

Milford Hill

Conservation Area Appraisal and Management Plan

July 2013



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Part 1: Introduction

1.0 Background to the Appraisal

- 1.1 There are 70 conservation areas in south Wiltshire covering historic settlements and small villages.
- 1.2 A conservation area is described in the Planning (Listed Buildings and Conservation Areas) Act 1990 as “an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”.
- 1.3 Conservation areas are designated by the local authority and designation is the recognition of an area’s special qualities, which the council intends to safeguard as an important part of the district’s heritage. It is the accumulation of an area’s positive architectural or historic attributes, rather than the quality of its individual buildings, which makes it worthy of conservation area status. The attributes might include: the landscape setting of the area; the grouping of traditional buildings and the resultant spaces and sense of enclosure; the scale, design, type and materials of the buildings; historic boundaries; public realm; landmarks, views and vistas; and the present and former pattern of activities or land uses.
- 1.4 Conservation area designation allows for strengthened planning controls, gives protection to trees, and provides control over the demolition of unlisted buildings.

2.0 Planning policy context

- 2.1 The council is required by legislation to periodically review their existing conservation areas. An appraisal of each area is therefore required in order to identify the particular attributes that make each conservation area special. Guidance is provided to councils by English Heritage in its publication Guidance on Conservation Area Appraisals and its companion document Guidance on the Management of Conservation Areas, both published in August 2005.
- 2.2 There is also guidance from central government in the National Planning Policy Framework 2012 (chapter 12), which stresses the need for local authorities to consider whether their conservation areas continue to merit designation and to consider means to preserve and enhance them.
- 2.3 The former Salisbury District Council encapsulated the broad principles of the government guidance in its local plan policies (saved policies CN8-CN17, Appendix 3 of the South Wiltshire Core Strategy – adopted by Full Council on the 7 February 2012). Planning applications that affect the character of the conservation area should be considered on their individual merits and in the light of the Core Strategy saved policies, and take into account all other material considerations. The appraisals and management plans are used to guide and inform the decision-making process.

3.0 Purpose and Scope of the Document

3.1 Conservation area appraisals and management plans and are seen as the first steps in a dynamic process, the aim of which is to seek the preservation and enhancement of the character and appearance of conservation areas and to provide a basis for making decisions about their future management.

3.2 Each appraisal and management plan aims to:

- identify those elements of the conservation area which contribute to its character;
- identify elements which detract from the character;
- propose measures to maintain or improve the positive character, local distinctiveness and sense of place of the conservation area.

3.3 All reasonable steps have been taken to carry out a thorough appraisal of the conservation area, and with the exception of some areas of private land that have not been possible to access for the survey, the appraisal is as comprehensive as it can be.

4.0 Executive Summary

4.1 Milford Hill was formerly part of the City of Salisbury Conservation Area, which was originally designated on 17 March 1990. One of the recommendations of this appraisal is that there should be a separate conservation area for Milford Hill because of its distinct character.

4.2 The character of a conservation area stems from: the landscape setting of the area; the grouping of traditional buildings and the resultant spaces and sense of enclosure; the scale, design, type and materials of the buildings; boundaries and the public realm; landmarks, views and vistas, and the interaction with natural features and the present and former pattern of activities and land uses.

4.3 It is the particular mix of these elements which gives Milford Hill its character, namely:

- A sense of the grand high Victorian period of Salisbury's expansion
- Remains of large houses set in generous often landscaped grounds
- Eclectic use of materials, predominantly brick and much variation in finishes
- Strong boundary wall treatments throughout and the survival of some cast iron railings
- Mature trees that add to the sylvan setting of many of the larger houses
- Views and glimpses to Salisbury Cathedral spire and over the city generally.

- Two schools which provide a vibrancy to the area and stimulate movement and activity.
- An intimacy created from narrow lanes, cut throughs and paths, lined with houses, brick boundary walls and mature trees and hedges.

4.4 Summary of recommendations

- A number of areas could benefit from the withdrawal of permitted development rights to protect the historic features that give them their character; windows, doors, roofs, chimneys, unpainted brickwork and boundary walls.
- There are a number of boundary revisions; one area for inclusion which includes St Mark's Church and two areas for exclusion to reflect the significant erosion of historic features that has taken place in these areas.
- Proposals for enhancement include a programme of proactive work relating to the reinstatement of traditional windows and doors in the Milford Hill area – in the form of guidance for owners.
- The issue of dormer windows has been highlighted in particular and it is recommended that guidance be prepared for homeowners as to the appropriate use and design of dormer windows.
- Proposals to improve the surface treatments of the footpath and lane network throughout the conservation area are outlined;
- Consideration should be given to developing a strategy for the management of street trees.

Part 2: Appraisal

5.0 Location

- 5.1 The Milford Hill Conservation Area lies on the eastern side of the city of Salisbury, separated from the Salisbury City Conservation Area by the elevated section of the A338.
- 5.2 The conservation area covers much of the western side of a ridge of land which rises from the eastern edge of the city at 50m OD to around 70m OD at the crest of Milford Hill before falling away into the valley of the River Bourne to the east. To the south of Milford Hill the land falls away towards St Martin's church which lies at 50m OD. The ridge allows views across the city to the west and eastwards across the valley of the River Bourne towards the former royal palace of Clarendon.

6.0 Historical Background and Archaeology

- 6.1 The story of the development of settlement within the Milford Hill Conservation Area begins before the creation of the Salisbury which replaced the earlier city at Old Sarum. The name Milford refers to a mill by a ford – the mill on the River Bourne to the east side of Milford Hill. Three medieval settlements have been identified; one on the west bank of the river where Milford Manor is located (Milford Episcopi, indicating that the west side of the river was the bishop's land) and two on the king's manor to the east of the river.
- 6.2 Within the conservation area the Church of St Martin represents the focal point of a small settlement, often referred to as 'the old town', which pre-dates the creation of the new city. This settlement lay alongside a route-way that led to Southampton. This joined the route between Wilton and Winchester (descending Milford Hill) that seems to have dictated the line of Milford St. when Salisbury's grid of streets was set out in the early thirteenth century. Archaeological observation and recording at the time of the construction of the ring road discovered a ditch which was interpreted as the boundary of this settlement. The Domesday Book does not identify this settlement, recording only a large estate called Salisbury, but a document of 1091 refers to 'the church of Sarum'. An early thirteenth century charter indicates that St Martin's was the principal church of the estate and so confirms the eleventh century identification as being St Martin's. The earliest dateable fabric within the church is of c.1100.
- 6.3 St Martin's was a parish church but when the new city was created the boundary was drawn so that St Martin's had no jurisdiction over any part of the new development although St Thomas' was initially a chapel, becoming the parish church by 1248. After 1231, when the hospital of St Nicholas was founded, it had parochial rights over the southern and eastern parts of the town. However, as the city expanded there was a need for another church to serve the growing population but St Martin's was over-looked and a new church, St. Edmund's, was founded on the northern edge of the city in 1269. St. Edmund's was a collegiate church and was given responsibility over the parish of St. Martin's which was extended to include the south-east section of

the chequers of the city. When defences were built on the eastern side of the city, St Martin's church was left outside the defended area.

- 6.4 The eastern entrance to the city was probably the most important route into Salisbury (at least commercially) as it carried both traffic to Winchester and London but also to the royal palace at Clarendon and Southampton (one third of Southampton's commercial traffic in the fifteenth century was bound for Salisbury). Despite its importance, this extra-mural area did not develop into a suburb, possibly due to the fact that the road was contained in a hollow along much of its length as it descended Milford Hill.
- 6.5 John Speed's map of Salisbury, published in 1610, shows a line of houses along St Martin's Church Street north-west of the church and a few properties on Southampton Road, a route which provided an alternative to the Milford Hill approach to the city from the east but this does not seem to represent a significant suburb. By the sixteenth century the route to Winchester had shifted to the north, entering the city at Winchester Gate at the east end of Winchester Street but again, there was little suburban development along the road outside the gate. Some development had taken place on the eastern fringe of the city by 1700 but generally, Salisbury did not expand much beyond the area of the city and its medieval suburbs until the nineteenth century.
- 6.6 By 1840 only two new houses had been built on the western side of Milford Hill; both were large houses set in sizeable grounds. The earliest was built for Dr Fowler but is now remembered only by the names of Fowler's Road and Fowler's Hill, its ground being developed from the 1880s. The other large property was Milford Hill House, which survives within its grounds. After 1850 further large houses set in large plots developed on the slopes over-looking the city to the north of Milford Hill but even in 1860 much of the area between Green Croft and the site of St Mark's was still open land crossed only by footpaths. The last decades of the nineteenth century saw increasing levels of development to the east and north-east of the city. The Elm Grove area developed from 1864 and streets such as Manor Road and Fairview Road were laid out in the 1880s, the layout of the streets often reflecting the earlier grain of boundaries and route-ways. The two schools within the conservation area were founded in the late nineteenth century: Chafyn Grove School, founded in 1879 as the Salisbury School for Boys and The Godolphin School, opened in 1891 at the top of Milford Hill. A new church, St. Mark's, was built in 1892 to serve the expanding populations north and north-east of the city centre. During the early twentieth century the large grounds of some of the Victorian houses were sub-divided and developed with houses.
- 6.7 By the early years of the twentieth century development to the south of Milford Hill was generally of a different character, predominantly consisting of terraced houses along Rampart Road, Milford Hill itself and the northern part of Fowlers Road, created by 1901 cutting across the grounds of Dr Fowler's house. The central and southern part of this road was developed with detached and semi-detached houses. The arrival of the railway in 1847 had a major impact on the area to the east of St Martin's church. After the opening of the Yeovil line Milford Station was closed to passenger traffic but continued to serve as a goods station. The presence of the railway resulted in the construction of terraced houses for railway workers nearby.

