

# Milton *Conservation Area* Character Statement



**2013**

**SOUTH DERBYSHIRE  
DISTRICT COUNCIL**

# Milton *Conservation Area*

## Contents

Introduction	1
Summary	1
Area of Archaeological Potential	2
Conservation Area Analysis	2
• Approaches	2
• Historic Development	3
• Building Materials and Details	5
• Historic Buildings	7
• Views	8
Loss and Damage	9
Conservation Area Map	
Appendix 1 Distinctive architectural details	
Appendix 2 Milton Conservation Area: Phases of Designation	

# Milton *Conservation Area*

## Introduction

This statement has been produced by Mel Morris Conservation for, and in association with, South Derbyshire District Council. It sets out the special historic and architectural interest that makes the character and appearance of Milton worthy of protection. It also assesses the degree of damage to that special interest and thus opportunities for future enhancement. This document will be used by the Council when making professional judgements on the merits of development applications.

The Milton Conservation Area was designated by Derbyshire County Council on 15th July 1971.

## Summary

Milton is a small village historically subordinate to Repton and sharing a similar geology. Its sheltered location set above the Trent flood plain, and its immediate source of spring-fed water led to the establishment of a small Anglo Saxon settlement. Traces of its medieval past are now only visible in the subdivision of land within the village into long narrow strips, known as “crofts”, on either side of the main street.

The character today is derived from the strong presence and uniform use of red brick in the late 18<sup>th</sup> and early 19<sup>th</sup> century, which lines both sides of the street. The uniformity of building design is reinforced by two distinctive brick building types: three-storey farmhouses and two-storey workers cottages. Most of these were constructed by the two local land-owning estates, the Harpur Crewe estate (based at Calke) and the Burdett estate (based at Foremark). In sharp contrast, there are a few rendered houses, chief among them being Bramcote Lodge and Kirby Holt. These were owner-occupied, which may explain the apparent desire to make them stand out from the crowd.

The distinctive characteristics of Milton can be summarised as follows:

- a linear settlement parallel to a brook on the east side, with buildings spread out along the Main Street
- tight built-up frontage at the north end of the main street, forming a narrow enclosed space lined with 2-storey brick-built terraced houses, punctuated by larger and taller farmhouses
- leafy rural southern approach



*View along Main Street*

- developed largely within a few decades of enclosure by private agreement in 1756-8
- two distinctive building types -
  - 2½ and 3 storey red brick farmhouses with moulded brick eaves, coped brick gable parapets and sash windows
  - 2 storey brick cottages, most of symmetrical form, fronting the street with 2 and 3-light timber casement windows
- 3 distinctive clusters of historic buildings – the frontage buildings at the north end of Main Street, the buildings around the Swan Inn, the group of buildings at the southern extremity of Main Street
- rubblestone boundary walls with flat, ½ round and triangular copings

## Area of Archaeological Potential

An area of archaeological potential has been defined through an assessment of the known archaeological, documentary and plan-form evidence of the settlement. It has been carried out as part of the review of each conservation area in consultation with the County Archaeologist, the Development Control Archaeologist and the Sites and Monuments Record Officer at Derbyshire County Council.

An area of archaeological potential may encompass both statutory designations (including Scheduled Monuments and Registered Historic Parks and Gardens) and other non-statutory site information from the Derbyshire Historic Environment Record. It shows the probable extent of settlement and industrial activity during the medieval and/or post-medieval periods.

Within the area of archaeological potential there may be reasonable expectation that archaeological evidence relating to the medieval and/or post medieval periods may survive below ground.

Over the centuries, as settlements grow and develop, their focus may shift. Consequently, an area of archaeological potential need not necessarily coincide with the boundary of the conservation area.

## Conservation Area Analysis

### Approaches

The narrow road from Ticknall into Milton creates a distinctive approach to the village. It runs along a broad and shallow valley at the foot of which lies Milton. Milton Brook meanders in the bottom of the valley, tracked by the road running parallel to its west, the surface of which has been built up over the years. This valley has a broad base, its gentle contours shaped by the movement of the ice-cap during the Ice Age. The land immediately south of Milton village, on the east side of the road, was unfenced common land called “The Brookes” prior to enclosure in 1756-8, and the open land by Bendalls Farm on the way to Ticknall serves as a reminder of its former character.

As the road enters Milton, it narrows and falls away to the east where a lane leads to a small group of cottages around a triangular road junction, which leads to a derelict Sawmill. Shortly after this the road opens out with a small green on its west side, edged by hedges and walls. These two spaces form a staggered crossroads, a remnant of an early east-west route between from Burton to Calke. The road crossed the Burdett family estate at Foremark and is shown on a landscaping plan of Foremarke Park dated to the 1730s (Derbyshire Record Office D5054/26/1). It is still a public right of way today. Today holly hedges and a heavily planted edge to the road dominate this area. Wisteria Cottage on the east side of Main Street is an example of the encroachment of a cottage and smallholding onto common land.

