



Milton Conservation Society

Representing Milton and Shorefields Conservation Areas



Newsletter - Autumn 2016

www.miltonconservationsociety.com

Our Quiz Night Returns!

As the nights draw in once again we are attempting to lift the spirits with another outing for the QUIZ NIGHT! Previous years have been successful and fun and with a fish & chip supper included it's a night to enjoy. This will take place on Friday 11th November at Barons Court School from 7.00 onwards - the quiz to start at 7:30.

Why not get some friends together to make up a table or come alone as we can match you up on the night.

As last year, tickets cost £10 (£5 for children) which includes Fish and Chips or a vegetarian alternative and are available now from Tony at 15 Park Crescent or Julia at 15 Park Terrace - contact details below.

Conservation Area Responsibilities - A Regular Reminder.

Do not fit UPVC windows or doors to your property where they can be seen from the road or side road. As this is a Conservation Area any new windows or doors fitted should be in the style and material as originally fitted when the property was built. In nearly all cases that means timber.



There are many other types of work where additional planning controls apply and permission is normally only given if proposed development preserves or enhances the property's character. Demolition of buildings and work to trees are also controlled.

If in doubt, ask before you commit yourself so you don't have to pay twice. The council offers a simple guide available on its website www.southend.gov.uk - a link is also available from our website.

AGM Report

This years AGM took place on Sat 9th July with some 45 members in attendance with Councillor Garston joining us.

The Chairman summarised the day to day activities of the Executive Committee which meets every 6-8 weeks where planning applications and the society issues are discussed This year we submitted comments on 28 planning applications and noted that the Council had undertake 9 enforcements including installation of UPVC windows and satellite dishes despite our regular reminders printed in this newsletter.

On a positive note we have seen an increase in the number members asking for advice before getting work done and general interest in the heritage of the area which is visible in the number of properties being improved with care and attention to the buildings history - see Improvements article below.

The Chairman reported that he had been a judge in Southend Council's Design Awards Scheme which was set up as a means of recognising and encouraging excellence in local development.

Discussions have been held with Barons Court School to see whether there are steps we could take together such as traffic calming and parking measures to improve safety and the environment for school and residents

Thanks to all committee members for the continued efforts including the continued input of Andy Atkinson and Margaret for delivering the newsletter.

Andy Atkinson, Vice Chairman, gave a summary of the Society's other projects:

- Consultations - the Society has local and national links and is here to try and protect the local area, some parts of the community may not like what is said but the society tries to give advice not to promote the views of individuals.
- Park Road Church - ongoing concerns are raised with the council and the building is deteriorating. The Society will continue to monitor this and understands that a planning application is due to be submitted.
- Milton Gardens - there is an initiative with local groups including Friends of Milton and St Bernard's School to improve the area and address the concerns of anti-social behaviour. Members' ideas are welcome. It is currently an area used by a range of people in the community including parents and toddlers. Suggestions include retaining at least one tennis court, and changes to the boundary hedges to make a more open space.

- Hamlet Court Road area including Preston Road and Ditton Court Road -this was an area which contained many buildings of architectural interest and MCS is hoping to act as a catalyst to raise local interest see following article for latest news.

During questions the dates for replacement LED street lighting was raised which Cllr Garston agreed to find out. There is a webpage on the Council's website where details of the project are explained and progress can be found. See http://www.southend.gov.uk/info/200447/better_southend/563/challenge_fund_-_street_lighting_upgrade

Given the focus on Hamlet Court Road members were able to see a digital display of old photographs of street scenes from its Edwardian heyday.

Hamlet Court Road

Over the last few months we have been discussing how we can help regenerate



Hamlet Court Road (HCR) and the surrounding area. HCR has some amazing Edwardian architecture and a great retail history. Sadly this has declined over the years with the economic decline of British high streets and the dramatic changes with the growth of online retailing. This area is very important in our town yet has been overlooked for too long. So we have now initiated a

conservation and regeneration project which is a huge potential undertaking and requires the support of many stakeholders, not least the Council. It could fail to get off the ground but we think it is worth trying to help local people revive the area. We have already had some good responses to a local leaflet drop and anecdotally numerous people have agreed with us that the area must be helped. Hopefully the publicity will widen and everyone will have the opportunity to register their support. Watch this space for further details.....

Havens Listing

You may have seen in the Echo back in August that Haven's Store has been given Grade 2 listing by the Secretary of State. This follows an application by



our Vice Chairman which was supported by the 20th Century Society. We are particularly pleased with this designation resulting as it does from public application, rather than the local or regional authority or from Historic England itself and this shows the importance of local community groups to heritage protection

Built in the early 1930's Havens is an architecturally important regional building in the tradition of great London department stores such as Selfridges and Heals and is therefore most important in our town. Well done Andy!