- 6.8 There is a small defined Area of Archaeological Potential relating to the early settlement associated with St Martin's church. This settlement would appear to be of at least eleventh century origin. Despite continued development in the area around the church it is possible that fragmentary remains of the medieval settlement may be encountered.
- 6.9 Across the remainder of the conservation area the late development of this part of Salisbury means that there is no specific Area of Archaeological Potential related to the existing settlement pattern. However, archaeological records indicate that the area of higher ground above Milford Hill was occupied from the Palaeolithic period with finds of flint implements being made at various locations including during a watching brief at the Godolphin School.
- 6.10 Any future development proposals on sites that have not been compromised by development within the limits of the conservation area may be subject to archaeological conditions in accordance with PPS 5. Such conditions would relate to the potential for the discovery of remains of prehistoric settlement and use of the area and, in the area of St Martin's church, evidence for the medieval settlement that pre-dated the creation of the new city.

6.11 Key historic influences

- The rural settlement focused on St Martin's church that pre-dates the foundation of the city.
- The sunken road descending Milford Hill, representing a road that pre-dates the foundation of Salisbury, and which served as the main road between Winchester and Wilton.
- Other than the St Martin's area, the majority of the conservation remained undeveloped agricultural land outside of the city defences.
- During the early to mid-nineteenth century a number of large houses set in large grounds were built over-looking the city.
- Extensive development occurred in the late nineteenth century with larger houses and villas built in the area north of Milford Hill and smaller houses and terraces in the southern part of the conservation area, some possibly built as a response to the construction of the railway.

7.0 Spatial Analysis

7.1 Character Areas

- 7.1.1 Conservation areas are designated for their special character, but within the area there will be zones which are varied but contribute to the whole. It is important to define these 'sub areas' and provide a clear understanding of the defining elements making up the character of a particular part of the conservation area. This leads to a more useful and comprehensive document in development control terms.
- 7.1.2 It should be noted that whilst nine sub areas have been identified, it is also important to appreciate the cohesion to the whole conservation area, which should always be considered when addressing the character of the Milford Hill Conservation Area.

7.1.3 Each character area makes reference to the following:

- Form (cohesiveness – why a character area)
- Scale and building line
- Significant groups
- Materials
- Views
- Local features

7.2 Brief overview

7.2.1 With the exception of St Martin's Church and environs, the Milford Hill Conservation Area represents the mid to late nineteenth century expansion of the city.

7.2.2 The area comprises remnants of large detached houses set on generous plots within the eastern hills of Salisbury. Further examples of Victorian building stock such as large and small terraced houses and villas are also found in the conservation area.

7.2.3 There is a diversity of architectural styles with some eclectic examples of both the Victorian Gothic as well as the Arts and Crafts movement.

7.2.4 It is this mix of styles, combined with a juxtaposition of grand avenues and intimate alleys and unmade roads and footpaths, which provide much of the special character of this conservation area.

7.2.5 Trees play an important role in the conservation area; enclosing roads, and providing soft boundaries and attractive backdrops to large houses. The largest concentration of trees is to Milford Hill itself and the setting of Godolphin school, though there are significant groups surrounding Kelsey House (off Kelsey Road), the triangle of land in front of the former Tollgate Public House, and around St Martins Churchyard.

7.3 Character Areas:

7.3.1 (1) St Mark's Environs

- This small character area is a suggested addition to the conservation area to safeguard the setting of a fine Grade II listed church and a small group of semi detached houses to the west of the church.
- St Mark's Church (1892, by J. A. Reeve) is on a grand scale and closes views from the east and south (figure 1). Houses around the church help enclose these views and define its setting. Houses to Campbell Road running west away from the church up a slight gradient, are consistent in their building line and strongly define the street (figure 2). This is also helped by strong boundary treatments of brick with gate piers. Houses vary in scale but are generally two, to two and a half storey. Those to Campbell Road have large dormers set at eaves level. These form a strong punctuation in the skyline.

- Numbers 70 to 82 (even) and the Rectory (number 84) is an exceptionally well preserved small group of large late Victorian (post 1881) semi detached and detached villas. These houses form a group with the boundary wall opposite St Mark's Church at the junction with St Mark's Avenue. The terrace to the bottom of St Mark's Avenue makes a very positive townscape contribution defining the St Mark's Church setting and providing positive enclosure. With the exception of the Old Rectory (no.84) it is considerably altered in terms of its detailing and is not considered of sufficient quality to be included within the conservation area.
- Houses are red brick with predominantly natural Welsh slate roofs. Some have stone dressings to windows, doors and bays. The houses to Campbell Road still retain their four panel doors, decorative fanlights and multi-paned windows to the bays (figure 3). St Mark's Church is distinctive for its use of 'rock faced' Greensand with ashlar work to windows and doors (figure 4).
- There are long views up to St Mark's Church from Churchill Way, (usually experienced by car), and from the lower slopes of the Manor Road area. These are marred by the road infrastructure and to an extent by the trees to the traffic island.
- There is a good survival of boundary walls and front paths, and architectural features to the section of Campbell Road in the conservation area. The use of Greensand in this 'rock faced' fashion is locally distinctive and singles out St Mark's Church for special attention.

7.3.2 (2) Bourne Avenue and Manor Road

- This character area has been fragmented by modern development. This has included subdivision of plots and houses of a scale not commensurate with the overall historic character of the area, but nonetheless illustrates the quality and diversity of styles seen in the Victorian and Edwardian expansion of Salisbury (figures 5 and 6).
- The scale and building line does vary within this character area but is generally consistent within streets. Houses are slightly set back from the road with small gardens to the front enclosed by red brick boundary walls with gate piers (figure 7). The original houses are at a grand two, to two and a half storeys. The half storey is usually accommodated within the roof space with eaves dormers (figure 8) or a lighted gable end being common (figure 9).
- Nos. 19-22 form an attractive group of detached houses to Bourne Avenue (figure 10) as do the remaining houses to Bourne Avenue as seen looking up and down the hill (figure 11). Elsewhere the grouping is more piecemeal with much modern intervention of indifferent character.
- This area, in terms of traditional materials comprises mainly red brick and natural Welsh slate with only a few exceptions. There is an array of additional decorative materials employed; areas of render, sometimes painted, faux timber framing, decorative and undecorated barge boards, tile hanging and some stone dressings in some of the finer examples of the Victorian Villa (see figure 6)
- There are some fine views looking east from the top of the hill, across the railway to the downs beyond. There is also a complex view of the roofscape

of the city to the west from the northern end of Manor Road, before it drops down to Bourne Avenue. The terrace to the west of Chafyn Grove School terminates the view up Bourne Avenue and is nicely enclosed by the trees (figure 12).

- There is a real sense of the high Victorian to this character area, with the extensive use of materials for detailed elements such as inset panels of terracotta detailing (figure 13) or carved joinery (figure 14) and the survival of gate piers (figure 15) and front paths (figure 16).