From Repton, the approach along Milton Road is along the ridge over gently undulating land. This early pre-enclosure route from Repton (shown on the Repton plan of 1762, Staffordshire Record Office) is wide and enters the village at its foot. As it drops down over the slight ridge into Milton, the road narrows and is enclosed by tall hedgerows on either side. The road turns abruptly south onto the Main Street at the junction with the road from Foremark.

From the west there is another approach into Milton from Repton, from Mount Pleasant Road, part of the early route mentioned above. From the Mount Pleasant Inn in Repton, the narrow road runs into Milton where it meets the main street at the small green. The Repton plan of 1829 shows that the road was unfenced; the field boundaries are now fenced but remain without a strong enclosure.

The approach from Foremark to the north rises from the brook bottom towards the ridge and enters the village as the road narrows in a deep cutting. Both sides of the road are enclosed with rubble sandstone walls, surmounted with hedges, creating a pinch-point. The converted farm buildings to the west mask the shallow brow of a hill.

## Historic Development

The origins of Milton are wrapped up in association with Repton, the mother parish. It was first documented in the 11<sup>th</sup> century in the Domesday Book but it was a natural location for a settlement, with a ready supply of water (spring-fed brook) and good quality soils for arable farming. With its strong links with Repton, it is quite possible that Milton as a settlement may have existed long before this time. Milton shares a similar geology with Repton, set above the Trent valley flood plain. There are also a number of interesting similarities in the presence of a long linear main street running parallel with the brook, a mill on the brook, crofts running at 90 degrees to the street down to the brook with occasional footpaths between them and the main junction and focus of activity at the north end of the settlement. In both cases there is a subsidiary road junction towards the south end of the village.

There is little surviving evidence of the early history except perhaps the configuration of road and brook



*Narrow passage—public footpath leading to Mill Farm*

and traces of the medieval pattern of subdivision of the land into crofts between these two linear strands, and to the west of Main Street. The medieval village and croft subdivision terminated immediately to the south of the present Swan Inn. The land to the south is still open meadow. The south end of the village beyond the Swan Inn was once quite open and is now a quiet backwater with 19<sup>th</sup> and 20<sup>th</sup> century houses lining the eastern side of the lanes and later 20<sup>th</sup> century development along the western edge.



*Footpath adjacent to Brook Farm*

Some of the brick buildings of the late 18<sup>th</sup> and early 19<sup>th</sup> century may have encroached onto the road further than their predecessors creating the present narrow built-up frontage.

Between the Mount Pleasant road junction and Common Farm on the west side of the street 20<sup>th</sup> century development has taken place on the open land. On the east side of the main street, historic buildings still line the street, with some “infill” housing (nos. 51-53), being Canadian post-war cedarwood houses.



*Mill Farm*

The brook supported a water mill and a late 19<sup>th</sup> century fishery. Remains of the fishery stews can still be seen, as can the remains of the broad leat to the mill pond and the shell of the mill building itself, now converted to residential use.

To the east of the brook is a wooded area, known as Milton Carr, “carr” denoting marshy ground. The brook passes under a concrete culvert, a probable reconstruction of an earlier and narrower stone bridge. The wooded area disguises the fact that the sand and gravel has been

deliberately hollowed out of the hill. This is identified as Gravel Pits on the early OS maps, and may also have been partly quarried.

The flour mill and mill pond, to its rear, were slightly raised above the valley floor, and the pond was fed by a leat diverted by a sluice from the original course of the brook at the southern edge of the woodland. The leat and mill pond have been abandoned and are now dry. In the valley floor the natural course of the brook runs through the former fishery beds, the water being evident from a distance only by the presence of alder and willow.

The Sawmills that stand to the east of this wood is the only surviving semi-industrial building group. It is an extensive site, well hidden from most views, nestled within the hollows of the former gravel pit. It was used by the Burdett estate in the 19<sup>th</sup> and 20<sup>th</sup> centuries, although it is now rather dilapidated. Most large estates had a sawmill and whilst

early sawmills needed water power, later 19<sup>th</sup> century sawmills, such as these, operated from a small stationary steam engine. The cottage to the south was also built by the estate and was once thatched. A manager or estate worker responsible for the sawmill probably occupied it.

Foremark Hall (owned by the Burdett family) is only a stone's throw away to the east. A footpath to the north of Mill Farm connects the village with the Hall. Calke Abbey (the former seat of the Harpur-Crewe family) is three and a half miles to the south-east. The village was historically partly owned by both of these families, but the Calke estate was the dominant owner until 1821, when Sir George Crewe of Calke transferred his Milton property to Sir Francis Burdett in exchange for Burdett land elsewhere. Despite the exchange, the Burdetts were still not sole owners in Milton; a few key properties including Kirby Holt, Brook Farm and Bramcote Lodge were still in private hands in 1821.

