each pair. This space has been appropriated at the end of the 20th Century for the insertion of detached houses.

Another group, Pear Tree Close consisting of 14 houses, was built opposite the Groves Estate on Shipton Road, being opened with great ceremony in 1932. The Pear Tree Close houses break a little with tradition in being finished in render. However, both of these sets of houses reflect something of the character of English vernacular architecture with relatively steep pitched roofs and forward-facing gables, and originally furnished with smallish multi-paned "cottage style" metal window frames, though many of these now replaced with more modern glazing styles, with some consequential loss of character.



Former council houses on Shipton Road, 1920s.



Council houses on Pear Tree Close, 1932.

The most significant public housing development in this period came with the building of The Sands. The name comes from the fact that the area had once formed an important sand and gravel pit utilised by Groves for a source of useful building material and ballast.

This post-war housing estate is built on land taken over by Chipping Norton Rural District Council just after the war under a compulsory purchase order and the houses were built in 1950-51 during the post-war house building boom. Most of the properties are now privately owned.

5.5. The arrival of the motor car: 1960-2000.

Once the Sands was completed it linked Jubilee Lane to Frog Lane, and thus the area now framed by the High Street, Jubilee Lane, The Sands, Frog Lane, and Shipton Road became ripe for further development. This area has been developed in a rather piece-meal fashion and consists of a number of developments from the 1960s to the early 21st Century. During this period a total of over 170 new homes were built within this area.

The 1960s saw a rash of detached bungalows springing up in various parts of the village. They formed a sort of infill development spreading along Frog Lane, along Church Road and Bruern Road and filling in gaps along Shipton Road, and even a few inserted into the High Street behind the main street façade (i.e. behind the library and on a newly formed plot between 58 and 60 High Street). They were accompanied by a few two storey properties in the same locations, but bungalows were the preferred option in this period.



A characteristic bungalow from the 1960s, this one on the Bruern Road from 1966.

5.6. Late 20th Century Housing Estates

A number of other estates were inserted into the village in the later 20th Century, which was a period of significant increase in the size of the village. They are:

- Poplar Farm Close 1970s - 32 properties
- Church Meadow and Brookfield Close 1970s - 60 properties,
- Woodlands Close 1980s - 14 properties
- Forest Close 1980s - 5 properties
- Elm Grove 1990s – 50 properties
- Harman's Court 2005-06 – 20 properties

(These are discussed in more detail in section 6.5 below)

5.7. The 21st Century

Besides the estate building from the later 20th Century, the last 30 years have been largely characterised by the continual enhancement of properties with extensions and modifications to adapt homes to new modes of modern living. Though this development is not very evident from the street façade, the extent of this building programme is not to be underestimated, and along with a concurrent programme of infill developments and erosion of front gardens to create car parking spaces it has contributed to an increasing urbanisation of the village.

There has been additional encroachment into the village's green belt with three significant developments, the first a large supported living development called the Paddocks, containing 44 flats for the over 55s under a social landlord and shared ownership arrangements, opened in 2015.

The other two new estates are the Wildbourne Close development of nine detached houses at the end of Jubilee Lane, and an estate of 62 homes at the southern edge of Milton, now named St Jude's Meadow, a name being borrowed from one of the titular saints of the Parish Church originally built in 1853. It is too early to make a clear judgement on the longer-term effect of these schemes upon the village's character, other than that they are part of a worrying erosion of the green belt that is critical to our identity and risk bringing into effect the coalescence of Milton and Upper Milton into a much larger urban block. In appearance these two developments, whilst making a nod here and there to a vernacular Cotswold style, are part of a more general indication of the pervasive influence of the popular "Poundbury" style. The success of this movement remains a divisive issue.



Wildbourne Close viewed from South East.

5.8. Connecting Spaces and Permeability

The recent increase in the built footprint of the settled area of the main village has in one case caused a reduction in the availability of informal paths that the public used to be able to enjoy. However, in recent years only one Public Footpath has had to be formally realigned to accommodate development and this was in 2021 for the path 301/13 around the southern fringe of the Wildbourne Close development.

Appendices 5 and 6 to the NP demonstrate the existence of several valued green spaces in and around the main settlement which offer public access and the importance of designating some spaces on the edge of the village for biodiversity conservation and public enjoyment. The NP Appendix 11 discusses the alleys and formal and informal footpath network of the parish and the great importance to the community of their conservation.

6. Area Summaries

6.1. Area A: The Village Green; The High Street; The Terrace; Jubilee Lane; Shipton Road; The Square; Frog Lane.



These roads and streets are already visible on the earliest maps of Milton from the 18th Century (see map on page 11. They comprise what might be described as the "historic core" of Milton (as opposed to Upper Milton), and they are still defined by the historic properties that line their route, though 20th and 21st century insertions, extensions and upgrades are well in evidence, as are 20th Century additions

of telegraph poles, UPVC double glazing, television aerials, double yellow lines and a constant scattering of parked cars; the latter more dense in some locations than others.

As outlined in the history of the building of Milton, the building types along these roads are very varied in style and purpose, and comprise agricultural buildings, former workshops, a pub and former pubs, church and chapels, houses of gentry, and artisanal dwellings all dating from the 18th Century to the present, though most are from the 19th Century.

6.1.1. The Village Green

The Village Green is the literal and metaphorical heart of the Village. It is the jewel in Milton's crown, and is key to its open aspect, connecting it with the agricultural surroundings and providing a valuable arena and communal breathing space in the centre of the village. It is a regular venue for sports events and the prime location for the annual Village Fete as well as allowing the inhabitants to lift their eyes to the horizon now and again.



The Village Green, view northwards from Shipton Road, adjacent to Hillborough House.

The scale and 'reach' of the Village Green is impressive – views are panoramic from the junction of the High Street/Church Road/Shipton Road. It is bordered on all sides by old and monumentally big trees, and beyond The Green looking towards Shipton Station (not visible in this view), a full view of the gently rolling landscape beyond.

There are several commemorative benches on the outer edges of The Green itself, as well as a tennis court, an impressive, large playground with play equipment made from timber, and another smaller scale playground with brightly coloured plastic play equipment for very young children – this is fenced off from the rest of The Green.

This sense of openness and space is continued through these principal roads. Because so many buildings are set back from the street front, they are generally graced with front gardens which have front boundaries of all types: stone, timber fencing, railings and hedges. And whilst a number of these have been lost to the desire for parking space next to homes, there are still enough surviving to contribute to the greening and softening of the streetscape.

6.1.2. The High Street

The High Street contains the highest density of pre-1900 properties. The history of these properties also contributes greatly to their variety and picturesque character. Many buildings once had an agricultural or workshop function and have been mostly successfully re-modelled as dwelling houses. At the top end of High Street there is a repetition of at least three former barns (now residential) that are orientated gable-on to the street, whilst rows of workers cottages are inset between them with generous front gardens.



Three former barns/workshops on High Street, probably 18th or early 19th Century, converted to dwellings in the 20th Century.



A row of modest, workers' houses located on the High Street, inserted between two of the barns illustrated above. Much re-modelled and with the addition of garages and front extensions in the later 20th Century. Note the long front gardens.

Otherwise, the High Street has a surprising mix of house styles from the 18th Century to the 21st Century, along with former pubs, shops, chapels, forges, school rooms and a still functioning library.



Stone Porch, has date stone of 1725, with unusual Chippendale style sash windows.



Former public house at 56 High Street.



Baptist Chapel School Room 1867.



The Old Bakery with former Wesleyan Mission Room (single story wing) 17th, 18th and 19th Centuries.

The range of building types on the High Street.

6.1.3. The Terrace

The Terrace (once known as Hawkes Yard) is a narrow alley of terraced houses, that runs off the High Street, next to number 23. They are a rare terrace of former workers' cottages though their frontages have been remodelled much in recent times. They are accompanied on the opposite side by a row of single-story outhouses which may once have served as wash-houses and latrines, but are now more likely to house gardening equipment and bicycles, though one has already been incorporated into a small bungalow which opens up behind the outhouses. The whole setting is a unique and quaint survivor of earlier habits of living.



The Terrace, a row of former agricultural workers cottages originating from the 18th Century.