7.3.3 (3) Terrace and villas, Manor Road – 2-12 (even) Manor Road, No.14 (detached villa), Nos 16-18 (even) (semi detached villas)

- This character area comprises a terrace of townhouses (figure 17) to the southern section of Manor Road. It forms its own area because it is so different to the predominant development of the Milford Hill area, and so should be considered and appreciated separately.
- The three storey terrace makes a strong statement in townscape terms with its consistent building and eaves line, complemented by the canted rendered projecting bays to first floor height. These form very sensitive and pleasing rhythm to the façade (figure 18). To the north are two further buildings at two storey; a detached house and a pair of small Victorian Villas (figure 19)
- The character area comprises a single terrace and a detached house, and a pair of small villas. All of these buildings form a group of some significance and this would include their boundary walls and original outbuildings to the rear.
- The main terrace is red brick with rendered and painted projecting bays, and mostly natural Welsh slates to the roofs. The villas to the north are rendered (single detached) and Fisherton brick (pair of villas). Both have some fine terracotta detailing to windows and doors, although this has been painted on the detached villa. To the separate villas, there is a mix of natural Welsh slate and concrete tiles, the latter making no positive contribution to the character or appearance of the conservation area.
- The terrace and subsequent villas form an attractive part of the street scene, and are clearly seen from some distance in local views due to the articulation of the facades and, in the case of the terrace, its scale. The corner bay to (No.3) Kelsey Road (figure 20) is a particularly successful piece of townscape and strongly defines this corner, despite being slightly set back in small gardens.
- The boundary treatments to the terrace are a strong feature of its composition. This includes the survival of an original cast iron gate (figure 21). Most of the houses have reinstated appropriately detailed railings (figure 22) which also greatly adds to the locally distinctive qualities of this group.

7.3.4 (4) The Avenue and Elm Grove Road

- This character area could be considered as the heart of the conservation area with the most consistent quality of buildings and spaces, interrupted only occasionally by modern development. It centres on The Avenue, which continues north as an unmade road and then a footpath, then linking to the grandeur of Elm Grove Road and the intimacy of Millbrook.

- Building lines are consistent in groups, with the east side of The Avenue slightly set back in walled gardens but the west side often forming the edge to the road or path (figure 23). Elm Grove Road displays a more efficient pattern of development with large houses set in generous grounds with consistent building lines. The scale of houses varies but can include three storeys plus basement (Elm Grove Road), to two, and two and a half storey on The Avenue. Houses are generally on a grand scale with large windows and grand entrances (figure 24).
- Elm Grove Road shows a consistent high quality in terms of its built form despite some unfortunate loss of original windows. Other groups are more dispersed. The southern end of The Avenue includes a number of earlier buildings which have been subsumed into the Godolphin School complex. The main school building itself was purpose-built at the turn of the last century and considerably extended (figure 25). These groups converge at the top of Milford Hill and combine with other character areas to make a memorable space of buildings interspersed with mature trees.
- Materials are more consistent in this part of the conservation area and comprise mostly red brick for houses and boundary walls, and natural Welsh slate for roofs. There is some variation, for example the striking house known as The Mount (figure 26) with its use of Fisherton brick with buff terracotta detailing to windows and doors and string courses. A number of houses are complemented by the use of stone dressings to windows and doors (figure 27) and this adds to the richness and complexity of this particular character area.
- The positive enclosure to much of the character area by boundary walls or built form means that views are often constrained to short intimate views along paths or roads. There is a good view out over the city from Kelsey Road, which highlights towers and spires of churches other than that of the cathedral. Kelsey Road is also notable for its street lime trees which line parts of the road and accentuate views into the City from the higher ground of Milford Hill.
- The boundary walls are a strong local feature of this character area and define lanes (figure 28) and paths (figure 29), as well as the garden enclosures to the large houses on Elm Grove Road (figure 30) which back onto Kelsey Road (having an almost dual aspect). It is particularly pleasing to see the survival of original house names in the gate piers to Elm Grove Road (figure 31).

7.3.5 (5) Millbrook

- This character area captures some of the more modest development of this Victorian suburb, made all the more interesting for its jumble of houses, lanes and footpaths (figure 32).
- Houses are predominantly two storey, with use of the roof spaces with dormers to provide additional accommodation. This is undertaken with varying degrees of success. There is a variation to building lines which adds to the character of the area. Groups of up to six houses share common building lines, but these are interspersed with individual houses and pairs. Some face onto footpaths, others roads and lanes, creating a real sense of informality and village-like intimacy (figure 33)

- The houses set in this informal way form multiple groups with each other but there are two particularly good terraces which stand out; one to the north of Clarendon Road (Nos. 23, 25, 27 and 29) and set facing a footpath (figure 34) and the other off of Millbrook (Nos. 3-8 inclusive - set off an unmade path) (figure 35). The latter is a good example of the medium sized terraced artisan house, despite some poorly designed dormers to the front elevations.
- Materials are consistent within this part of the conservation area, with the almost continuous use of red brick and natural Welsh slate. There is some variation to detailing with the use of painted plaster finishes for door, window and bay detailing. This includes, in places, the use of quoins and rusticated surrounds to doors (figure 36).
- The view out of the conservation area to the surrounding countryside is characterised by the green skyline of Laverstock Down (figure 37). Other than this, the townscape is such that views are very short and intimate within this character area but are all the more sensitive for this.
- Boundary walls also form a very important part of the character of this area. There are some fine examples of brick walls defining ancient routeways which have been subsumed into this urban environment (figure 38). Similarly there are some good survivals of boundary walls and gate piers as well as railings (No.2 Millbrook or Millbrook House) (figure 39).

7.3.6 (6) Tollgate and Rampart Road

- Rampart Road and Tollgate Road are terraces of generally small houses, predominantly two storey, facing Churchill Way and towards the city. Historically they would have fronted the old London Road (which was essentially widened to create this section of the ring road known as Churchill Way East).
- This area's character is more akin to the city's. It has a very tight townscape and the houses have modest plots, more like the medieval burgage plots of the chequers than the generous character of the plots that tend to characterise Milford Hill as one rises up the hill.
- Architecturally the terraces are very modest and undistinguished, although there are short sections of grander three storey terraces book ending Rampart Road (ie 38-44 even and 9-13 odd). Of particular note is number 2 Kelsey Road, which is an attractive building turning the corner of Kelsey Road and Rampart Road (figure 40). The Crescent, a small development of originally 4 houses accessed from Hillview Road, has a more informal and arcadian feel as this terrace faces towards the grounds of Milford Hill House and is tucked away (figure 41).
- In terms of age, the 1843 map shows the Rampart Road houses (numbers 22-44 even and 2-14 even Kelsey Road) and Thomas's Terrace on Rampart Road (41-57 odd). By 1891 Jubilee Terrace (numbers 69-93 odd Rampart Road), Hillview Road and the remainder of Rampart Road (numbers 9-43 odd). The Crescent doesn't appear until the 1919 map.
- Materials are predominantly red brick with originally natural Welsh slate roofs (very few survive). Individuality to various runs of terraces is introduced through detailing such as the decorative tile hanging at first floor level and

attic dormers on 69-83 (odd) Rampart Road (figure 42), string course detailing as at 93-95 (odd) Rampart Road and the houses along Hill View Road; the use of Fisherton brick along Rampart Road (numbers 9-27 odd). A short stretch along Tollgate Road (identified on the historic maps as Thomas's Terrace) is set up above road level (41-57 odd) and retains much of its original wrought iron railings (figure 43), further along Rampart Road where it becomes Tollgate Road is a terrace of railway mens cottages which have flint work panels above the windows and doors.

- Unfortunately this area has suffered considerably from unsympathetic alterations. Many of the houses have been rendered or painted so that brick no longer dominates in this character area. Most of the roofs have modern roofing materials; very few original doors or windows survive; in Hill View Road – a number of the houses now have large flat roofed porches and in a stretch of Rampart Road (22-44 even), very large non-traditional dormers dominate. Given the degree of erosion of historic features and materials, the retention of this area within the conservation area boundary is borderline, however, because of the consistency of scale, degree of architectural variation within relatively short stretches of terrace and prominence of the terraces from Churchill Way East, this character area is considered worthy of retention within the conservation area.

7.3.7 (7) Milford Hill

- Milford Hill has immense townscape value as a continuous terrace stepping up the eastern edges of the city (figure 44). This is complemented by the dense tree cover to the north side of Milford Hill, and within the grounds of the Grade II listed Milford Hill House (now a youth hostel). The house cannot be seen from the road but its grounds, and particularly the mature trees, make a very positive contribution towards the character and appearance of this part of the conservation area. The character area also includes the important edge to the Churchill Way and the setting of Godolphin School at the top of the hill.
- Houses are consistently two storey with limited use of the roof space, which means roof lines are generally unbroken by dormer windows. The building line is strong and almost consistent throughout with houses to the back of pavement.
- All of the terraced houses within this character area form a group. Their consistency of scale, detailing and materials helps to provide a cohesive character to this part of the conservation area.
- Materials are predominantly red brick with natural Welsh slate roofs. There is some degree of variation to the handling of window and door details with some window and door heads painted (and some with keystones), and some just simple cambered arches (figure 45).
- The enclosure of Milford Hill with mature trees, combined with its slight curve, restricts views down to the city from the top of the hill. But the view down the hill characterised by overhanging trees, raised pavements and the terrace stepping down is a very pleasing one, marred only by Churchill Way at the bottom (figure 46)
- There is a small section of modest locally distinctive (for example the use of local bricks) Victorian housing representative of the period, and generally in a fairly poor condition in terms of the survival of heritage assets. It is suggested

that this should be included within the conservation area for both its representative value and its high townscape value.