## Building Materials and Details

Local geology and availability of building materials directly influenced the form and appearance of Milton. The range of materials and the way in which they were used in local building details is intricately linked with local identity. Appendix I lists the special and typical traditional building details encountered within the conservation area, supplemented by photographs, which provide a palette of the local vernacular details.

The predominant building material in Milton is red brick. This is a fairly uniform deep red colour only subject to the vagaries of firing, and mellowed with age. They are all hand-thrown, with the exception of some later 19<sup>th</sup> century brick boundary walls, built of more regular machine-made brick. Brickwork is used for structural details such as corbelled eaves, some plain with several courses of brick projecting one above the other or dentilled brickwork, where the alternating header bricks project to create a decorative effect. There are two types of brick arch used above the windows and doors in Milton:

- the segmental brick arch, used on the majority of cottages and the simplest and easiest to construct as the taper was accommodated within the joints, without the need to cut the bricks. In some cases the bricks have a “false” incised joint to create the illusion of a joint, for instance to make a “stretcher” brick look like a pair of “headers”.
- the gauged brick arch (with a flat soffit) used on the more substantial houses (Common Farm, The Farm, Mill Farm). It required special bricks and a skilled bricklayer to “rub” the bricks together.

On the uppermost floor there was often no need for a brick lintel as the wall-plate could be carried over the window, sometimes supplemented by a simple timber lintel, providing the support required (e.g. 19-21 Main Street, Blacksmith's Cottage and 18 Main Street).

In combination with the brick arches, cills were usually omitted, relying on the simple weathering properties of the brickwork, even on the more substantial properties. Several of the more substantial houses and farmhouses have dressed stone cills.



*Initialled and dated brick at Brook Farm, built by the Brown family in 1766*

Rendered brickwork is also found on a few landmark buildings. Late 19<sup>th</sup> century photographs suggest that The Coach House, which stands out at the end of the main street as a rendered stucco building with large quoins, may have started off life as a much simpler brick building. Kirby Holt is faced with lined-out stucco, Holly Grange is a later 19<sup>th</sup> century building also faced with lined-out stucco and 24 Main Street has lime render on a brick plinth. The instances of textured renders, incorporating pebbledash or wet-dash, are modern (e.g. Blacksmith's Cottage and 83 and 85 Main Street), and may be covering up rubblestone or brickwork.

There is physical evidence for earlier buildings having been built in coursed and squared stone, or simply rubblestone, but the examples of this are scarce, most having been replaced during the 19<sup>th</sup> century with brick buildings. The range of 2½ storey cottages on Main Street (11-15) incorporates a stone plinth, which appears to be original to the late 18<sup>th</sup> century construction. The same detail appears at Brook Farmhouse and the boundary wall that served its former farmyard. Other buildings that incorporate a stone plinth are generally related to earlier footings of buildings that fronted the road. Lilac Cottage (10 Main Street) is an 18<sup>th</sup> century brick reconstruction. It has a 17<sup>th</sup> century plan form and incorporates a stone plinth and section of gable wall, also belonging to its earlier history. Ivy Cottage has footings from an earlier building that was probably set gable-end onto the road and 5 Main Street also incorporates a section of coursed stonework, revealing an earlier building on this site.



*Stone and brick at The Farm*

There are very few instances of stone lintels used in Milton. Even the window and door openings on the few rendered buildings were probably constructed with brick or timber lintels (Kirby Holt, 24 Main Street, The Coach House).

Although the buildings are largely brick, boundary walls are built from local sandstone or red brick. There are only two instances of the use of railings (The Farm frontage and Kirby Holt).



*Boundary wall at Common Farm*

Traditional vernacular buildings generally occupied shallow plots and it is rare that a gable-end will be much deeper than 6 metres. The span was limited by the length of available timber. The deeper the span, the more was it likely that the roof would require additional lateral support (purlins) and the greater was the potential for the roof to spread at the eaves. The roof construction dictated the plan shape and the depth of the gable-end. In Milton a large number of the small cottages are only one room deep and the gable end is no greater than 5 metres.



There are two types of traditional roof found in Milton – the gable roof and the hipped roof. A variation in the gable roof can also be found where a parapet has been added at the gable-end, as at The Farm, Common Farm and Mill Farm. These parapets are simply finished in brickwork. The vast majority of gable roofs in Milton are finished with a plain close verge, where the tiles or slate simply overlap the brickwork. Hipped roofs are less common (e.g. Kirby Holt, 24 Main Street, The Coach House and examples at The Farm).

There is an even spread of slate and Staffordshire blue clay tiles in Milton.