6.1.4. Jubilee Lane

Jubilee Lane is so named after the Jubilee celebrations of the nearby Baptist Church held in 1889, the chapel having been built in 1839. The properties to the south side of the street are mostly part of a building campaign that began in the 1860s and continued to the end of the 19th Century. They consist of a range of distinctive late Victorian houses of varying styles, the common denominator being the use of local dressed limestone, and all set back from the street line, and now endowed by mature trees to their backs and sometimes frontages giving a verdant feel to this side of the street.

The opposite side of Jubilee Lane represents a different era of building, with a mix of two storey houses and bungalows from the late 20th Century built from artificial stone with shallow pitched roofs and integrated garages. They are also set well back from the road, with open-plan gardens to the front, incorporating drives and off-street parking. This side of the street also includes generous pavements with embedded lawned verges.

6.1.5. Shipton Road, Green Lane, Groves Industrial Estate.

Shipton Road, as its name suggests, is the route that links Milton to Shipton, a distance of exactly one mile centre to centre. It is a mix of old and new and now contains the majority of Milton's commercial buildings including Groves Industrial Estate, a range of shops, a Bed and Breakfast and the Village Hall.

On the right-hand side of Shipton Road travelling towards Shipton, low boundaries are a mix of dry-stone walls (some historic) and several runs of old iron railings. Behind these most of the houses have preserved front gardens, some with parking spaces as well. The mix is old with new, and newer still, squeezed into gaps between dwellings, or taking up spaces which must originally have been gardens.

On Shipton Road, facing The Green, is Dashwood House, currently with vacant retail premises to the ground floor. This is symmetrical stone Victorian villa, complete with a carved head of a girl over the central door. Then comes Hillsborough House, set back slightly from the road, now a B & B, with separate converted outbuildings behind. It is the largest stone house facing The Green. Rusticated cut stone and a central gate set into a higher wall than others in this location, mark it out as the 'grandest' house in this part of the village. It has a double gable front and a carved stone balustrade linking the projecting gables above the first-floor windows. It is imposing and unusual, with the best and most central views of The Green and landscape beyond.

The recently refurbished Co-op brings many parked cars to this part of the Shipton Road, creating a very narrow passing route for all other traffic moving in both directions. A very attractive row of terraced houses (probably gaps infilled here too over time) also face The Green. A notable feature is a monkey puzzle tree in one of their tiny front gardens and some very unusual and decorative fretwork on one of the largest cottages, Juniper House. There is also another hair salon and a veterinary practice in a small utilitarian building facing the furthest gate at the corner of The Green.



View along the Shipton Road showing houses and shops facing The Green.

Beside this, there is a converted Primitive Methodist Chapel at the entrance to The Square, fronted by a triangular concreted space which serves as parking for a few local properties, but appears to be an unadopted space, providing access into The Square.

Next comes a row of late 20th Century bungalows – these all have parking in front and most have original old stone walls and small areas of planting to screen them from the road. Opposite these is Pear Tree Close, a small estate of semi-detached, rendered, former council houses. Well screened from the road they have good tall hedges, front gardens and some have views from their long back gardens of distant landscape as well as The Green and The Paddocks. Here the styles of houses are the same, but each has been individualised and there are some impressive mature trees and plenty of hedges and greenery. Also, some original 1930s doors with canopies over.



A pair of rendered houses on Pear Tree Close, former Council Houses from the 1930s.

Beyond Pear Tree Close, and still on the left-hand side of the road, there is a run of varied properties down to the junction with Green Lane, many stone, some rendered, all different in character, but most, at least, retaining good high hedges to screen them from the road. However, some have demolished these to allow for parking for at least one, and sometimes two or three cars on hardstanding. Most have single garages as well, set back and offset to one side of the houses. Opposite them is the Alfred Groves Industrial Estate. This is a most unusual mix of lovely old Cotswold stone houses and cottages, big industrial tin-roofed sheds, wooden or brick sheds and some modern metal buildings. All – apart from the homes – house local businesses. Running between them all are either tarmacked or rubble roads, piles of building materials and skips, a little greenery and the large recently re-built (2016) Alfred Groves hardware and building supplies shop which faces the road and is adorned to its first floor with a venetian style window: the first appearance of this architectural feature in the village.



The mix of old and new, residential and commercial on Groves Industrial Estate.

On the left-hand side of the road is the new access to the recently completed The Paddocks retirement homes. Large and mis-matching signs advertise the café, post office and hairdressers on this site. Views down the access road show the tall, partly timber/rendered buildings with young trees planted between and leading to them.

Beside the entrance to Elm Grove estate is a block of two and three storey, flat-fronted flats/houses made from reconstituted stone. White plastic windows, no hedges or greenery make them look stark and they sit almost up to the pavement, very close to the road, which is untypical of Milton. Just one of these, at the Shipton end, has had a thoughtful makeover, adding planting, grey painted windows and door, and a neatly organised storage space for wheelie bins, bikes etc.

Looking into the distance at this point and towards Shipton, is a lovely view of older stone houses, angled on the corner of Green Lane on the left, as the road bends round to the right.

Take this left turn and you find yourself in a charming narrow road called Green Lane – it is for access only to houses which sit to both left and right and at the very far end, where the lane finishes, the sensitively renovated, and much extended, Spring Cottage. All the Green Lane homes are set well back, most with front gardens, or at least areas for planted up pots, as well as car parking and some with garages. The mix of styles is noticeable, characterful and individual – there is no pattern of building here apart from a short run of rendered semi-detached houses to the left, but even these have been individually extended or modified to make them all look very different from each other. To the right is Milton House, a grand flat-fronted Georgian house with gravelled front drive and significant planting and an additional smaller stone house joined on to it with a garden through a wrought iron gate to its right.

Beyond this are gaps to farm land and old farm buildings, views of the landscape beyond, and houses to the left and right – from the later 20th Century, in stone, with drives in front and gardens to left, right and behind. One has an unusual stone sculpture of a seated woman. Mature trees and hedging screen these homes from the newly built retirement buildings which form The Paddocks opposite. Where the buildings end and the land on the left-hand side of Green Lane turns into grazing paddocks for horses, there is a terrace of historic small stone cottages and a slightly grander, but small, stone farmhouse, joined to a huge stone barn. This has a lawn to the front. The terraced cottages have only parking spaces to the fronts but are prettily planted with climbers and shrubs.



View looking North West along Green Lane.

Beyond these and fully opposite the grazing paddocks is a large, partly extended farmhouse – originally built in the 1980's perhaps, with abandoned machinery and vehicles to both sides of it, building rubble and unkempt land to all sides. A field separates this from the low-lying Spring Cottage with a newly converted second dwelling set at the end of its garden, both built carefully from Cotswold stone and with planting and gardens to all sides. At this point there is walking access only across a wooden bridge over a small stream, to a narrow, wooded path which connects through to the Lyneham Road. There is also a charming footpath at the far end of the grazing paddocks connecting back to the large Village Green.

In stark contrast to the attractiveness of the buildings along Green Lane, is the Milton Village Hall, a rather utilitarian 'bungalow' style building, built from brick, with white plastic windows and large tarmacked parking space in front and around one side of it. This sits behind an original low dry-stone wall. These old front walls continue to buffer a row of detached bungalows and houses, all with front gardens, driveways, garages and gardens to the sides and behind – all different in character and age. As the road bends round to the right, a grander old stone home called Cotswold House sits side-on to the road with a long garden in front of it. With apple tree and conservatory, this garden ends at the opening to Frog Lane.

More modern, detached houses sit in their own plots with drives, garages, front and rear gardens after the access to Frog Lane. These homes are built from reconstituted stone. Just one, 'White Spring House', has a beautiful original wrought iron gate set between low stone gate posts with carved tops. The rest have low walls or hedges and many of these have a narrow grass verge in front, a welcome and attractive separation between front garden boundaries and the pavement and road.

This grass verge is mirrored on the opposite left-hand side of the road, but is much deeper, giving even more separation. Here the houses are an unusual and very characterful mix of styles, all old, including the impressive and imposing Malt House. Cobblers Cottage has an immaculate frontage with original "plank" stone front boundary wall, and a glimpse beside it, up a grassy track, of the distant hills, fields and trees. The view to the left-hand side of The Malt House is the same. A grand house called Sunnyside has staddle stones in front. Beyond this, the Malt House's dry stone walls become very tall, creating a totally private space behind. The newly converted Owls View has a pair of stately wrought iron gates and here views from the road are expansive with fields and trees stretching to the distance.