7.3.8 (8) Fowler's Road and Fowler's Hill

- This character area comprises some of the largest houses in the conservation area and has much in common with the Bourne Avenue and Manor Road character area. Some of the large plots on which former houses were located have been redeveloped towards the end of the twentieth century and this has somewhat damaged the coherence of this area.
- Buildings range on a generally grand scale from two, to a monumental four storeys in height (No.37 Fowler's Road). Despite this wide variation the houses carefully use the topography and architectural detailing to bring down their scale. Building lines are fairly consistent throughout, with houses slightly set back from the road in generous gardens stretching behind them. This provides the opportunity for hedges and trees often set behind low brick boundary walls (figure 47).
- The historic houses of Fowler's Road, despite their diversity, combine as a reasonably cohesive group which share common design principles; materials, the way in which they address the street, their use and handling of what are significant changes in level, and their eclectic individual architectural styles. There is a further small group, rather segregated from Fowler's Road but very much in the spirit of these houses; Highmount and Eastmount to the north-east corner of this character area. The former has a superb projecting corner bay with ogee lead roof and boldly anchors this corner of the conservation area (figure 48).
- The main walling material is red brick, but there is variation in its colouration, with some of a darker red (figure 49), some of Fisherton brick (figure 50). There is a mix of natural Welsh slate and some clay tile roofs and tile hanging (see figure 49).
- No. 28 Fowler's Road, on the corner as the road swings round to meet Milford Hill, terminates this local view with its very vertical emphasis, but very attractive decorative barge board to the gable. There is also an accidental glimpse between buildings towards the spire of the Cathedral (figure 51)
- There is some very high quality detailing to the buildings in this character area, for example the stained glass windows to No.34 Fowler's Road (figure 52), and the door case and door to No.3 (also with stained or painted glass) Fowler's Hill (figure 53). In common with other character areas, front boundary walls also play an important role in the street scene and are striking (figure 54) and attractive parts of the conservation area.

7.3.9 (9) St Martin's environs

- This character area centres around St Martin's Church but includes townscape to the north (St Martin's Crescent) which shares common characteristics.
- The scale of building varies between two, and three storey (or equivalent) and includes some houses with dormers inserted at a later date (figure 55). The building line is consistent throughout; that of houses set to the back of pavement. This is a defining feature of this part of the conservation area.

- There are three distinct groups of buildings to the character area;
 - Nos 12-40 Tollgate Road (railway workers cottages)
 - The cottages to St Martin's Terrace
 - The approach to St Martin's (most of these are Grade II listed)
- Red brick is the dominant walling material with the intermittent use of grey headers (figure 56). Unfortunately some of the natural slate and clay tile which would have covered the roofs of the houses within this character area has been replaced with concrete tile. The former Tollgate Public House has a fine survival of a handmade clay tile roof and is a prominent landmark on travelling Churchill Way. The clay tiles of the church also appear prominent in views towards the church. Of note is the use of slate hanging to the flank wall of No.14 St Martin's Church Street (figure 57). The use of an alternating brick and stone chequerwork to the chapel is also an attractive variation in materials in the street scene. Flint is seen in this character area and is used extensively in the church walls, and for boundary walls and architectural detailing.
- There is a superb view towards the spire of St Martin's Church, protruding above the houses to the southern side of St Martin's Church Street (figure 58). Similarly there is an excellent view (marred by Churchill Way) west towards the Cathedral spire. The spire is also glimpsed over houses and trees from Fowler's Hill.
- There is a very distinctive use of flint in this character area, a material not seen in the rest of the conservation area. The boundary wall leading to the church, and substantial parts of the church itself are constructed of flint, and this provides a welcome variation from brick walls. It is unfortunate that the flint wall has been badly repointed which has diminished some of its quality (figure 59). Flint is also put to great effect in the architectural detailing of 12-40 Tollgate Road. Shards of flint have been inlaid in mortar to form stepped arch details to the doors (figure 60) and flat arch finishes to the windows. When seen across the whole crescent this is a very effective and attractive detail, although showing signs of damage in places.

8.0 Architectural and historic qualities of buildings

- 8.1 In terms of a timeline of the architectural and historic interest of the buildings across Milford Hill, the conservation area can be divided into three broad areas. The area around St Martin's Church which is the most consistently historically settled land within the conservation area, the development northwards with the building of St Mark's Church, and 1892 marking the final phase of house building to the northern section of the conservation area.
- 8.2 St Martin's Church is the oldest building in the conservation area, dating in parts from the thirteenth century, and makes a significant impact on the architectural interest of the conservation area for two reasons; its commanding position at the end of a well enclosed road, and its use of ashlar stone and flint (unlike anything else within the conservation area). The church reflects the spirit of the conservation area architecturally, being a mix of styles and having the somewhat haphazard appearance of a building much altered over time.

- 8.3 The approach to the church is equally architecturally rewarding and provides good examples of both the vernacular (former Tollgate Inn, late seventeenth century in origin with eighteenth century additions – figure 61) and the polite (Nos. 18-24 St Martin’s Church Street). The cottages which line this important route are also well considered polite architecture, with their modest slightly projecting hoods to doors supported on timber pilasters (see figure 56). These houses are constructed of brick in a Flemish bond (with grey headers) with flat gauged rubbed brick arches to the windows. This subtle use of classical features is very attractive and picks up on the simple but well considered detailing of the townscape in this street. The chapel to the House of Mercy on the south side of the street is of note for its very good quality glass and its brick and stone chequerwork and decorative clay tile roof. This is a small but highly stylised building which makes a very important contribution to the overall historic quality of this street (figure 62).
- 8.4 Moving northwards, Milford Hill House, set in its own splendidly appointed landscaped grounds in the centre of the conservation area, was constructed around 1830. The building cannot be seen from the public highway but is in use as a youth hostel. It is a villa in the Regency style, complete with verandah and white stucco finish, and a one off in the conservation area as there is nothing else of this period or style. It is a valuable survival of the early development of the eastern hills of the city and is Grade II listed.
- 8.5 The remaining sections of the conservation area were developed as private land parcels or speculative developments from the 1860s to the early part of the 1900s, following the sale of land by the Ecclesiastical Commissioners (with the exception of Dr Fowler’s land). The only grand house to remain from this period is Milford Hill House c1835.
- 8.6 In architectural terms, the houses represent a broad spectrum of the late nineteenth century styles and fashions. There is a strong emphasis on the grand nature of the houses, and their detailing and scale reflect this. There are very few of the original large houses still in single occupation with most converted to flats. Of particular note is the Grade II listed Hillcote, 1896 by Frederick Bath (who also designed the Tudor façade (1881) of the house of John Halle, now a cinema). This house (figure 63) perhaps represents a more eclectic character than that of the other houses within the conservation area, but its materials and features pick up on much of the detailing of buildings throughout the conservation area.
- 8.7 Houses falling into the late nineteenth century period of building within the conservation area display one or more of the following characteristics:
- Projecting bays – taking many forms, a good example is that of No. 7 Wain-a-Long Road (figure 64)
 - Decorative porches (figure 65)
 - Full and half-eaves dormers with gable ends (figures 66 and 67). These are often finished with decorative barge boards
 - Decorative ridge tiles
 - Large chimneys with clay pots and decorative brick string-courses (figure 68)
 - Plain but prominent painted barge boards (see figure 49)
 - Doorcases, architraves, decorative panels and string courses of terracotta and plaster (figure 69)

- Strong boundary wall treatments, often with moulded bricks or half round cappings and some with surviving railings (figure 70).

8.8 The key to their character is their scale and the confident handling of this scale through the use of materials and architectural detailing. The conservation area loses its cohesion where this scale has not been considered and where buildings do not respect the building plot in the same way the traditional large villas have done.

8.9 The final period of building towards the late nineteenth century also saw the speculative development of small and large terraces of artisan housing. The conservation area includes the best examples on Milford Hill (see figure 44) and in Millbrook (see figure 35), and are included as much for their townscape value in these positions as their architectural and historic value. They have suffered significantly from unsympathetic alterations to windows, doors, roofs and boundary walls.