Although most of the tiled roofs in Milton are now Staffordshire blue clay tiles, before the end of the 18<sup>th</sup> century those that weren't thatched would have had red clay tiles. Examples of this occurring in Milton are now few and far between, although they are more commonplace in larger settlements. Staffordshire blue clay tiles were easily imported into the area after the Trent and Mersey canal opened in 1777. The problem with the hand-made red clay tiles was that they lacked the durability of the new "imported" blue clay tiles from Staffordshire, so that they were rarely retained when a building was re-roofed and almost never used on new buildings. Where hand-made red clay tiles survive, therefore (as at the rear of 10 Main Street), it is important to try to preserve this local building tradition. Hand-made red clay tiles are still manufactured today and are readily available. Original handmade blue clay tiles also incorporate subtle fluctuations in colour, which is not found in the new Staffordshire blue clay tiles being manufactured today, so it is equally important to preserve these examples.

The roof pitches associated with clay tiles vary between a minimum of 35 degrees and a more typical pitch of 40-45 degrees, a requirement of the material. In Milton the roof pitches of the late 18<sup>th</sup> century buildings are generally steeper than the 19<sup>th</sup> century buildings.

Slate roofs were generally brought into the local villages from much further afield in the late 18<sup>th</sup> and 19<sup>th</sup> century. By the time of the 1821 change in ownership, Welsh slate was a common material and was used for the construction of new houses. Slate roofs are generally related to the buildings constructed by the Burdett estate after 1821, although not exclusively, and are original to 7 Main Street and Ivy Cottage (Welsh slate). Kirby Holt has graduated Burlington slate, a more expensive material from Cumbria, used more frequently in the late 18<sup>th</sup> century in Derbyshire. Slate roofs are generally shallower than the steeper pitch of tiled and thatched roofs. Slate has greater tolerance and can accommodate a shallower pitch on traditional buildings, usually somewhere between 30 and 40 degrees. In odd instances slate has replaced thatch, as old photographs show, although there are no surviving examples of thatch. The local thatch was Long Straw, which has the appearance of being poured onto the roof and gives a lovely soft finish to eaves and gables. 83 and 85 Main Street were once thatched and it is possible that 16-18 and 19-21 Main Street were also thatched, but this is not conclusive.

## **Historic Buildings**

Milton is dominated by its three-storey farmhouses and farm complexes. Three of the farms share common characteristics. Mill Farm, The Farm and Common Farm all share moulded brick eaves, brick-coped parapet gables, gauged brick lintels and sash windows. Brook Farm also probably had brick-coped gables, later removed. It would, however, be a mistake to assume that they were built by the same estate. Mill Farm and Common Farm were Calke estate property until 1824, while The Farm was already Burdett property in

1821. Brook Farm, which belongs to the same “family” of farms in terms of its character and appearance, was still privately owned by the Brown family in 1821; the initialled and dated brick on the front, reading “I.B.1766” presumably refers to the building of the house in that year by a member of the Brown family. The village was the first of the Harpur estates to be enclosed in 1756-58. Brook Farm also has a former Dovecote, an unusual building in this region, remarked upon by Farey in 1817 as one of only 16 locations in Derbyshire where there were dovecotes and pigeon houses.



*Kirby Holt*

Other prominent historic buildings are those built during the first half of the 19<sup>th</sup> century, such as the villa No. 22 (Kirby Holt). The care and attention to detail lavished on this house reflects its private ownership by the Somers family who appear to have built it and put it up for sale in 1869. This and Holly Grange stand out with their generous front gardens, a fashion of the early 19<sup>th</sup> century, although the front of Holly Grange was rebuilt in the later 19<sup>th</sup> century and it has since lost its garden setting and enclosure.

Wisteria Cottage (no. 59 Main Street) is the first historic building in approaching the village from the south. Like other cottages in Milton (e.g. Blacksmith’s Cottage, No. 5 Main Street), it sits gable-end facing the street, possibly tracing the footprint of an earlier building on the same alignment. It is quite possible that other houses in the village, since rebuilt, were formerly aligned at right angles to the street.

The 18<sup>th</sup> century farm buildings that serve the main farms (e.g. Brook Farm, Common Farm, The Hollies Farm), often sit upon the stone footings of earlier buildings. Later buildings can be found at the back of the farmyards, running north/south along the edge of the built-up area (e.g. The Threshing Barn, Parlour Barn). Unlike other settlements in the district where the 18<sup>th</sup> century farmyards form a strong enclosed space with a blank wall on the roadside, the farm buildings in Milton generally occupy a narrow frontage with a deep plot and retain a largely east-west alignment.

Small cottages survive, built not only as labourers’ cottages to support the farms but also as housing for the wider Foremark estate. Although they maintain the same unbroken building frontage along Main Street, the variety in roofline as they step down the street adds considerably to the picturesque quality of the street. As in other villages in South Derbyshire, the farms expanded after enclosure, with improved agricultural practices, and became quite large and imposing. The 2½ and 3-storey estate farmhouses still dominate the village.

## Views

Every conservation area has a multitude of changing views, both close-range and more expansive, too numerous to cover comprehensively in a document of this scope. This section describes a selection of general and more specific views that are likely to impress themselves most strongly in a visitor’s experience of the conservation area. Some of the

viewpoints referred to are included in the conservation area map included in this document.