More Plaudits - Improving Properties

In every newsletter we try to remind readers especially those that may be new to the area of the need to be aware of the extra restrictions that are placed on those living in a conservation area and this edition is no exception but lately there seems to be a lot of improvement work going on that deserves recognition.

A local resident remarked that our area was becoming “gentrified”. This was interpreted as becoming more “up market” so a Committee member walked round our 6 roads and had to agree that there had been great improvement in the appearance of a lot of properties.

Take **Park Road** as an example numbers **22 & 26** have had the paint removed from the brickwork so we now see the original yellow stock bricks and very nice they look too!

Amazing transformation of **number 42** - the property has been completely refurbished with new bays and roof and it looks very pristine! A complete surprise **is number 46** it looks very smart with its lick of paint well done Roy we didn't see you doing it!

Other properties to look at are **13 Park Road** - it has a look of “arts and crafts” - the owners have carried out remedial works to reflect the style of the property and have now decorated the façade and had paint removed from the re bricks- its worth a look! Also redecorated is **number 17** looking its best.

The corner of **Avenue Road/Park Crescent** has seen extensive works to the old Derby & Joan residential home. It is now 2 properties the larger part is **50 Avenue Road** which has been fully renovated to a very high standard and we are pleased to say it has been sold to a family who have become members. The smaller annex part was sold separately and is now known as **20 Park Crescent.** The developer did a good job and of course the building dates from a much later period but the renovation has improved the view.

Timber windows have been fitted to **13 Park Terrace** which completes the terrace of 3 properties all having timber windows in the original style

Last but not least **a BIG thank you** to our Chairman Tony Brown for planting up the traffic island opposite the shops in **Park Road** - it is a transformation.

There are lots of other improvements in the area too many to mention individually. The visual appearance of the Conservation Area is a great factor in

establishing the value of the properties so the better it looks the better the prices!

We wish to thank everyone who takes care of their properties not only is it in their own interest but everyone in the area benefits too!

Ps if anyone in Shorefields wishes to write a similar article about their area for inclusion in a future newsletter please let us know.

Public Participation

An interesting thing is unfolding at the moment with public participation in town planning. This was first given prominence with the Localism Act 2011 and the introduction of Neighbourhood Planning (where local people take control of planning their neighbourhood) as a form of 'Community Empowerment'. Last Monday and without much notice, the Neighbourhood Planning Bill passed the second reading stage in Parliament. It sets out some rather technical adjustments to neighbourhood planning but is still intended to strengthen this form of planning practice. At precisely the same moment and even more tucked away from mainstream reading, the senior planner at Southend-Borough Council has written an article on public participation - a most positive article it has to be said, extolling the virtues and indeed importance of public participation in local planning and 'place making'.

You can find the article here: <http://www.irishplanninginstitute.ie/why-citizens-need-be-heart-planning-and-place-making>. This is really encouraging for local conservation societies but we have to hope the Council can live up to its chief planner's fine words. Rest assured we have already pointed this out to him and the portfolio holder in the Council Cabinet.

Help and Advice

We are often asked to help residents with their queries over fences, parking or their properties. We are happy to do this but we have one qualification - you must be a member of the Society. If you have a query, make sure you are signed up and we will try to help you.

Contact Us

Chairman	Mr Tony Brown	15 Park Crescent	394094
Vice-Chairman	Mr Andrew Atkinson	28 Park Road	437722
Secretary	Mrs Julia Cannon	15 Park Terrace	340498
Treasurer	Mr Paul Cavanagh	1 Park Crescent	340498

Other Executive Members:

Jill Freeth (Park Crescent)

Neil Lands (Avenue Terrace)

Julia Lowe, Matt Mills (Park Road).

Michael Mann, Eddie Cannon (Park Terrace)

Email info@miltonconservationsociety.com

Join us

We hope you have enjoyed reading our newsletter and will want to help us continue the work.

We would like to thank previous members for their past support and invite all residents to support us for the coming year by taking out membership today. Your support is important if the society is to continue to help protect and improve our Conservation areas so they continue to be desirable places to live.

We do this by:-

- monitoring changes in the area,
- responding to all council consultations including planning
- keeping the council informed about members' concerns
- awarding plaques for good conservation practice for buildings and gardens and most recently for historic commemoration.
- funding the creation and maintenance of the flower bed at the junction of Park Road and Avenue Road to replace the broken wooden planter.

As a member you can (on production of your membership card) benefit from discounts at Celco Lighting and The Frame Shop, both on London Road. You can also apply for a free English Heritage day pass.

Please complete the application form overleaf and return it in an envelope with your subscription to The Hon Treasurer, No 1 Park Crescent.

Application for Membership

Name(s) of Adults	
Address	
Email (optional)	
Phone No	

I apply for membership of Milton Conservation Society and enclose £8.00 annual subscription for my household

Signed.....