On the right-hand side of the road, views also open out as 'Hoplands' – a remodelled stone cottage with an elevated garden beyond its boundary wall, and with a paddock beyond this – these are the only 'real' views of where this part of the village sits in its landscape from this side of the Shipton Road.

6.1.6. The Square

The oddly named "The Square" is an unadopted road that leads from one end of The Sands to the Shipton Road and The Green. It has the feeling of a back alley in places, and that may well be its origin. It is now framed by high walls and fences for much of its length.

The buildings around The Square do not define it, some set back, some bordering it and some at odd angles to it. But it also hints at aspects of old Milton in its ad-hoc configuration of buildings. There are several 18th century stone-built buildings which must have been modest artisan dwellings, and some which may have had industrial or agricultural purposes. An example of the latter is The Nook. At its gable end onto The Square there is evidence of an arched entrance including iron hinge brackets still embedded in the stone, indicating access for carts. This has now been infilled with walling stone, and the building has obviously long been converted to a house, with two utilitarian garages to its back.

The entrance to The Square from Shipton Road is bordered by a former Primitive Methodist Chapel, the inscription and date 1860 just visible under a sheltering arched moulding on the main façade. It is stone built, but with very modest detailing in keeping with the austere codes of the Primitive Methodists. It has the scale of a small barn, similar to many that once existed in the village and perhaps witness to its construction by local builders who were familiar with this type of structure.

At the top end of The Square is another unusual house, The Bungalow, the only red brick house in the Village. It is a detached building of mid to late 19th Century, with main vehicle access from Fettiplace and pedestrian access from The Square. It has a hipped slate roof, a pair of substantial chimneys detailed with blue engineering bricks, and a large dormer (later addition) to the main façade. It is accompanied by a miscellany of out-buildings, also of brick.

There are also three more recent houses on The Square, circa 2000, built of "bradstone" with concrete tile roofs in imitation of Cotswold slates. They reference the Cotswold vernacular, with smaller windows and horizontal door canopies supported on four scroll brackets. These have integrated garages and hard standing for parking at the front, with small gardens to the rear.

6.1.7. Frog Lane

Frog Lane is an old street in the history of the village already visible in 18th Century Maps. But it is a street of two halves. In the 1841 census only 8 households are recorded, though most houses along its length now date from the 20th and 21st Centuries.

The oldest properties are clustered along its southern end, beyond the junction with The Sands: Calais Cottage, The Homestead, Robins Wood and Stone Cottage. These may be 17th Century in origin but with later re-modelling. They all have some typical Cotswold style characteristics, Calais Cottage and the Homestead being particularly noteworthy, though Calais Cottage was substantially extended in 2010. Robins Wood and Stone Cottage are a semi-detached pair of artisan cottages.

The other half of Frog Lane from the junction with Shipton Road to the junction with The Sands houses many of the most substantial properties in the Village all being detached and often standing in substantial grounds. The street still has the aspect of a lane. It is gently winding and quite wide in places and a casual view in any direction reveals a very green aspect. Much of the road has green verges, dense boundary hedges and other planting, and many mature trees within the property grounds add significantly to this aspect. The house names tell the story: The Pines, Forest Gate, Redwood, Walnut, Oak House, Beechwood House, The Willows. There are properties from almost every decade from the 1930s onwards, including arts and crafts style properties, Cotswold style houses, 70s and 80s bungalows, and a range of materials including brick, render, Cotswold stone, artificial stone and timber cladding. The lane is also uncluttered with cars, every property having sufficient grounds to accommodate off-street parking.



Frog Lane: view North East, houses are well screened by green boundaries.

The most notable house in the street is Forest Gate (originally called Frogmore House, a name that betrays an aspirational status), a substantial late Victorian villa built in the late 19th Century. A most noteworthy house with picturesque structure and handsome leaded and stained-glass windows, its setting and character should be judiciously protected.



Forest Gate (Formerly Frogmore House) Frog Lane.

Summary Area A: The Village Green, High Street, Shipton Road, and adjoining streets

- The Village Green is the dominant asset and a defining feature at the heart of the village: the jewel in the crown. It is much cherished by the village.

- This area contains the majority of Milton's historic properties (along with Upper Milton) from the 17th Century to the 19th Century; the area includes 13 listed buildings.

- The area contains a charming mix of building types and styles from the 17th Century to the 19th Century; from modest artisans' dwellings to Victorian villas with accompanying coach houses, often next door to each other. This variety creates a picturesque street scene of varying pattern, unified by the ubiquitous use of local Cotswold limestone.

- These streets are still reflective of Milton's earlier history as a primarily agricultural settlement, with a significant number of former farmhouses, barns and workshops, now converted to houses.

- The building line is predominantly set back from the street line, giving a wide aspect to most streets, thus furnishing many frontages with front gardens of varying size which add to the greening of the street scene and the village in general.

- There are frequent views into the surrounding countryside from various points along these streets, giving a sense of location in the Cotswolds AONB.

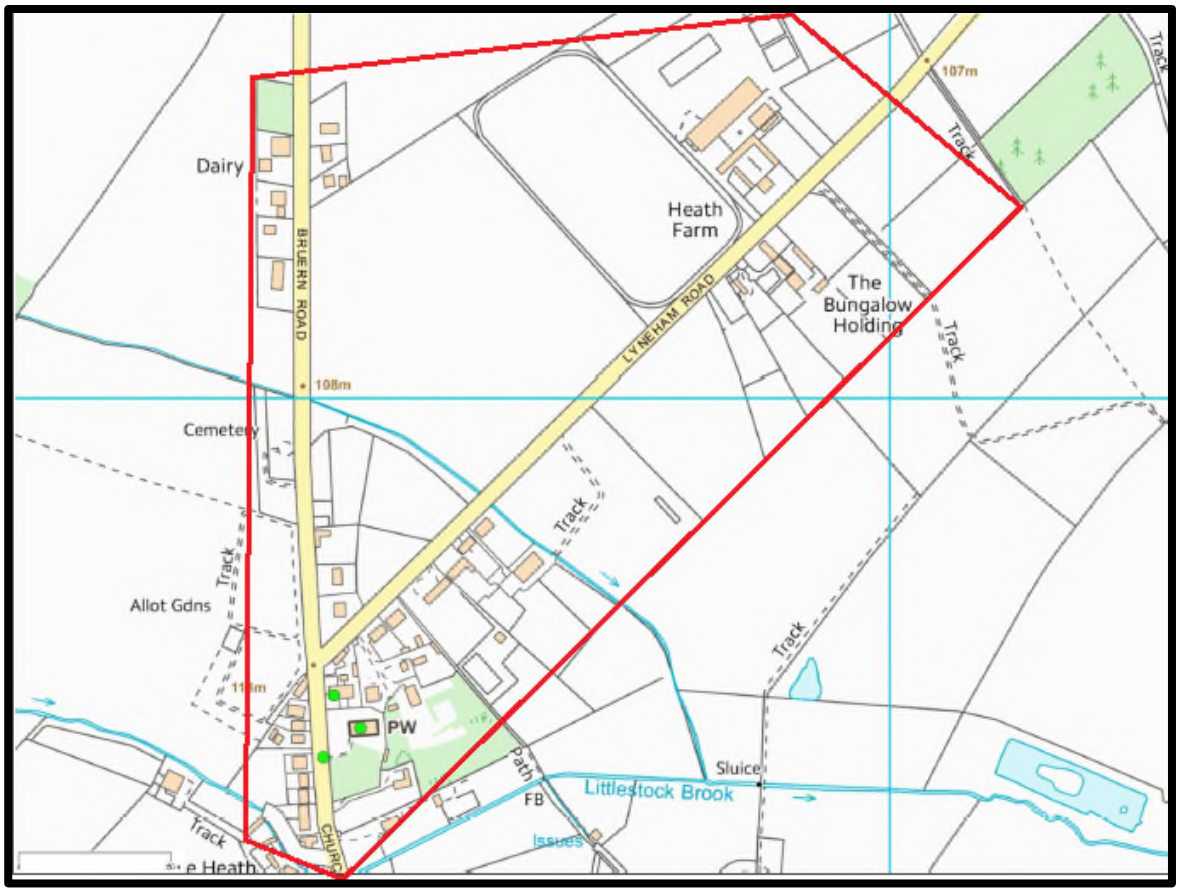
- There are numerous footpaths and bridleways accessible from many points along these streets, providing perambulatory links from one side of the village to another, and access to longer footpath circuits. This encourages permeability and walkability within the village with spaces and routes connecting up different areas.