The long views from the south looking to the brick farmhouses and cottages lining Main Street are the most distinctive in Milton. Looking north, the 3-storey Common Farm stands out. Common Farm is separated from surrounding development by paddocks. There is a large open space and visual break between Common Farm and the rest of the village to the south. A stone boundary wall encloses a former orchard, of which remnants survive. On the west side of the street looking south new housing dominates the views, all set on a raised platform of land.

The Coach House (formerly known as Bramcote Lodge) is an imposing house, prominent in views north along Main Street, as it overlooks and oversees activity. As the house of the Burdett estate steward, its strategic function at this location seems appropriate, although it was a late acquisition by the estate.

Views between the buildings on Main Street and the wooded Milton Carr to the east and the brook are important as they provide a sense of the historic connections between the early settlement and its original water source. There are three principal places that command important views of the valley and Mill Farm:

1. between the Swan Inn and the new houses (51-53 Main Street) to the south
2. between the Mission Room and Blacksmith's Cottage
3. along the access track and footpath to Mill Farm, adjacent to Brook Farm

There is limited public access between the brook and the built-up area although there is a public footpath running from the Main Street to the north of Mill Farm. The wooded edge of the valley defines the east edge of the conservation area.

To the south of the Village Hall (Mission Room) is a small cottage, gable-end onto the street (Blacksmith's Cottage). This is a focal point in views both north and south, projecting into the road. From this cottage the buildings are splayed back on a strongly defined building line running south up to The Swan Inn.



*Milton Village Hall*

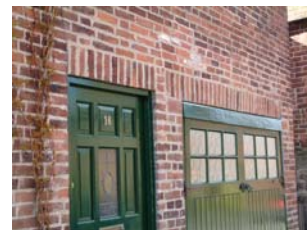
Along the southern approach from Repton (Mount Pleasant Road) are some of the best long views of Milton. Here its linear character is very clear.

## Loss and Damage

### Loss of building details

There has been an extensive loss of historic windows and doors within Milton except on the listed buildings. Of the surviving traditional joinery on unlisted buildings 24 Main St is the best example, and there are occasional instances where a horizontal sliding sash or

estate-type casement with chamfered frame survives. Other examples where historic joinery survives tend to be listed buildings. Parts of 7, 16, 19 and 21 Main Street have lost some of the original segmental arches. 18 Main Street retains its traditional raised and fielded panelled front door, but this is apparently the only surviving historic external door dating from before 1900, with the exception of the listed buildings. Historic photographs show that the original windows were almost all painted softwood, most small-paned and side-hinged casements, set rebated within slightly chamfered timber frames. The plethora of replacement stained hardwood windows is the single most damaging alteration to the original character of the village.



Despite this, the character of Milton is extremely strong, because of the consistent use of brick and the narrow width of the street, which means that views tend to be oblique. Moreover, traditional roof materials survive on all the historic buildings.

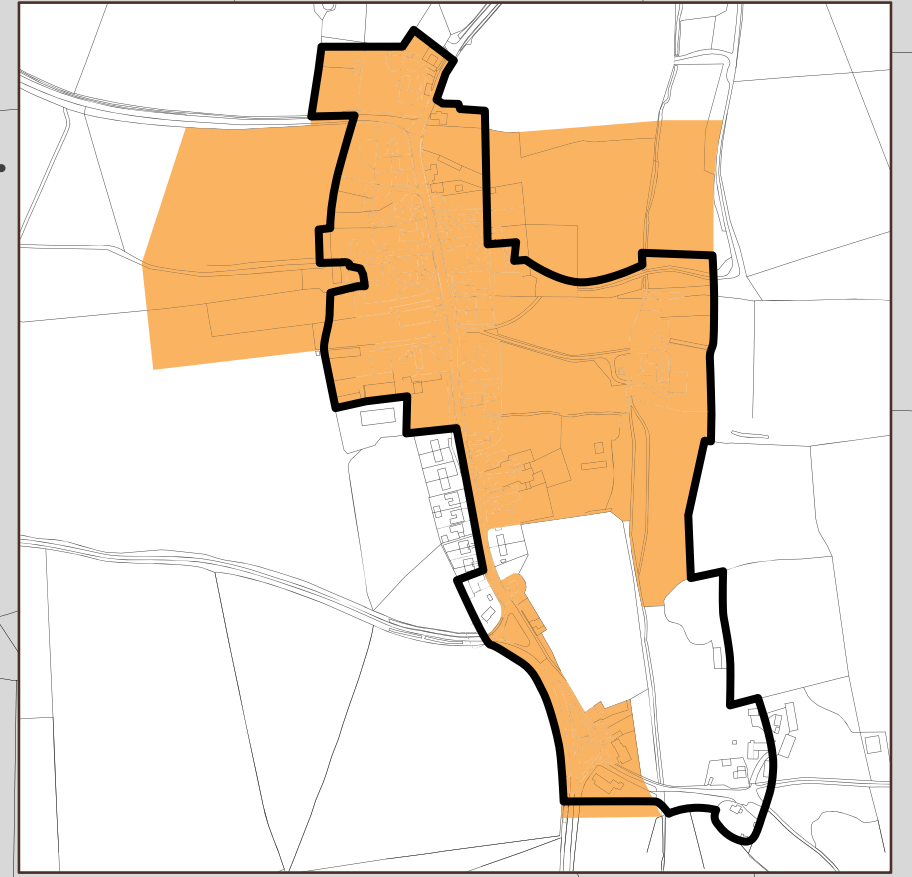
The disappearance of the original chimneystacks and windows at The Coach House, the most visually prominent building within the conservation area, is a particularly noticeable loss to the historic character of the village.