9.0 Activity: prevailing and former uses

9.1 The predominant use within the conservation area has always been and remains residential. However, this has fluctuated somewhat over time. There are three types of residential use:

- Single family dwellings
- Flats / Houses in multiple occupation
- Nursing homes

9.2 The majority of houses are used as single family homes, with many of the larger villas having been subdivided into flats and/or converted to nursing homes.

9.3 The three schools, Chafyn Grove, Godolphin and St Martin's (the latter just outside the Conservation area) have a significant impact on the area. Godolphin and Chafyn both play an important role in townscape terms with important buildings of architectural merit making a significant contribution to the street scenes. Godolphin School in particular, given its split sites and older age of pupil, provides activity and movement around the top of the Milford Hill area (together with St Martin's). It should be noted that both schools (Godolphin and Chafyn) have large areas of playing fields and amenity space which are private but form large areas of the conservation area.

9.4 The youth hostel, which occupies Milford Hill House, also provides activity and interest to the lower parts of Milford Hill and allows partial access to this fine Grade II listed building and its grounds.

9.5 There are churches to the northern and southern ends of the conservation area. St Martin's Church is said to contain the remains of one of the oldest buildings in Salisbury. The church covers the areas Milford, Petersfinger, the Friary and Exeter Street. In 1899, the district chapelry of St. Mark was formed out of the northern part of St. Martin's parish and St Mark's was consecrated. In 1914 work began on finishing the nave, which was completed in 1915. A chapel was added on the northern side after the First World War

as a war memorial. In 1922 the south porch was added. A planned tower did not come to fruition.

- 9.6 There are two shops within the current conservation area boundary; an antiques shop (now closed) on the corner of Milford Hill and Fowler's Road, and a Co-op housed in a modern purpose-built building on Kelsey Road. There is now only one public house, the Winchester Gate on Rampart Road, as the former Tollgate Inn closed and is in the process of being converted to residential units.

10.0 Contribution made by key unlisted buildings

- 10.1 There are only a small number of listed buildings within the conservation area, but a large number of important individual and groups of unlisted buildings. The key groups are as follows:

- Nos. 70-82 (even) Campbell Road (see figure 2)
- Nos. 1-31 Milford Hill (inclusive) (see figure 44)
- Nos. 12-40 St Martin's Crescent, Tollgate Road (figure 71)
- Nos. 23-29 Clarendon Road (see figure 34)
- Nos. 19-22 (inclusive) Bourne Avenue (see figure 10)
- Nos. 2-18 (even) Manor Road (see figure 18)
- Nos. 3-8 (inclusive) Millbrook

- 10.2 Buildings and groups of buildings which make a positive contribution towards the character and appearance of the conservation area are shown on the Designations Map and a list can be found in Appendix A.

11.0 Prevalent local and traditional materials

- 11.1 The most common material for walling throughout the conservation area is brick. This is often seen in Flemish bond, although there is some variation with stretcher and Flemish garden wall bond. This is mostly an orange/red brick, with some variation; examples of deeper reds and some buff brick are used. The latter is the locally produced Fisherton brick which is an attractive variation to the predominant red brick (see figure 19). The brick is often complemented by stone, plaster or terracotta dressings (see figure 19 and 26); particularly string courses, architraves and doorcases. These are seen to various designs and finishes throughout the conservation area.
- 11.2 Local bricks are often used in combination with natural Welsh slate, prevalent in buildings of this period. These in turn are complemented by decorative terracotta ridge tiles with finials, and lead finished abutments and rolls to hips and bays (see figure 6). Clay tile is evident in the St Martin's section of the conservation area and on selected buildings throughout the conservation area, usually dating to the turn of the last century, but it does not dominate any part of the area in the same way that clay tile dominates the city.
- 11.3 Tile and slate hanging is also seen in limited numbers throughout the conservation area. Tile hanging appears mostly as a decorative finish and as an infill to gables (figure 72). Slate hanging appears to have had a much more functional role and is probably an addition to the existing building. Slate

hanging is also seen on older chimneys to increase their resistance to water penetration (figure 73).

11.4 Also seen in very limited numbers are mathematical tiles (which feature much more commonly in the Salisbury City Conservation Area). These can be seen at Milford Cottage (figure 74) and 45 Manor Road.

11.5 There are some rendered buildings within the conservation area, most notably Milford Hill House with its striking white stucco, but generally it is not a common material and is more likely to be brick buildings which have been rendered at a later date. This is also true of painted brickwork, which is also relatively rare and has invariably been undertaken as a later alteration to the original design. Both of these finishes (render and painting) are disruptive and unfortunate when seen in a terrace of houses of unpainted red brick.

12.0 Contribution made by green spaces, trees, hedges and natural boundaries (see Townscape Map)

12.1 There are no public green spaces within the conservation area. The closest to a public space is the graveyard to St Martin's Church. As a semi-public space, this area contains a number of very fine trees and is a very attractive setting to the church.

12.2 There are significant private open spaces enjoyed by the two schools within the conservation area. Their grounds are extensive, and can be seen in some views, particularly from Bourne Avenue over the Chafyn School grounds.

12.3 These aforementioned areas are clearly important to the schools and the setting of the church but have limited amenity value to the public. However the school grounds and churchyard contain a number of trees which can be seen from outside the grounds and which make a significant positive contribution to the conservation area, contributing to the impression of a very green and well treed area. This is particularly the case around the boundary of Godolphin School, where trees also provide a framed setting for the front buildings of the school (figure 75) as well as line much of the surrounding roads and paths (figure 76). In the case of Laverstock Road, the effect of the overhanging trees is to create a lane with a very rural feel. This is also the case on sections of Fowler's Hill.

12.4 Trees in the grounds of private houses are also very prominent in the public realm. Those to the grounds of Milford Hill House, particularly the magnificent Cedar of Lebanon (referred to in the list description) make a very positive contribution to the quality of the semi private grounds and the sense of enclosure experienced to Milford Hill. They provide a soft, very attractive foil to the terrace on the opposite side of the street (see figure 46). The same can also be said of Kelsey House, to the north of Kelsey Road and east of Churchill Way. Here, mature trees to most of the boundary form a very pleasant natural barrier to the bypass and give a very green feel to the slopes of the Milford Hill area (figure 77).

12.5 Street trees and boundary hedges generally make a very valuable contribution to the street scene within the Milford Hill Conservation Area. Trees in particular often perform an almost architectural role of enclosing streets, roads and lanes, creating very positive townscape. This is the case

on both Milford Hill, the triangle of land at the approach to St Martin's Church Street, and the western section of Kelsey Road.

13.0 Key views, vistas and panoramas (see Townscape Map)

13.1 The key views within the conservation area can be divided into two sections - those views to the west which are characterised by the cityscape; roofs, spires, towers and the Cathedral spire, and those to the east to the open countryside and the green open ridge of Laverstock Down.

13.2 It should be noted that, with the possible exception of the extended view down St Ann Street to the Cathedral spire, there are no planned vistas. Most views are incidental and occasioned by topography, road alignment and the accident and incident of built form. This does not diminish the value of these views but puts them in the context of their manmade and natural environment. Some views identified (see Townscape Map) are terminated views by buildings. In these cases, the subject building will be sensitive to change as it forms a significant part of a familiar and often cherished local scene. A good example of this is the termination of St Martin's Church Street with the spire and nave of St Martin's Church (see figure 58).

4.0 Degree of loss of architectural and/or historic elements

14.1 There has been a very significant erosion of the architectural and historic interest of the conservation area through the loss of original and traditional windows, doors, roof materials, front boundaries and architectural detailing.

14.2 There have been some very poor quality additions and extensions to the grand villas of the conservation area. Both schools have, in the past, produced some poor extensions and additions to their building stock, which have eroded the character of the original buildings and the setting of others.

15.0 Negative elements

15.1 Erosion of architectural quality

15.1.1 The general erosion of the architectural quality of buildings through the inappropriate replacement of windows, doors, roofs and removal of boundary walls is a very significant issue for this conservation area. The extent of loss of these features has resulted in the recommendation to remove some areas from the conservation area. For example, it is proposed to remove Fairview Road and sections of Clarendon Road and Elm Grove Road from the Conservation Area. In these sections of the conservation area, there are almost no original or traditional windows or doors. (In Fairview Road it was almost impossible to tell the original window and door configuration). Roofs are often concrete tiles and there have been a number of painted and rendered facades which have significantly damaged the cohesion of terraces of houses. In light of this, the future of the terraced houses which remain in the conservation area need to be seriously considered.