- The predominant building material is local Cotswold limestone, in various states from coursed rubble stone to fine cut ashlar masonry. Other materials intrude in a few places but weathering eventually brings them into harmony.

- A number of properties feature quirky sculptural additions, probably reclaimed architectural carvings salvaged by Alfred Groves' builders from other projects/demolitions.

IN CONCLUSION: Any proposal for planning permission in this area would need to have no impact on the open aspect of the Village Green and its connectedness to the countryside beyond. Materials should be chosen to harmonise with the predominance of local limestone as a building material. Enhancements to existing buildings in this area should maintain the garden settings to properties, and preserve the positive features identified above. Any infill development should be limited in number to avoid a significant change in the overall open and green character of the area and be in keeping with current build densities.

6.2. Area B: Church Road and The Bruern and Lyneham Roads.



From the Bridge over Littlestock Brook, the upper end of Church Road and its division into the Bruern and Lyneham Roads is still primarily bordered by agricultural land. The building development along these roads mostly represents the gradual extension of the village along these arterial roads in the second half of the 20th Century, and into the early 21st Century, the latter being primarily "infill". The urban development at its furthest extends not more than half a mile from the village centre. Whilst feeling more built up at the village end these routes become increasingly rural away from the village, with properties set back from the road and occupying generous plots with front boundaries marked by hedging. There is no need for on-street parking on these roads.

6.2.1. Upper Church Road

Church Road rises gradually from the bridge over Littlestock Brook towards the junction with Bruern and Lyneham Roads. The road level approaching the bridge has been raised on both sides at some time since the photograph below was taken, presumably to make it a less pronounced hump for the motor car to negotiate. Thus, the parapet wall to either side of the bridge appears lower and the sense of crossing a bridge is less noticeable.



The bridge over Littlestock Brook in a photograph of circa 1920.



The same view today (2019).

The oldest existing buildings on this road are a short terrace of cottages (just before the point at which Church Road divides into the Bruern and Lyneham Roads). These are apiece with the other terraces at The Heath nearby, probably at least 18th Century in origin if not earlier. Stone built, now with cement tile roofs, infilled doorways and re-modelled windows indicate that this was probably once a terrace of four artisan cottages, now re-configured as two dwellings. Their orientation at an angle to Church Road suggests that they may follow the line of an earlier road.

This part of Church Road is dominated by the parish church of SS Simon and Jude, built in 1853-4 to designs by George Edward Street (1824-1881). Typical and confident Victorian gothic, it conforms to a classic continuity of the "English" style used for many Victorian churches of the mid-19th Century.

It is accompanied by a former school and schoolhouse in the same idiom, but also invoking something of the Cotswold vernacular in its steeply pitched roofs. It is a picturesque grouping with multiple gables of differing heights. The school is now divided into four domestic residences. The church, school and the church lych gate are all grade II listed.





Church of SS Simon and Jude and adjacent school room, 1853-54.

The frontage of the church is bounded by an attractive stone wall, stepped as it rises along Church Road and topped by a decorative moulded stone capping. This side of the road has a generous pavement, whilst the opposite side of the road has a grass verge. The line of the road was probably straightened, and pavement created in conjunction with the building of the church, whence it acquired its name.

Below the church are two detached properties. Heathfield House, a late 19th century property, is set well back from the road. Supported on a shallow Cotswold stone plinth with rendered ground floor and half-timbered jettied first floor, the gables tile hung, this is the only example of this style in the village. It is accompanied by a converted outbuilding to the rear, Little White Cottage. This was converted into a two-bedroom holiday let in 2013-14.

Between Heathfield House and the church is a more modern chalet-style bungalow, Vicarage Field, probably 1970s or 80s, brick built with part horizontal timber cladding. Also well set back from the road.

Opposite to the Church are a series of detached properties mostly built from the 1960s to 1990s. Two of these are brick-built, “South Bank” and “Four Gables”, perhaps the earliest of this row. The others are built from reconstituted stone with concrete tile roofs; they are a mix of styles with more modern features such as shallow pitch roofs with larger “picture” windows of 1970s/1980s vintage. Many have been further modernised and extended.

6.2.2. Bruern Road

The first part of Bruern Road is bounded to the West by a high hedgerow, behind which are the village allotments, and on the East side are two more bungalows from the 1960s, built from reconstituted stone and located in generous plots with mostly green boundaries. The last of these bungalows, Lansdowne, has a datestone of 1966. The lime trees here are protected by Tree Preservation Orders.



View across the parish allotments.

A little further along is a Heath Barn, as its name suggests a converted barn, possibly 18th Century, now a domestic residence converted and extended in 2004.

Another cluster of 7 properties border the Bruern Road a further 250 metres along the road. These are larger detached properties standing in generous plots. Their front boundaries continue the line of the hedgerow along this part of the Bruern Road, and, though slightly more manicured, this greenery maintains the country lane aspect of the road.

The three properties on the East side of the road date from the late 1930s – 1940s. Faulklands is a rendered bungalow, oriented to take advantage of the views towards the South, extended in more recent years in keeping with the original build. All windows were replaced with double glazed UPVC in the late 20th Century.

Heathwood and Bruern End were built as a pair of detached houses, built of a soft buff brick, in the same style but differing slightly in their configuration, circa 1939. All windows and doors were replaced in the late 20th Century.

On the West side are four properties dating from the last quarter of the 20th Century exhibiting a hybrid mix of more modern style combined with some "Cotswold style" features such as dormer windows.

6.2.3. Lyneham Road

Lyneham Road dips away from the junction with Church Road down to a bridge over another brook, thence rising to Heath Farm. From the junction on the South East side of the road is another cluster of larger detached stone-built homes plus a pair of semi-detached cottages.



The hedge-bounded start of the Lyneham Road.

The first property in the row is a late 20th century, 3 dormer bungalow in Cotswold stone.

Next come Littlestock House and Lancut House, built in similar style in the 1970s. Both stand in mature grounds and imitate some features of the Cotswold style with stone drip mouldings above the windows and mullioned windows. Lancut appears to retain its original windows. They were built by the local builder George Early.

Next is the substantial Heath House, an early 20th Century asymmetric house with multiple gables and gabled dormers and a timber and glazed entrance porch. It features a dual entrance drive, appears to retain its original timber windows and has a touch of arts and crafts style. The original timber strut work detailing to the gables has now been removed.



Heath House in photograph of c1920, and today (2019).

Nearby, Heath House cottages are a pair of stone-faced semis of mirror image, almost certainly built in tandem with Heath House in the early 20th Century. They have many similar features and were probably servants' quarters. Off centre door and ground and first floor windows are of the same size, though ground floor windows have segmented top, topped by a gabled dormer on the first floor. They retain original window frames and an original slate roof with a timber bracketed and gabled canopy over door, slated. They make an attractive pair. Old photographs show the original stable block with a tower to the right of these cottages. The tower is now gone, and the stables have been extensively remodelled to create a separate dwelling of mixed build periods.



Heath House Cottages on left with the stable block tower behind, now demolished, Heath House to the right of the photograph.

The last in this row is Kohima, a 1980s bungalow, stone built, with a steep, tall roof line. Its name is borrowed from the old terrace of utilitarian corrugated iron houses that used to occupy this site, dating from the early 20th Century, and only demolished in the 1970s.

A further quarter of a mile along Lyneham Road is a grouping of buildings that once formed the core of Heath Farm. The farmhouse itself is a substantial stone-built dwelling of the mid to late 19th Century It is well sheltered from the road by high hedges.