## **New Development**

The modern development of Walnut Close has opened up the frontage, removing the enclosed framework formerly provided by a pair of semi-detached estate cottages at this point. Houses such as 51-53 Main Street are the most out-of-place. These Canadian post-war buildings can be found elsewhere within South Derbyshire but they do not follow a vernacular precedent. Interspersion of other individual modern houses in the village have not respected the traditional characteristics of the village.

TO REPTON

TO FOREMARK



BRAMCOTE LODGE

WALNUT CLOSE








THE FARM

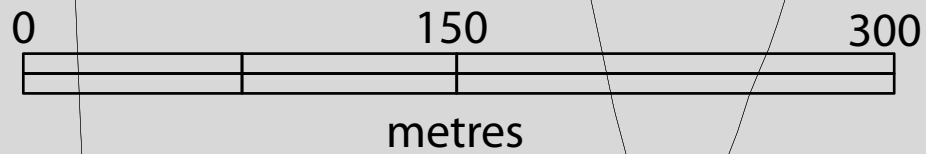
BROOK FARM

COMMON FARM

MILL FARM

SAW MILL

-  Conservation Area boundary
-  Open spaces
-  Principal views
-  Architectural landmarks & focal points
-  Listed buildings
-  Other buildings which contribute positively to the special architectural or historic character
-  Areas of high archaeological potential



## Milton Conservation Area

Designated : 15th July 1971 and  
31st January 2013

TO TICKNALL

# APPENDIX I

## Distinctive Architectural Details

### MILTON



## Checklist of details

The details in this appendix illustrate those building elements that help to define Milton's particular character. These may be common everyday vernacular details found repeatedly throughout the conservation area or may be more exceptional, consciously designed features.

This appendix may prove useful in providing inspiration for new development, whether traditional or contemporary, if used with care. Paradoxically, the outstanding architectural details of a conservation area may not be the ones that are most typical of the area. They often belong to the important key buildings of a village and may look out of place on smaller buildings in subordinate locations. The majority of buildings in the conservation areas of South Derbyshire are plainly and simply detailed.

### Boundary treatments

- Stone boundary walls with triangular chamfered stone copings
- Red brick boundary walls with moulded red clay copings
- Traditional wrought-iron railings, directly set into ashlar plinth walls, sometimes with cast-iron finials

### Chimney stacks and pots

- Buff-coloured and square spiked pattern chimney pots (Burdett Estate)
- Simple brick stacks with a few plain oversailing courses

### Doors

- 6-panel double-chamfer and raised and fielded panelled doors
- Pegged and chamfered frames
- Rectangular fanlights

### Lintels and cills

- Segmental brick arches
- Gauged brick lintels. Gauged brickwork incorporates fine lines of "false" incised horizontal joints, designed to be picked out in white lime putty mortar
- Plain brickwork without masonry cills
- Ashlar stone cills

### Roof types and details

- Hipped roofs (The Farm, Kirby Holt, The Old Coach House, 24 Main Street, outbuilding to Kirby Holt)
- Plain close verges, and occasional corbelled verge
- Raised coped brick gable parapets

### Walls

- Dentilled and corbelled brickwork at the eaves
- Moulded brickwork at the eaves. These were specially shaped bricks in moulds, a refinement of the more common dentilled pattern created with standard bricks. These are used in combination with raised brick gable parapets (The Farm, Common Farm, Mill Farm)

### Windows

- Casement windows
- Yorkshire horizontally sliding sash windows
- Vertically sliding small-paned sash windows, most with visible sash boxes, set flush with the brickwork