15.2 Modern infill (extent of and quality)

- 15.2.1 The conservation area has suffered from a significant amount of infill development. It is accepted that much of this development has taken place before original designation. However, there are some modern developments which do not reflect the character of the conservation area.
- 15.3 Churchill Way and its general impact on the area
 - 15.3.1 Churchill Way has a major impact on the approach to the conservation area from the west, and forms much of its western boundary. The uncompromising character of this major road does not sit well next to the Victorian suburb. The relationship between the conservation area and bypass is very poor, relieved only by the tree cover to the north of Kelsey Road which lines Churchill Way and acts as a landscape buffer to this part of the conservation area. Elsewhere, the townscape, and in many cases the setting of traditional terraces and listed buildings, have been devastated by the intervention of Churchill Way, particularly at the historic crossing points of Kelsey Road, Milford Street and Milford Hill and St Ann Street and Tollgate Road.
- 15.4 Surface treatments/finishes
 - 15.4.1 The footpath / access road to the north of The Avenue is one of the key pedestrian routes through the conservation area. It is in a very poor condition (figure 78) and could be significantly improved with appropriate resurfacing and drainage.
 - 15.4.2 Generally, the lanes and paths network throughout the conservation area are in a poor condition and could be significantly improved and signed to provide a better pedestrian and cycling experience.
- 15.5 Dormer windows
 - 15.5.1 Dormer windows are not an uncommon characteristic of the roofscape within and surrounding the conservation area. However, there are some particularly poor examples on traditional buildings (figures 79 and 80) which detract from the overall character of the host building and impact on the wider character of the conservation area (figure 81).

16.0 Conclusion

- 16.1 The Milford Hill Conservation Area is facing very different challenges to that of the City of Salisbury Conservation Area and has suffered from significant unsympathetic development in the late twentieth century. This has included large scale replacement of traditional features such as windows, doors, roofs, painting of brickwork, removal of chimneys (see figure 55), removal of boundary walls and removal of architectural features such as gates and railings.
- 16.2 Despite this erosion, there is a sufficient survival of the former grand Victorian suburb to justify designation albeit piecemeal and fragmented.
- 16.3 The important elements of the surviving sections of the suburb are the large Victorian and Edwardian houses set in generous grounds with good brick boundary walls and mature trees which make a very positive contribution to the conservation area as a whole. The positive effect of the tree cover within the conservation area can also be appreciated from its boundaries, particularly from Churchill Way. There is also the more modest development

from the early (St Martin's Church Street) to late (Milford Hill) nineteenth century of the terraced cottage. This building type is well represented in the northern and eastern suburbs of the city and only the best examples from a quality, cohesiveness and townscape perspective should be included within the conservation area.

- 16.4 Two changes to the boundary are suggested to reflect this erosion of the heritage asset. Their historic qualities have been all but wiped out by the combination of permitted development rights, poor extensions and alterations.
- 16.5 To maintain what is a fragile survival of the grand Victorian extensions of the city of Salisbury, promotion of the understanding of the heritage asset, and education as to the value of the individual to the whole is required, in order to enhance what remains and reinstate where appropriate traditional details and finishes. This is especially true of the terraced housing included within the conservation area.

Part 3: Management Plan

17.0 Vulnerable buildings and Buildings at Risk

17.1 Listed Buildings:

17.1.1 Tollgate Inn Grade II listed (figure 82)

17.1.2 This is currently being converted to residential units.

18.0 Article 4 Directions

18.1 Within the Milford Hill City Conservation Area there are a number of key groups of important unlisted buildings which would benefit from the protection afforded by additional planning controls in order to retain elements of particular historic or architectural interest or encourage their reinstatement.

18.2 Properties identified for potential Article 4 Directions are shown on the Management Issues Map and a detailed schedule of which type of Article 4 Direction can be found in Appendix B.

19.0 Boundary revisions

19.1 As a result of analysis undertaken, the following are suggested boundary revisions to reflect ownership changes, recent development and local and national policy designations, changes and best practice:

19.2 Inclusion:

19.2.1 St Mark's and environs

The church and part of its immediate setting would appear worthy of inclusion within the conservation area. Of particular note is the short terrace to Campbell Road which is remarkably intact and makes a very positive contribution in part to the setting of the church. Unfortunately the terraces to the immediate east and west of the church (with the exception of the former Rectory) are not considered to be of sufficient merit to warrant inclusion and have been significantly eroded by inappropriate replacement of windows, doors and roofs.

19.2.2 South-east side of Fowler's Hill (to include the trees to the top of the bank)

Fowler's Hill is one of a number of lanes which run through the conservation area and are complimented by the heavy tree cover to one or both sides creating a very rural feel to these areas. These modest extensions will ensure the protection of the trees to the south east side and enable the lane to be considered in its entirety rather than just one side.

19.3 Exclusion:

19.3.1 Fairview Road

This road has suffered considerably from the removal of historic fabric such as windows, doors, roofs and boundary walls, to such an extent that it is difficult to tell what window and door configuration is original. There is also painting of brickwork, modern tile hanging and the changing of window proportions (figure 83). It is felt that the alterations are so far reaching and in some cases highly unlikely to be reversed, that the area does not and is not likely to be in the future of sufficient quality to remain in the conservation area.

19.3.2 Sections of Clarendon Road and Elm Grove Road (area known as Millbrook)

These sections of road have suffered considerably from the removal of historic fabric such as windows, doors and roofs. These have significantly eroded the character of fairly modest Victorian housing stock.

20.0 Proposals for enhancement

20.1 Milford Hill - Article 4 Directions

20.1.1 A number of houses are recommended for Article 4 directions which would cover windows, doors, roofs, chimneys and painting of the exterior.

20.1.2 A series of leaflets covering improving energy efficiency whilst retaining historic features such as windows and doors could be designed and launched as part of the project.

20.2 Dormer windows

20.2.1 Opportunities should be taken to improve the appearance of buildings which have been marred by the introduction of inappropriately designed dormer windows. Consideration should be given to their replacement with rooflights or with a more appropriately designed dormer window.

20.2.2 An advice leaflet could provide best practice examples and detailed drawings of appropriate designs and provide guidance as to the assessment of the appropriateness of the host building for dormers and where/if they should be located in order to best respond to the character of the host building.

21.0 Traffic and Street improvements

21.1 Footpath/lane improvements

21.1.1 The footpath network which also includes shared surfaces occasionally used by cars is in a poor state of repair and could be considerably improved by a consistent approach to materials and finishes and low key signage providing the opportunity for walking or cycling trails to include sections of the conservation area.

- 21.1.2 The footpaths could benefit from resurfacing in a resin bonded gravel and the use of granite setts to demark drainage channels either to the centre or to one or both sides. The advantages to this would be to emphasise these paths as a series of networks easily recognisable by the materials employed. This would also greatly improve the setting to many of the conservation areas important historic buildings.
- 21.1.3 This approach could be adopted throughout the conservation area but is perhaps best applied to the section of footpath/lane which run from The Avenue to Elm Grove Road and the lanes (including Millbrook) which run off this path.

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GLOSSARY

- Article 4 Direction:** An Article 4 Direction may be issued by the Council in circumstances where the danger of the erosion of the character of the areas is such that specific control over development is required. The effect of such a Direction is to remove the usual permitted development rights, thereby necessitating a planning application to be made. It can include for example any proposals to replace windows, doors, roof and can restrict the construction of a porch or extension, the painting of the external surfaces or the removal of chimney stacks.
- Building Line:** The common alignment of building frontages in relation to the back edge of the carriageway, footpath or waterfront. The building line might also refer to a common alignment of the backs of buildings.
- Building at Risk:** A phrase used to describe a building which is in poor repair (eg, leaking/blocked gutters, broken slates, structural problems) and often vacant with no use. The combination of these two factors and the severity of the repair issues determines the degree of risk and the need for action.
- Buildings of Local Importance:** A building which is considered to make a positive contribution to the special architectural or historic interest of a conservation area, but does not meet the criteria for it to be added to the statutory list of buildings of special architectural and historic interest. It may, for instance, be part of a group which by its scale, alignment, materials or style contribute to the quality of the townscape.
- Chapelry:** Part of a large parish, usually with a separate settlement distinct from the main parochial centre, that was provided with a chapel sub-ordinate to the parish church.
- Demesne:** Land retained by the lord of the manor for his own use or land that was part of the main farm of the manor.
- Double-pile:** A 'pile' is a row of rooms. A double pile house is one of two room depth.