On the opposite side from the farmhouse two dormer bungalows, Cardale and Greensleeves, have been built. They date from the 1960s with more recent extensions, replacing former farm outbuildings. Cardale is adjoined by a set of stables and other equestrian facilities.

Near to Heath Farm House is a stand of pine trees, which create a notable landmark on this high point on the outskirts of the village, they repeat a similar stand of pines at the beginning of the Lyneham Road where it joins Church Road.

Summary Area B: Upper Church Road and the Bruern and Lyneham Roads

- Church Road contains the Anglican church of SS Simon and Jude of 1853-4, the most architecturally distinguished building in the village, forming an important grouping of buildings with its adjacent School House, its oak lych gate and the Cotswold stone wall frontage; all these features are Grade II listed. It is a very significant architectural grouping in the village.

- Houses along these roads are predominantly medium to large, detached properties dating from the late 19th Century to the late 20th Century, standing in their own grounds with mature planting and predominantly green frontages, all contributing to the country lane feel to this area.
- The area provides a gentle transition from the urban centre to the agricultural boundary of the village, buildings becoming less densely grouped as one leaves the village by these routes.
- This area also houses the Parish Allotments, accessed off Bruern Road, a popular local amenity providing an important pastime for many local residents, the allotment holders forming the core of the long established MUWAGA (Milton-under-Wychwood Allotments and Gardens Association).
- The Allotments are accompanied by the recently established Community Orchard, another local amenity that is becoming a cherished resource.
- Footpaths provide linking access through to the High Street following Littlestock Brook before joining the Milton-Bruern bridleway, and back to Green Lane via a footpath from the Lyneham Road that begins beside Lancut House.

  IN CONCLUSION: Any proposal for planning permission in this area would need to be sensitive to the setting of the Church of SS Simon and Jude and its adjoining former Schoolroom. Any enhancements to existing properties should not erode off-street parking provision to keep these roads as free of parked cars as they are at present. Any infill or 'demolish and replace' development should maintain current densities. It is highly desirous to maintain the quiet nature of these roads to preserve the peaceful environment enjoyed by churchgoers, allotment holders, and visitors to the churchyard and the burial ground.

6.3. Area C: The Sands



The Sands estate consists of two streets intersecting in a long T. The longer street forms a lazy “S” running North East to South West, and the shorter street meets it at its north-eastern end. The “S” form gives the street a picturesque aspect with views changing continuously as you move along it.



View southwards along The Sands.

The properties are situated in rectangular plots with both front and back gardens, the latter varying in length but many over 50 feet long. The street itself is quite wide so that opposing neighbours do not feel overlooked. At the time of its building in the early 1950s it may not have been anticipated that many residents would own cars, but the generous front gardens and the spacing of properties has allowed the car to be accommodated relatively easily within this estate. Many properties have now added detached and attached garages, so that there is little need for on-street parking.

Half-way along the street, to the eastern side, there is a short terrace of three properties at right angles to the street, providing a change in rhythm. Either side of this interruption the street widens allowing for a wide green verge to create an open space here, perhaps anticipated as a safe playing area for the resident children. Each of these green areas is also furnished with a mature tree, providing another focus and softening the streetscape. At the North West end of the street a three sided "quadrangle" of bungalows has been built in the same style as the houses, again generously provided with front and back gardens and providing very valuable accommodation for elderly residents, this is still managed as social housing.

The houses are mostly laid out as semi-detached, with one terrace of four properties and two of three properties. The spacing between the blocks of houses is generous and allows views beyond the properties, and to the eastern side views into the surrounding countryside (though these have recently been impeded by the development of nine new houses on a site to the East of The Sands).

Whilst these houses may have been built under post-war austerity it does not mean that they have been built without aesthetic consideration. They are built using bricks of a soft ochre colour, which vary slightly in hue giving a slightly mottled texture to the walls. The colour is not out of keeping with the local Cotswold limestone. Roofs are tiled. The detailing of the properties is modest; they are rectilinear, with occasional inserted gables, but no dormers, bays or porches. Door canopies are a modest cantilevered slab of concrete, though these are sometimes supported on simple scroll brackets. Windows to the front are two up and two down, with a central door, though occasionally the pattern of windows varies and is more asymmetric. Roofs are steeply pitched and flare slightly at the eaves, the walls are slightly stepped out at eaves level to provide a sheltering overhang, and this is sometimes additionally detailed with dentilated brickwork, the whole being a distant reflection of the arts and crafts tradition. These houses are built with real chimney stacks, showing that at the time of build coal was still the predominant means of heating the home.



View of The Sands looking northwards.

At the southern end of the street the last pair of properties on each side is given a street-facing gable, thus framing the “gateway” into The Sands, a thoughtful detail.

In recent years, and as a result of the 1980s right-to-buy policy many of these houses have undergone significant “improvement”. No houses now (2019) have their original doors or windows. The consistent pattern of similar doors and windows would have added greatly to the visual homogeneity of the scheme. Extensions have been added to the rear and side of many properties to enhance these houses for modern lifestyles. Many of these have been done with sensitivity, matching the brickwork, roof lines and eaves detailing of the original properties.

There is a generally verdant aspect to the scheme, with front gardens still gardened despite the intrusion of parking spaces, and many boundaries being marked by hedging and other planting. An interesting period detail is the survival here and there of chain-link fencing as boundary fencing. Due to its see-through nature this would have given an “open” aspect to the estate. It now survives in the bungalow “quadrant”, and perhaps 7 or 8 other properties. Where it is replaced, there should be hedging, permeable fencing or dry-stone walls with gaps for wildlife.

Summary Area C: The Sands

- Modest but pleasant houses in pairs or short terraces with steep pitched roofs in imitation of an English vernacular style.
- Brick built but with attractive buff coloured bricks in keeping with the tonal values of the local Cotswold stone.
- Spacious layout, generous street width with frequent gaps between houses and wide green verges despite being built in an era of post-war austerity.
- Successfully adapted for modern living needs.
- Generous garden provision front and back.
- Quiet location supporting only local traffic.
- On the periphery of the village with immediate access to surrounding countryside.
- Footpath route through to Shipton in less than one mile (via Jubilee Lane).

IN CONCLUSION: Any proposal for planning permission in this area would need to maintain the integrity of this estate which is a capsule of the post-war housing boom. Materials should be chosen to harmonise with the buff coloured brick used in this location. Enhancements to existing buildings in this area should maintain the garden settings to properties, and not lead to any increase in on-street parking which is generally minimal at present. Infill development is not desirous in this area for the same reason, and to preserve the current pleasing build density.

6.4. Area D: Wychwood Drive, Ansell Way, Reade Close, Greenlands Court.



This area is encircled by the High Street, Shipton Road, The Square, The Sands and Jubilee Lane. It has been infilled with a series of ad-hoc developments from the 1960s to the early 2000s. The build density is relatively high in comparison to other areas of the village.

These estates represent new changes in property design and the fashions of the later 20th Century. A common factor is the accommodation of the motor car, which from the 1970s has become a standard family accessory. These estates provide provision for cars in a number of ways, either individual garages attached to the property or in a communal grouping, or merely by provision of individual or communal parking bays. However, the level of car ownership has exceeded that originally anticipated when the earliest of these estates were conceived, resulting in a clutter of on-street parking in some areas.

6.4.1. Wychwood Drive, Wychwood Close and Ansell Way

Wychwood Drive and Wychwood Close are a mix of semi-detached bungalows, and two-storey terraces. They are all provided with front and back gardens, and either garages or parking spaces.

This development comprises around 60 properties built circa 1970's. The initial impression is of similarly styled semi-detached bungalows but, moving further into the area, there are two small terraces of houses and some short terraces of bungalows. The houses are a mix of brick and render with shallow pitch roofs of concrete tiles. Small low chimneys are included but not now serving coal fires but probably installed as heating boiler outlets.



A typical semi-detached bungalow on Wychwood Drive, part brick and part render, with open plan front gardens, designed to look like one property, the house to the right having its entrance to the side gable.

The layout is generally open plan with properties set back at least one car length from the road and the predominantly low roof lines allow open views to tall trees and countryside in the distance. Most properties have their own driveway and others have designated parking areas. There are also two blocks of flat roofed garages tucked away in corners of each road that serve the area. Each corner section of the road includes a green space often with a mature tree(s) present.