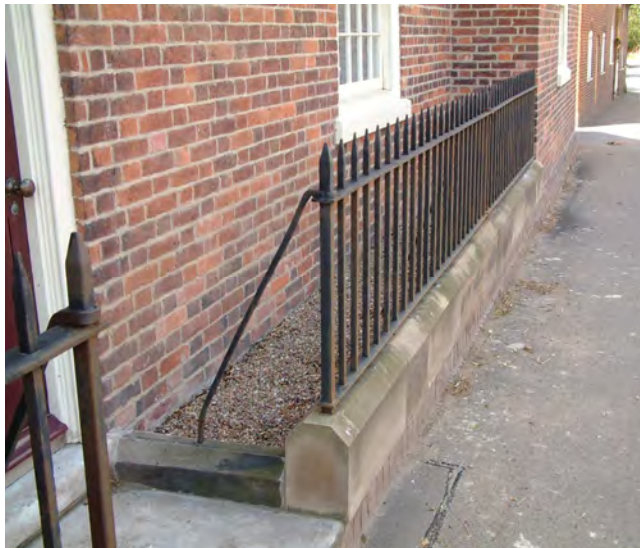
### Street furniture

- K6 red telephone box

## BOUNDARY TREATMENTS



Within Milton boundary walls are predominantly local sandstone, with dressed stone copings, triangular or half-round, more rustic than genteel in character. There are a few instances of brick boundary walls, finished in red clay copings but only two surviving examples of wrought-iron railings set into a stone plinth, of which the example at The Farm (below) has recently been restored.





## CHIMNEY STACKS AND POTS



Milton has a distinctive roofscape, emphasised by the uniform character of the chimney stacks and pots. Buff-coloured square and square spiked pots are the dominant pattern.

Blue bricks were occasionally used as an oversailing course, where a stronger brick was required (right), but this was generally a late 19th century replacement, carried out for practical reasons, rather than for decorative effect.



## DOORS



Of the few surviving historic doors in Milton, the “double chamfer” 6-panel door is the most common (left, bottom left and detail above). For the smaller cottages, door frames were kept simple with a chamfered and timber pegged construction. Many doors may have been constructed with vertical boards. They usually incorporated a stone threshold. In the early 19th century fanlights were reserved for the better houses (below and bottom left).



## LINTELS AND CILLS



In Milton, brick lintels incorporate the full range of techniques available to the bricklayer, from the most complex and expensive to fabricate - the cambered arch (left) and the gauged lintel (below left) - to the cheapest type of construction - the segmental arch (below). This could be a single course of “headers” or a full brick deep.

Gauged brick lintels were made from special hand-rubbed bricks incorporating incised lines to simulate fine lime-putty joints (below left).



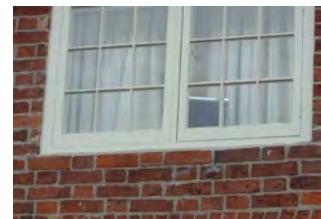
Timber lintels were often used for the first floor window under the eaves (below), where there was insufficient depth for a stone lintel or segmental arch.



The larger properties generally have stone cills (right), whilst the smaller cottages were originally built without proper cills (far right), although tile-creasing and timber cills were sometimes added later.



Above - segmental arch



## ROOF TYPES AND DETAILS



Hipped roofs are a distinctive feature of Milton (above and left) as are raised coped gables in brick with a brick-on-edge coping (Common Farm - bottom right). These were generally used on the higher status buildings; villas and farmhouses. The most common roof type, used for the majority of small cottages, is the pitched roof with a plain close verge.

Hipped roofs in clay tiles incorporate special clay “bonnet” hip tiles (bottom left). Graduated Burlington slate, used at Kirby Holt (left), has hips cloaked with lead flashings covering timber rolls.



Pitched roof with a plain close verge and corbelled eaves (right), the simplest and most common type of construction.

There is occasionally a corbelled verge, designed to throw rainwater away from the brickwork (below right - No.1 The Hollies).