Enclosure:	The arrangement of buildings, walls, trees etc. to provide different levels of containment of space.
Knapped flints:	The process of breaking or snapping flints to reveal the smooth black surface and using these as the exposed facings to walls, often used with brick or stone dressing and also seen in bands.
Ogee-arched:	Upright double curve concave at the top and convex at the bottom (see figure 4)
Public Realm:	The spaces between buildings accessible to the public, including the highway, green areas, squares etc.
Scale:	This can have two meanings: It can be used to define the mass or bulk of a building often in comparison to other buildings or spaces or (the more strictly correct) meaning appertaining to the subdivision of a building to create different effects for example the architectural expression of structural bays, intervals of windows, proportions etc.
Setting/ context:	The physical (built and landscape), community and economic setting in which the development takes place.
Streetscape:	The character of the street environment, existing or proposed.
Townscape:	The urban equivalent of landscape: the overall effect of the combination of buildings, changes of level, green spaces, boundary walls, colours and textures, street surfaces, street furniture, uses, scale, enclosure, views etc.
Vernacular/ polite:	Vernacular Traditional buildings of a region, frequently developed by local builders in response to the regional requirements, climate, site conditions and available locally sourced materials. Polite Designs developed by architects and architectural pattern books usually incorporating classical concepts of symmetry, proportion and scale in both plan and elevation.

Appendix A: List of buildings of local importance

Bellamy Lane:	Holly House, 5 (house to S of Holly House)
Bourne Avenue:	21, 4-22 (even), 23-29 (odd), Chafyn Grove School (section fronting road only)
Campbell Road:	Nos.70-82 (even), 84 (former Rectory)
Clarendon Road:	23-29 (even)
Elm Grove:	1, 3 and 5, 1-2 Westview
Elm Grove Road:	1-11 (odd), 15 (The Mount), 23, 18-26 (even)
Fowlers Hill:	1, 3, Eastmount, (1-5) Highmount, The Old Coach House.
Fowler's Road:	3-27 (odd), 2-28 (even), 30-38 (even), 31-37 (odd)
Kelsey Road:	Kelsey House, 3 (flats), 6 and 8
London Road:	76, 78
Manor Road:	2-12 (even), 14, 16 and 18, 40, 42, 44
Millbrook:	1, 2 (Millbrook House), 3-8 (incl.)
Milford Hill:	2-31 (incl.), Pickney House (n. side), Milford Hill Cottage (n. side), Godolphin School (front building only).
Milford Hollow:	Brome House (Godolphin School), building N of Brome House (Godolphin School)
Rougemont Close:	Rougemont House
St Martin's Ch. St:	9-21, former St Martin's Infant School, chapel and long range of college buildings south of chapel.
Shady Bower:	Rose Villa (Godolphin School)
The Avenue:	1, 2, 3 and 4
Tollgate Road:	12-40 (even)
Wain-a-Long Road:	3, 5, 7

Appendix B: Suggested Article 4 Directions

Address	Windows	Doors	Roof	Porches	Painting	Boundary Walls	Chimneys
BOURNE AVENUE							
14 (Corner House)	■	■	■	■	■	■	■
21	■	■	■	■	■	■	■
23-29 (odd)	■	■	■	■	■	■	■
CAMPBELL ROAD							
Nos.70-82 (even)	■	■	■	■	■	■	■
84 (former Rectory)	■	■	■	■	■	■	■
CLARENDON ROAD							
23-29 (odd)	■	■	■	■	■	■	■
ELM GROVE ROAD							
1,3,7,9 (Holmside), 11	■	■	■	■	■	■	■
15-17 (The Mount)	■	■	■	■	■	■	■
23	■	■	■	■	■	■	■
ELM GROVE							
Westview (1 & 2)	■	■	■	■	■	■	■
3, 5	■	■	-	■	■	■	■
FOWLER'S HILL							
3	■	■	■	■	■	■	■
Old Coach House	■	■	■	■	-	-	-
FOWLER'S ROAD							
25, 27	-	■	■	■	■	■	■
18, 20	■	■	-	■	-	-	■
28	-	■	■	■	■	-	-
32 (Apothecary House)	■	■	-	■	■	■	■
34 (Ramsay House)	■	■	■	■	■	■	■
33, 35	■	■	■	■	■	■	■

Appendix B: Suggested Article 4 Directions

Address	Windows	Doors	Roof	Porches	Painting	Boundary Walls	Chimneys
LONDON ROAD							
76-78	■	■	■	■	■	■	■
MANOR ROAD							
Nos 2-12 (even)	■	■	■	■	■	■	■
14, 16, 18	■	■	■	■	■	■	■
40, 42	■	■	■	■	■	■	■
45	■	■	■	■	■	■	■
47	■	■	-	■	■	■	■
MILLBROOK							
1 (Millbrook House)	■	■	■	-	■	■	■
2 (Millbrook House)	■	■	■	-	■	■	■
3-8 (incl.)	■	■	■	■	■	■	■
MILFORD HILL							
2-31 (incl.)	-	-	-	-	■	-	■
Milford Hill Cottage	■	■	■	■	■	■	■
THE AVENUE							
2	■	■	-	■	-	■	■
3	■	■	■	■	■	■	■
4	■	■	-	■	■	■	■
WAIN-A-LONG ROAD							
7	■	■	■	■	■	■	■