Although most properties face onto the road, there are some properties that front onto communal green space with parking accessed from behind. This arrangement means that back gardens face the road and the resultant 6’ high garden fencing does create a slightly enclosed feel and views to countryside can be obscured. Wychwood Drive and Close are no-through roads so there are no traffic problems, though on-street parking is quite common throughout the estate. Also, there are adequate pavements and footpaths that link through to other parts of the village.



View of Wychwood Drive showing the tendency to on-street parking even where properties have sometimes turned over their front gardens to hard-standing.

Vehicle access to Ansell Way is via The Sands; however, the many footpaths crisscrossing the area lead to and from key areas of the village. Starting at the recent small development of Greenlands Court off Ansell Way (around ten 2 storey homes mainly 2 and 3 bedrooms) built around 2011 on the site of the former St John Care Trust property. Build density is slightly higher than surrounding areas and properties are close to the roadside creating a dominance of hard surfaces at the front and restricted views. A communal bin area is evident and due to minimal screening, this is a noticeable feature.

Ansell Way has a mix of building styles comprising houses, some detached but mainly terraced, and terraced bungalows. Most properties in this part of Ansell Way date from the 60's or 70's and are constructed of a light brown brick. Many property groups face inward onto a communal frontage with grassed areas and paths leading to front doors with high fenced back gardens to the road. Garages are set in blocks at the roadside. The presence of bungalows with low roof lines helps to create a sense of openness with some views towards trees and countryside.

Viewed from the junction with Fettiplace, the aspect is wide, and brick terraced houses on the right are set back with driveways to the front, resulting in a loss of front gardens in favour of increased hard standing for parking. This is a tendency throughout this area. On the left side, there is a wide grass verge to mature hedges and fencing alongside the adjacent Sands development. Views are generally open, and a sense of the rural location is apparent. Rounding the bend to a later phase of Ansell Way, houses are constructed using Cotswold type blocks and comprise terraced and semi-detached designs with driveways and integral garages.

6.4.2. Fettiplace and Reade Close

Entering Fettiplace from The Sands, buildings on the left-hand side share similar age and design format to those found in Ansell Way; mainly terraced houses with inward facing frontages onto a communal green and high fenced back gardens facing onto the road. This design results in many cars being parked along the roadside because designated parking space is small, although a block of 12 garages is positioned between Fettiplace and Reade Close. On the opposite side of the road there is a row of old terraced cottages (Sunny View) that pre-date the development around them. Moving along, the road merges into Reade Close and the layout on the left continues in a similar style to Fettiplace. On the right-hand side there is a pair of recently constructed Cotswold stone semi-detached houses with

attached garages set behind a high gate and a Cotswold stone wall. The high wall and gates also enclose one more, much older terraced property on the right with a gable end facing the road and the other end backing onto Hillborough House in Shipton Road. There are no pavements along the road to Fettiplace and Reade Close and pedestrians share the road with parked cars but, because Reade Close is a no-through road, there is minimal traffic.



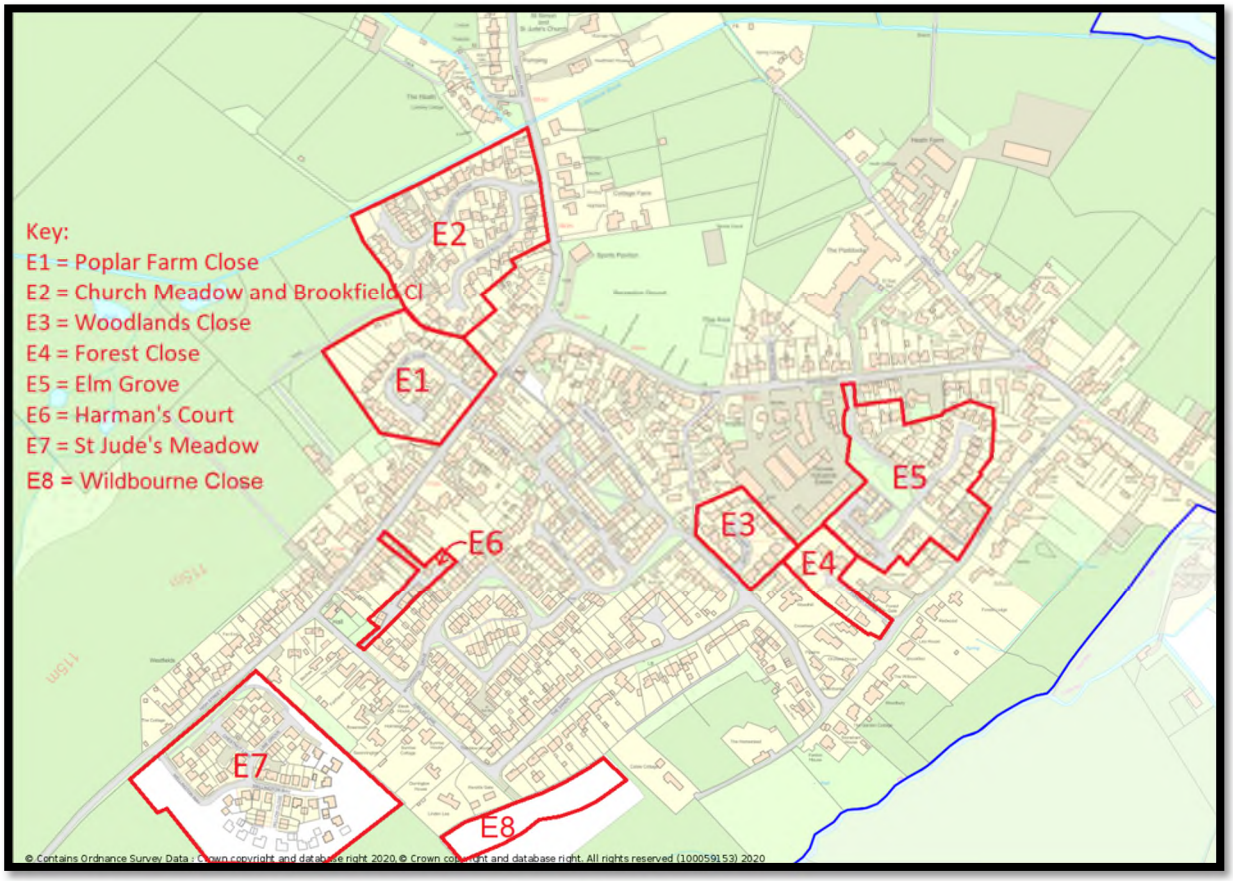
A housing mix of two storey and single storey terraces around an inner garden court between Ansell Way and Fettiplace.

Summary Area D: Wychwood Drive, Ansell Way, Reade Close, Greenlands Court and environs.

- Piece-meal development of relatively high density, but with inclusion of pockets of green space and useful paths and alleys providing connections to adjacent developments.
- Predominantly built with little reference to local building traditions or styles.
- Built with provision for the motor car, though on street parking is quite marked in some areas (see photographs above).
- Introduction of new styles of build with shallow pitched roofs; larger “picture” windows; a mix of materials, including a combination of brick and smooth render and imitation stone; and the creation of inner-facing garden-courtyards.
- No drive-through routes make the area relatively pedestrian friendly.

IN CONCLUSION: This area is one of the most constrained in the village being bounded on all sides by other streets, and having been subject to further small “infill” developments in recent years. It is thus not anticipated that any further development or infill should take place in this area. Enhancements and extensions should have minimal impact on current densities and not increase needs for on-street parking. The pedestrian connections through to other areas of the village should be maintained, as should the internal green spaces. Any proposal which might re-integrate the separate garage blocks into the residential areas would be welcomed.

6.5. Area E: Poplar Farm Close; Brookfield Close and Church Meadow; Woodlands Close; Forest Close; Elm Grove; Harman's Court, St Jude's Meadow and Wildbourne Close



These small to medium estates do not form a discrete area within the village but are inserted at various points (see map); they all date from the 1970s to the early 2000s, and all have common characteristics.

They are all relatively self-contained entities, and are built for late 20th Century family life, the so-called "nuclear family", and their car.