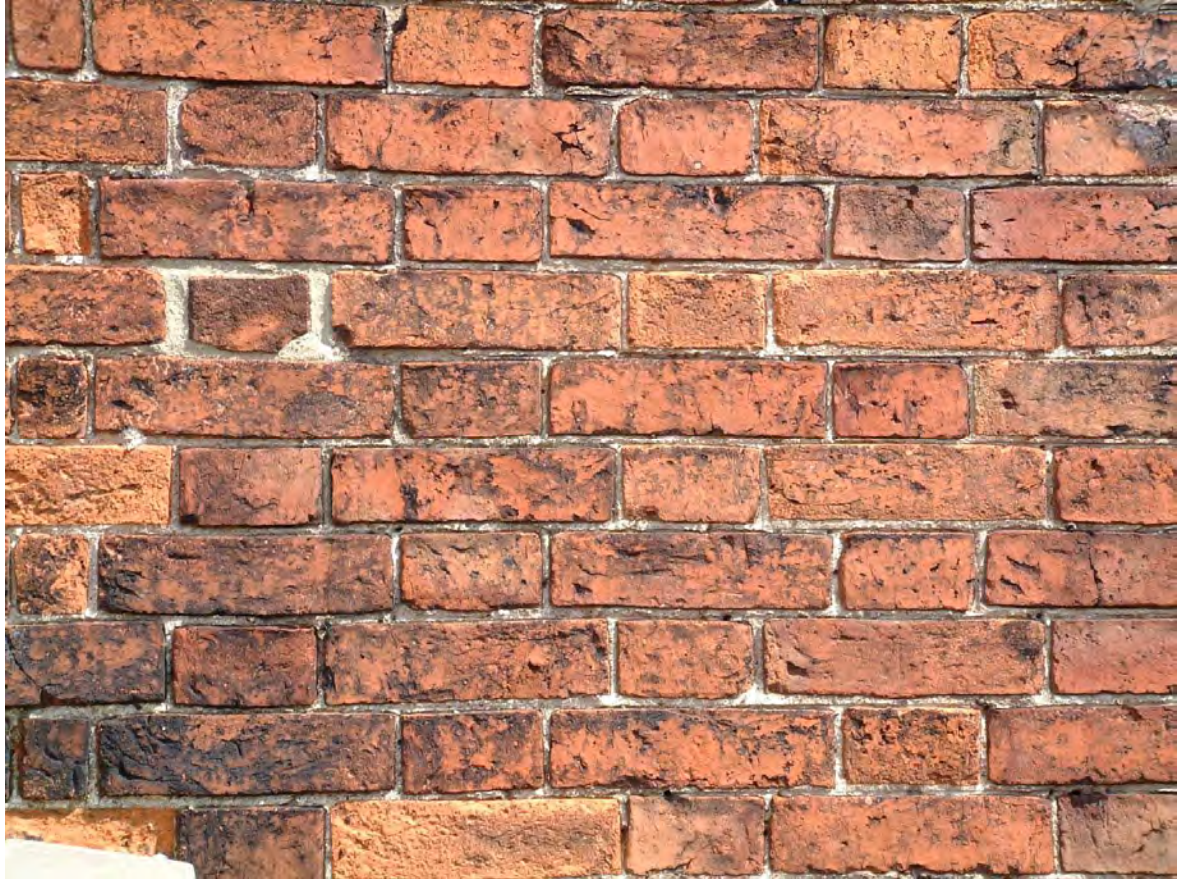
## WALLS - BRICKWORK DETAILS



Moulded brickwork at the eaves (above and left). These were specially shaped bricks made in moulds, a refinement of the more common dentilled pattern created with standard bricks. This is common on the larger farmhouses. These are used in combination with a raised coped brick gable.

Many of the traditional cottages have a plain corbelled eaves (right), one of the simplest and most common types of construction.





Flemish bond brickwork with penny-struck joint (above) can be found on both the farmhouses and smaller cottages.

The rounded, moulded bricks used to protect corners of buildings from physical damage (The Farm - right) are a local feature of several villages in South Derbyshire.



## WALLS - Plinths

Milton has a number of brick buildings with a shallow stone plinth. In some cases this represents the rubblestone footings of an earlier building on the same site, but it was also adopted as a base for new walls (roughly coursed examples - right).





## WINDOWS

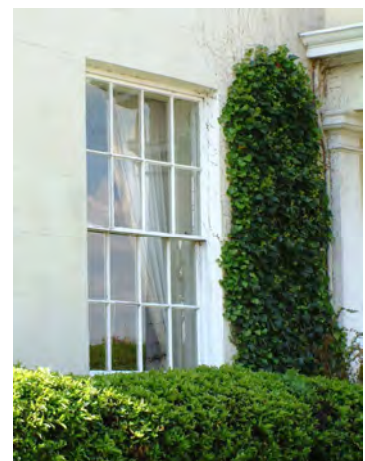
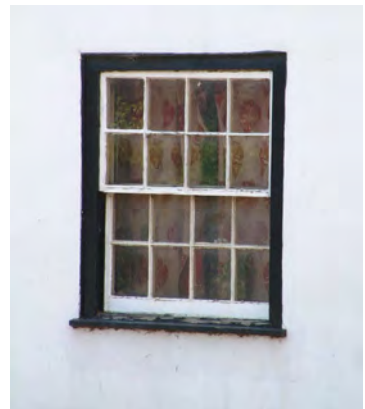


Within Milton the main historic window types were vertically sliding sashes (below and below right) and timber casement windows, set within chamfered timber frames. There were also occasionally horizontally-sliding sashes, also known as Yorkshire sashes (above and bottom right). There are now few examples left of the once common casements. The example from The Farm (top right) is a recent copy of a traditional style.



Above - horizontally-sliding multi-paned Yorkshire sash

Below - vertically-sliding sash windows (8 over 8 panes)



## STREET FURNITURE

Below - Listed Grade II K6 red telephone box (Sir Giles Gilbert Scott Design) at the north side of entrance to Mill Farm.

(grid ref. N 432, 059 / E 326, 471)



### Milton Conservation Area Phases of Designation



15th July 1971



31st January 2013

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