Appendix C – Historic Maps



Figure 1. John Speed's Plan of Salisbury 1610



Figure 2. William Naish's plan of Salisbury 1716



Figure 3. William Naish 1716

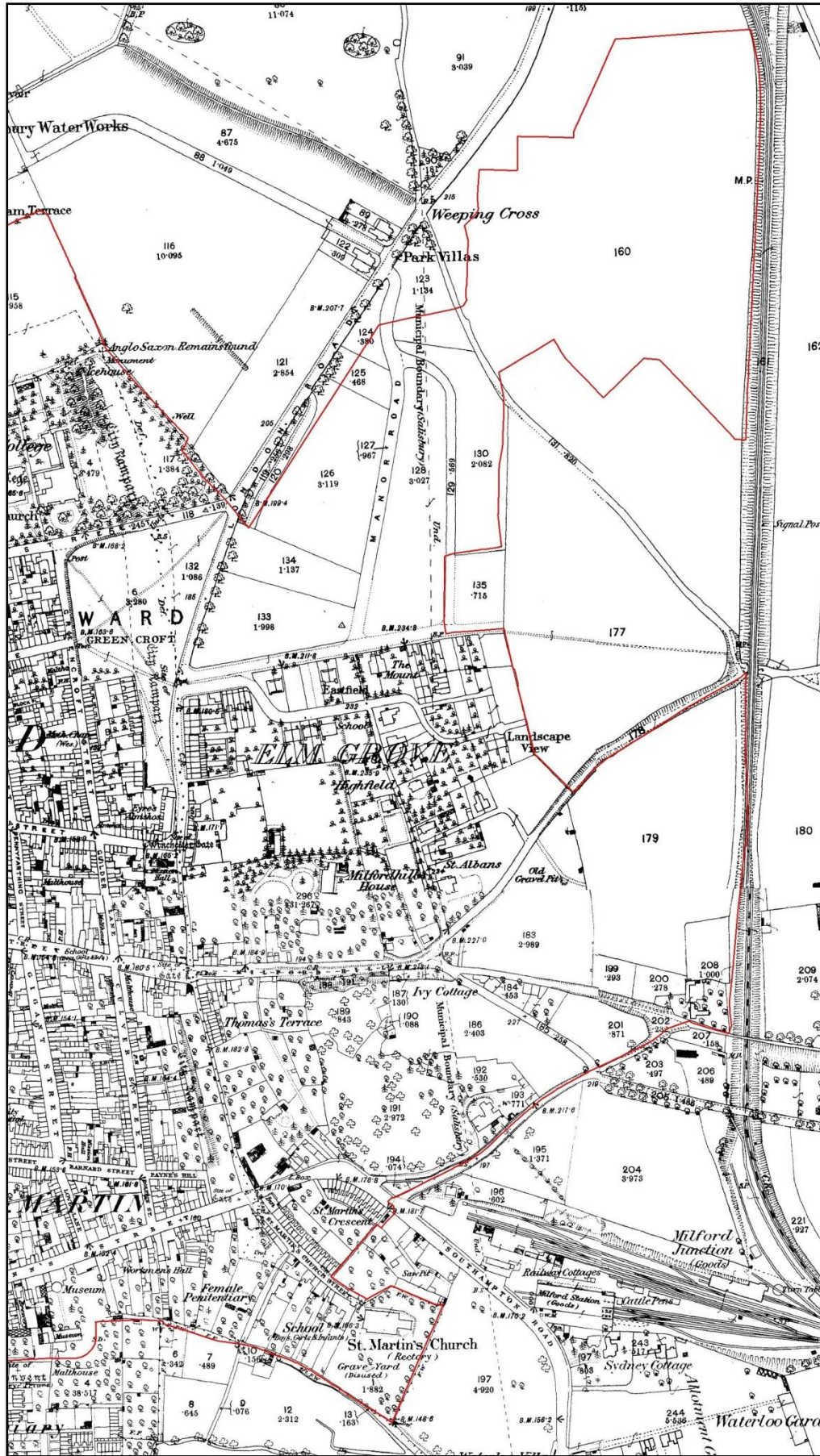


Figure 4. Ordnance Survey circa 1843

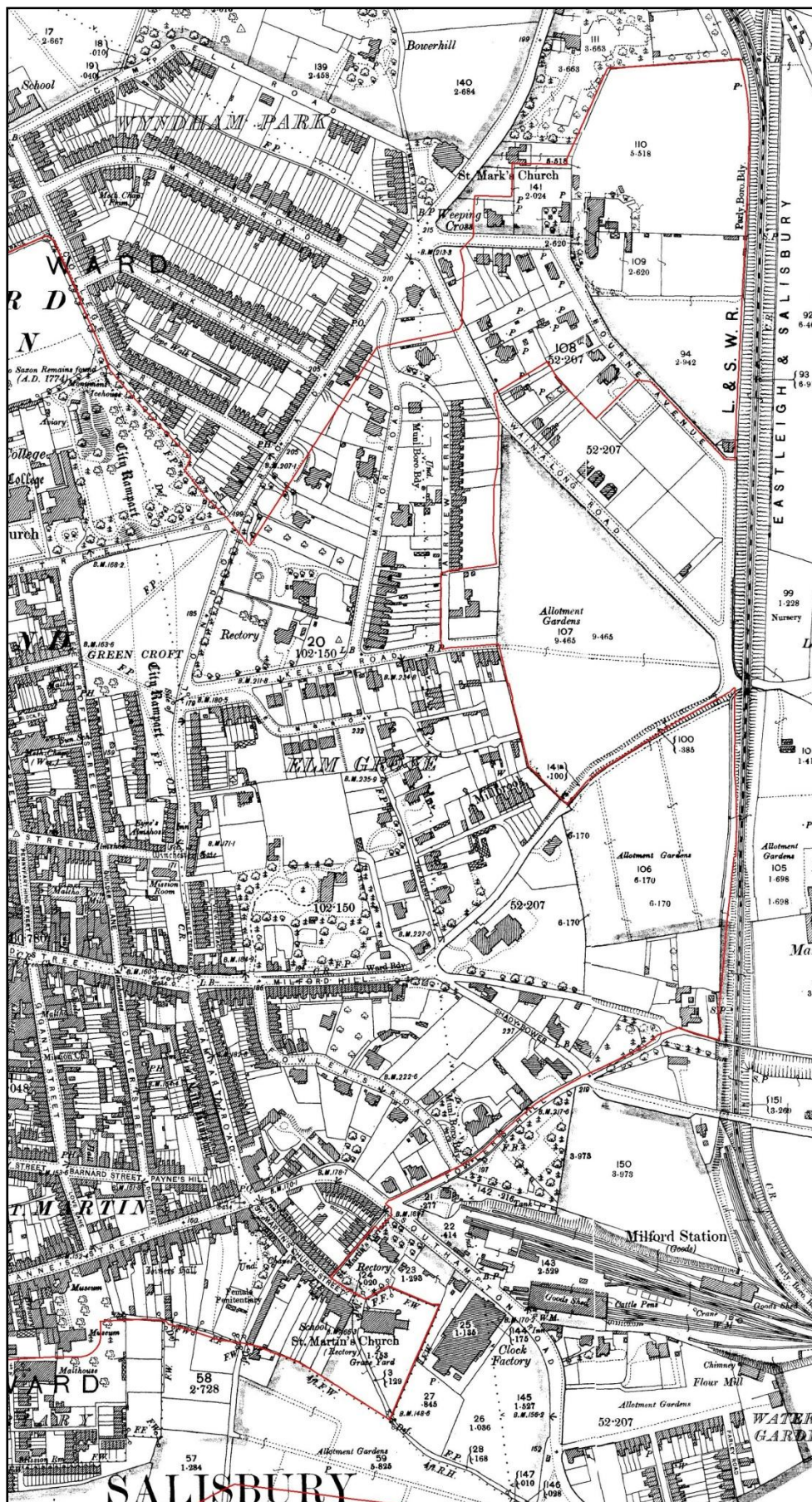


Figure 5. Ordnance Survey circa 1891

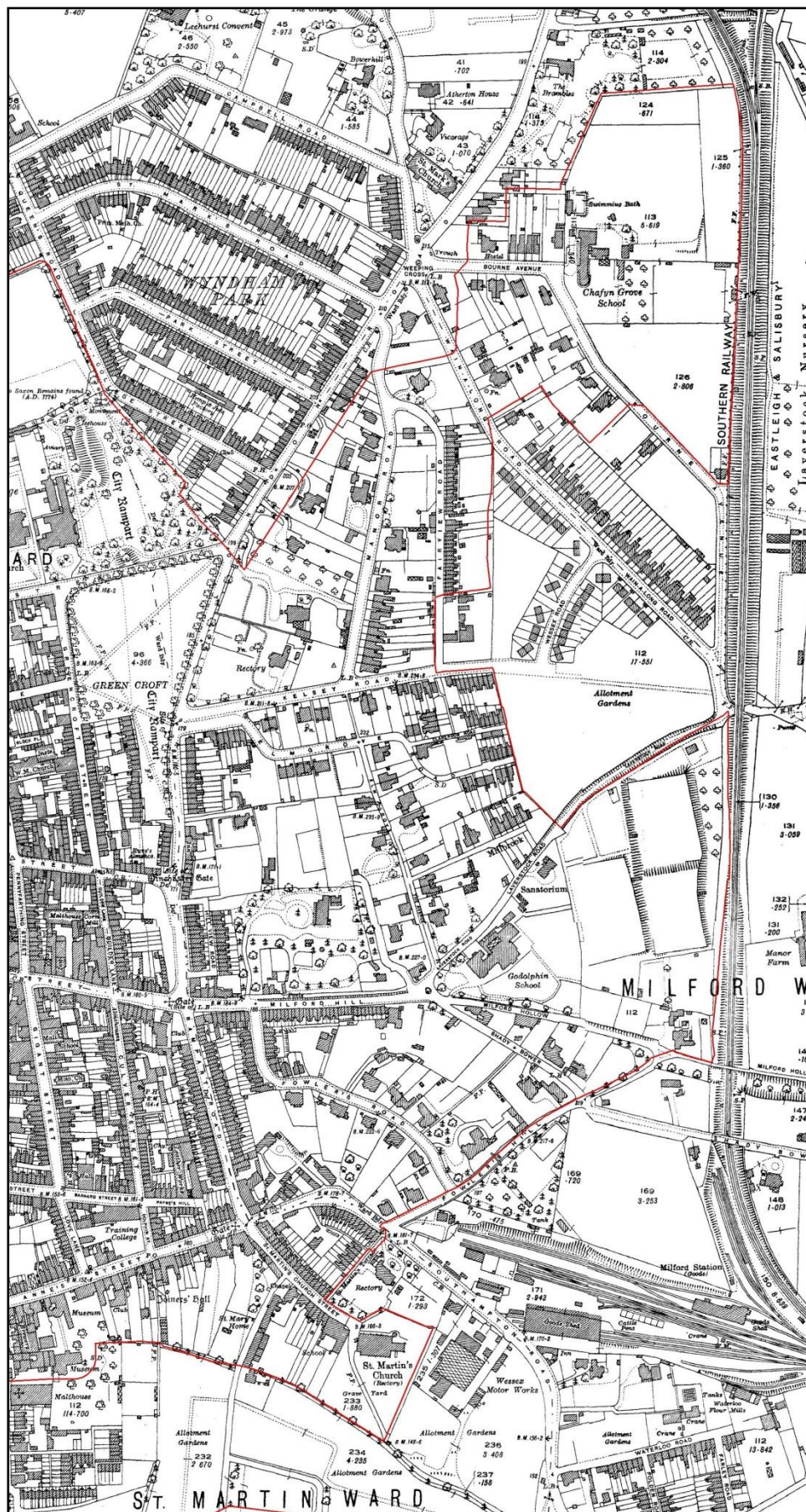


Figure 6. Ordnance Survey circa 1904



Figure 7. Ordnance Survey circa 1919



Figure 8. Tithe apportionment map 1840.

Appendix D – Schematic maps