6.5.1. Poplar Farm Close

Poplar Farm Close is a development of 32 properties partially fronting the High Street and formed around a cul-de-sac. It was built in the 1970s and is named after the farmstead that it replaced. Houses are built from artificial stone and maintain some continuity with Cotswold traditions in adding a series of facing gables to the High Street frontages, and the developer has kept as much of the dry stone walls that fronted the old farmstead as possible. You can even see the position of the old gate to the farmhouse marked by some large dressed stones still embedded in the wall. The building line is also kept back from the High Street frontage, in keeping with an already established tradition, giving these properties good sized front gardens which have not been lost to car parking as some thoughtful architect/planner gave vehicle access at the rear of these properties.



Link-detached houses on Poplar Farm Close present repeating gabled frontages to the High Street.

6.5.2. Church Meadow and Brookfield Close:

Brookfield Close follows a sinuous curve bounded by rectangular houses of artificial stone built in the late 70's, mainly detached with linked garages. There is a green open space with some field maple trees in the centre of the estate that sweeps down a curving path joining Brookfield Close to Church Meadow. There are some terraced properties with separately located garages. Whilst accommodation has been made for cars, the level of car ownership was underestimated at the time of building and many cars are parked on the street.

Off Church Meadow there are occasional gaps between properties giving views into the countryside beyond. There are mature trees edging the estate and smaller ornamental trees to many front gardens. On the fringes of the estate the properties are bounded by small areas of woodland with fields beyond.



A detached house on Brookfield Close.

6.5.3. Woodlands Close

This is a cul-de-sac on a plot of land carved out from the once dominant Groves Industrial Estate. There are 14 detached properties, built circa 1985. They form a square around a short road that curves into the estate. All of the properties repeat the same plan and are built with integrated garages, which form a single-story adjunct to the house but furnished with a pitched roof which wraps around the front of the house creating an entrance porch. This gives the houses an attractive asymmetric form. The houses are built from an imitation Cotswold stone and have concrete tile roofs. Token chimney stacks betray the fact that we are now in the era of gas fires and gas central heating. They have front and back gardens. Windows and doors have already been replaced in some cases and several of the properties have now converted their garages into living space, sometimes adding a room above the garage.



A detached house on Woodlands Close with integrated garage and wrap around porch.

6.5.4. Forest Close

This close opens off Frog Lane and is a small development of five detached properties built from artificial stone, from the mid-1980s. They are what would once have been called “executive” homes of four or five bedrooms. They have a similar overall design with slight variations, and all incorporate an integrated double garage. They all face into the close that they occupy, but have no boundary fencing to separate the plots, giving a generous open aspect to the close. The whole is encircled by mature trees, making the street name not entirely fanciful.

6.5.5. Elm Grove

Elm Grove is a small development (built 1998 – 2000) off the Shipton Road on land formerly owned and occupied by the Alfred Groves business.

Entering Elm Grove from Shipton Road, it is clear that green space is an important feature of this development of around 50 properties. The inclusion of grass verges, particularly as you first enter on the right-hand side, provides a generous buffer between the housing and Groves Industrial Estate.



View of Elm Grove estate showing green space and separate pedestrian access to properties, and cobbled traffic calming measures.

Although there is minimal traffic due to the estate being a no-through road, the speed of traffic is calmed by the incorporation of a chicane shortly after you enter the estate and cobble rumble strips at junctions. The provision of extra footpath routes through parts of the development also helps to separate pedestrians from traffic. A footpath also leads through to Frog Lane, increasing permeability.



Overall, the development provides a mix of housing of larger and smaller detached properties and some terraced properties. The building materials used are consistent throughout with reconstituted Cotswold stone blocks under tiled roofs. The building scape is varied with some repetition of general elements, i.e. dormers and ground floor bay windows and multiple gables, and timber door canopies, (both pitched and mono-pitch). Many properties have open plan front gardens that help to give a feeling of space. The detached houses have driveways and garages (some integral) and terraced houses and flats have allocated parking space.

Although views seem to be limited at street level, mature trees can be seen above rooflines and the generous green spaces give an impression of openness.

A detached house on Elm Grove.

6.5.6. Harman's Court

Harman's Court is a development of twelve apartments and eight bungalows originally intended for the over 55s and built in 2005-06. It is located in a peaceful courtyard setting accessed from Jubilee Lane through an entrance marked by stone pillars topped with ball finials. The immediate impression is of a pleasing, low-level, dog-legged street with views to tall trees at the end. The design and detailing of properties and surrounds are attractive with a hipped shoulder feature incorporated in some cases and the extensive use of block paving for road and walkways. The development is enhanced by attractive planting schemes inserted throughout and includes designated parking bays. Some views towards the rear of the old buildings and roofscapes in the High Street and tall trees around indicate the historic and rural setting of the court.

6.5.7. St Jude's Meadow

St Jude's Meadow is a very recent (2018-20) addition to the village, a self-contained estate of 62 dwellings built on former open farmland to the South of Milton-under-Wychwood, encroaching on the valuable greenbelt separating Milton from Upper Milton.



St Jude's Meadow South Eastern Zone.

It can be seen as a continuation in type of the other estates described in this section. It includes a mix of housing types and was built with a 50:50 split between private commercial housing and "affordable" housing that is managed by a Housing Association. However there has been an attempt to integrate the two property types and there is no clear separation of one from the other. They are of a (concealed) timber frame construction and faced with a mixture of brick, render and artificial Cotswold-type stone. Roofs are imitation slate excepting one "statement" property to the entrance of the estate that has been given a thatched roof.

The style is a kind of generic English-vernacular with smallish windows, a smattering of dormers, chimney stacks to gable ends and canopied porches. The estate is generally spaciously planned with some separation of pedestrians from vehicles throughout. There is a generous buffer between the estate and the High Street where the original dry-stone wall and hedgerow has been maintained. There is extensive "greening" of the estate and addition of wild-life areas which will hopefully soften the environment as they mature. This is discussed in Neighbourhood Plan (NP) Appendix 6.

6.5.8. Wildbourne Close

Wildbourne Close is an estate of 9 detached properties built on a strip of land at the end of Jubilee Lane on the south-eastern fringe of Milton-under-Wychwood. They were constructed in 2019-2021. They are disposed in a varied layout, each house in a different orientation to its neighbours, with varying roof lines; though they all enjoy views towards the open landscape beyond the village

envelope. Houses are further varied in their details whilst drawing on a common vocabulary of elements that might be described as English vernacular. They are all faced with an artificial “Cotswold” style stone of rustic finish. They have a mix of flush and bay windows of timber construction with affixed glazing bars; a few roof dormer windows also added into the mix. Roof coverings are a mix of three different tiles, a grey slate-effect tile, a reddish tile and a buff tile. Woodwork is in a choice of light grey-green, cream and white. A number of the properties feature oak framed porches. Whilst each house has its individual configuration they share a family identity and present a varied architectural aspect to this edge of village development.



View of Wildbourne Close.

6.5.9. Late 20th Century Housing Estates: Summary

These late 20th Century estates have some family characteristics:

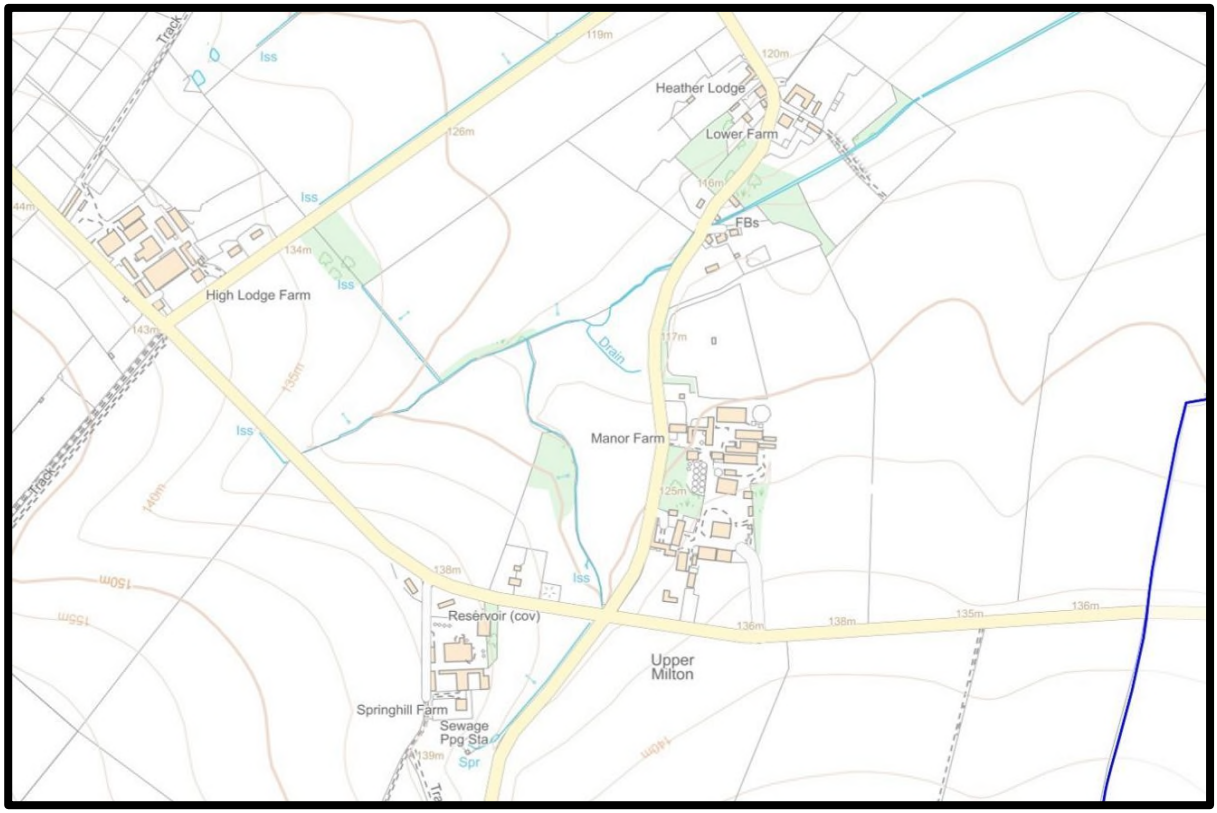
- Built from artificial stone in imitation of the traditional local building material, pitched roofs and chimney stacks, some architectural diversion in the addition of bay windows, dormer windows, or door canopies.
- Generally adequate provision for the motor car with integral or adjacent garages or parking bays.
- Planned around cul-de-sacs or no-through roads keeping traffic local and quiet.
- Integrated green spaces, and in the better developments some separation of pedestrians and cars.
- Though they might make a nod to some local building traditions, they are of a homogenised architectural style that is largely indistinguishable from similar housing estates throughout the country built in this period.

Summary Area E: Poplar Farm Close; Brookfield Close and Church Meadow; Woodlands Close; Forest Close; Elm Grove, Harman's Court, St Jude's Meadow and Wildbourne Close

- Artificial stone-built housing estates with pitched roofs and architectural features reflecting some local traditions.
- Generally spacious layouts with integral green spaces.
- Cul-de-sacs and single entrance and exit restrict the areas to local traffic only.
- Generally good provision for off-road and private parking facilities.
- Built to more recent building standards resulting in good energy efficiency standards (improving decade on decade from the 1970s on).
- Homogenised design not necessarily reflective of local traditions.

IN CONCLUSION: These estates, being relatively recently built and complete entities in themselves in terms of continuity of design, and laid out to recent planning standards, are not in want of much enhancement or adaptation. Any proposal for planning permission in these areas would need to respect the overall style and use of materials in each estate and maintain the levels of communal amenity provided – such as integrated green space, separation of pedestrians and traffic, and off-street parking and garaging for motor cars. Enhancements to properties should also minimise impact on these amenities, and not impinge upon the green buffers that often surround these estates.

6.6. Area F: Upper Milton



Leaving Milton Under Wychwood along the High Street in a south-westerly direction we enter open countryside with exceptional panoramic views across the rising landscape. Taking the first left leads us to the small hamlet of Upper Milton. The distance between Milton-Under-Wychwood and Upper Milton is only about 0.25 miles but the quiet country lane and the countryside between ensures that the two areas preserve separate identities.



The approach to Upper Milton.

Entering Upper Milton, the lane is narrow, winding, without pavements and sensibly restricted to vehicles under 7.5 tons. The first building is found on the right-hand side around 50 yards after passing the Upper Milton sign. It is a large detached stone dwelling with outbuildings all set behind hedges and an unusual "plank" stone wall. Just a few yards further on the same side is a cottage and opposite there is a substantial former stone barn, now converted to a dwelling, which enjoys open views towards Milton-under-Wychwood across a belt of open farmland. From the same viewpoint, it was noted that the new housing development, St Jude's Meadow, of 62 houses on the edge of Milton-Under-Wychwood looks stark alongside older more mellow buildings that blend into the background.



A former barn in Upper Milton converted to a dwelling in the 20th Century.

Continuing along the lane, it is apparent that Upper Milton nestles in a very rural setting and comprises a low density mix of cottages, farmhouses, active farms and agricultural buildings separated by stretches of farmland, with open views, mature trees, hedgerows and dry-stone walls. There are three Grade II Listed buildings, dating back to the 17th and 18th centuries and many of the buildings are of historic interest. Perhaps the most notable is "The Old House", a grade II listed 17th Century farmhouse with its dual gable frontage and its hierarchy of windows in each gable, perhaps the most "Cotswold" style house in the parish. It sits within a courtyard of houses and agricultural buildings of various ages, forming what once would have been a working farmstead. One of these is now a converted dwelling given the name "Washpool Cottage"; a name that references the nearby old washpool on the opposite side of the road. It is no longer used, but survives as evidence of old sheep farming traditions.



The Old House, 17th Century grade II listed.

Building materials used throughout Upper Milton are mainly local stone, and more recent properties employ blocks that tone well with surrounds. After a further quarter of a mile, we reach a minor cross road junction at the south-western end of the hamlet. Ahead, the lane rises gently and on the left in the distance can be seen Quarry Hill Cottage which was built in 2011 on the site of what was once a small quarry which was so important to the area and which must account for the abundance of dry-stone walls seen in Upper Milton.



Example of Upper Milton's extensive use of dry-stone walling, and its green verges instead of pavements.



Lower Farm House, predominantly 18th Century.



Coldstream, a grade II listed house with datestone of 1725.

Taking a right turn, Spring Hill Farm and outbuildings can be glimpsed on the brow of the hill and ahead on the right is a pair of semi-detached, farmworkers' cottages (currently undergoing renovation). Opposite the cottages is the entrance to the farm lane straddled by two mid 20th Century bungalow style cottages. Due to the slight elevation at this point, the views over Upper Milton and beyond are stunning. After a short distance the Upper Milton signs mark the end of the hamlet. However, just over 100 yards ahead can be seen another substantial farmhouse, High Lodge Farm, which also falls within the Milton-Under-Wychwood Parish.

Summary Area F: Upper Milton.

- A small hamlet of distinct identity from the village of "Lower" Milton, it virtually inhabits one "street".
- A winding lane with a low-density mix of farms, former farms, barns and a handful of workers' cottages.
- Ensconced in its agricultural setting which is in evidence at every point of this hamlet.
- Extensive dry-stone walls border the lane.
- The road is bordered with green verges, no pavements.
- Almost wholly composed of "historic" properties (mostly pre-1900), local Cotswold stone being the predominant building material.
- Some large working farm silos of industrial feel are in evidence.
- The road is frequently semi-flooded indicating water springs in the area.
- Other than farms there are no shops, commercial premises or community premises in Upper Milton.

IN CONCLUSION: Any proposal for planning permission in this area would need to respect the independent identity that Upper Milton maintains from "Lower" Milton. This will include maintaining the separation of the two centres by a strict preservation of the current margin of countryside including preservation of key views across the gap (see NP Appendix 8). Any development should also maintain the distinctive agricultural setting that Upper Milton enjoys. Materials should be chosen to harmonise with the predominance of local limestone as a building material. Enhancements to existing buildings in this area should maintain the historic integrity of the existing buildings and not overwhelm or obscure their original make-up. Any infill development should be strictly limited in number to maintain the relative low housing density that is a part of Upper Milton's identity.