

# LAND AT HURST FARM, MILFORD, SURREY

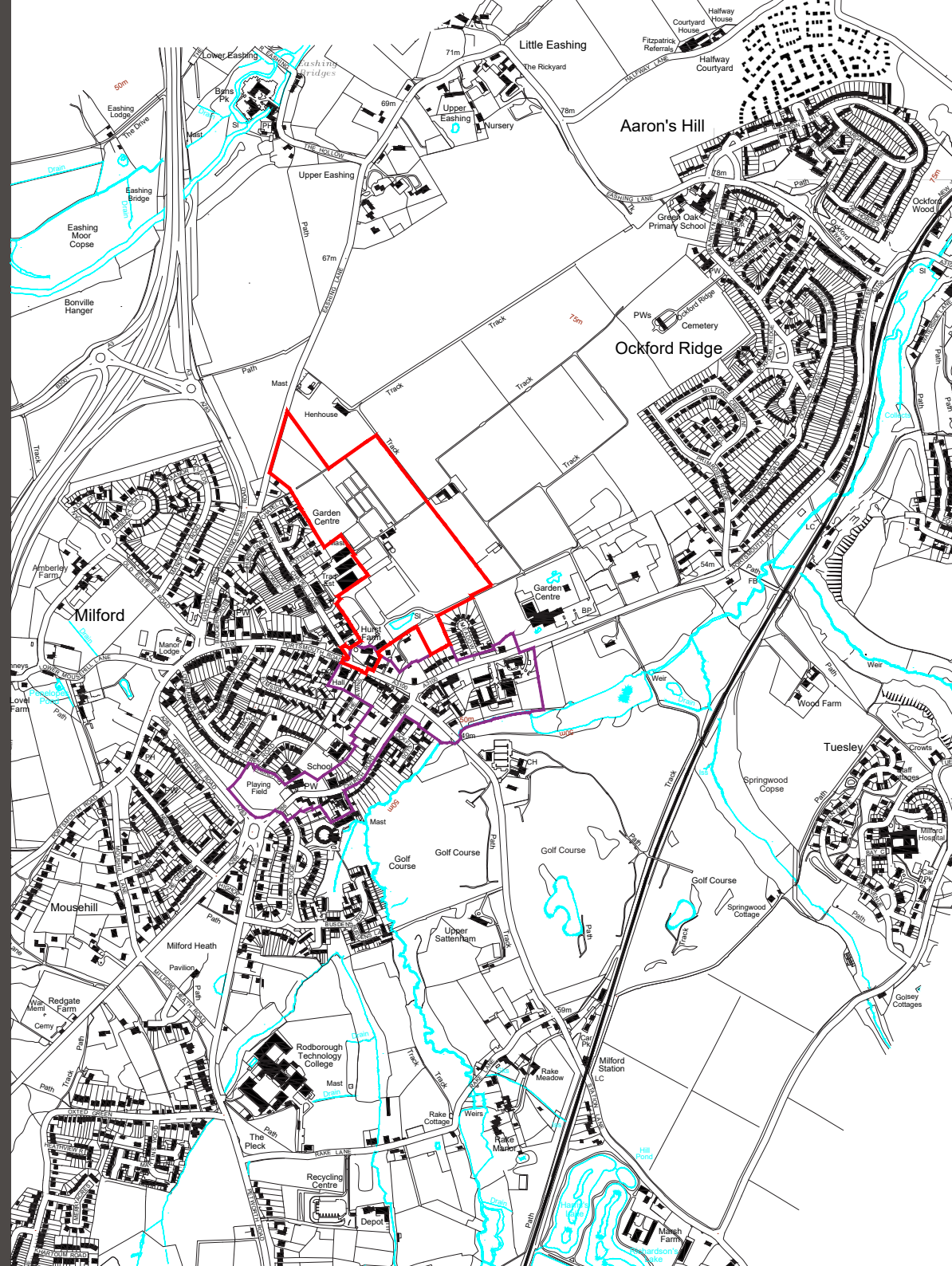
Local Character Assessment

March, 2022

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HOMES



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# 01

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# Introduction

## 1.1 Purpose

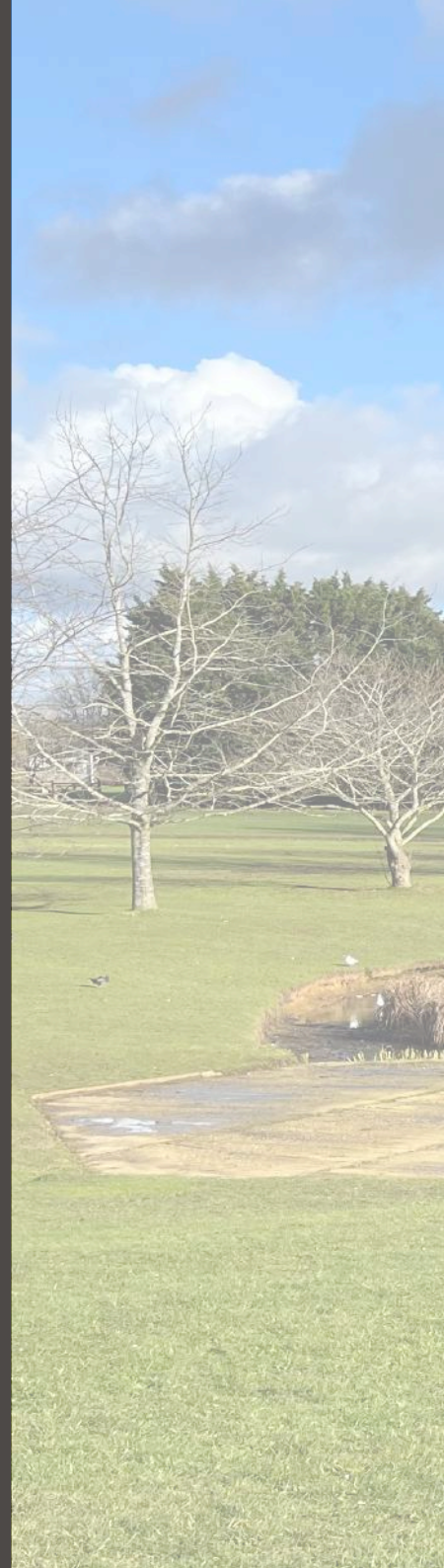
- 1.1.1 This Local Character Assessment has been prepared by The Noble Consultancy on behalf of Bewley Homes, in support of an application for a residential-led, mixed use development at Hurst Farm, Milford.
- 1.1.2 The purpose of this document is to gather an understanding of the local character and vernacular within Milford to inform the development proposals.

## 1.2 Scope

- 1.2.1 This Local Character Assessment provides a brief introduction to the site and the local planning context. This document goes on to assess the historic growth of the village and assess the predominant architectural features of various residential character typologies.
- 1.2.2 A tissue analysis of built form characteristics examines urban grain, form, scale, appearance, parking arrangements, boundary treatments and associated public open space provision. The specimen areas are limited to the historic core of the village (including the Milford Conservation Area), several typologies surrounding the application site, as well as more contemporary additions at the edge of the village.

# 02 Context

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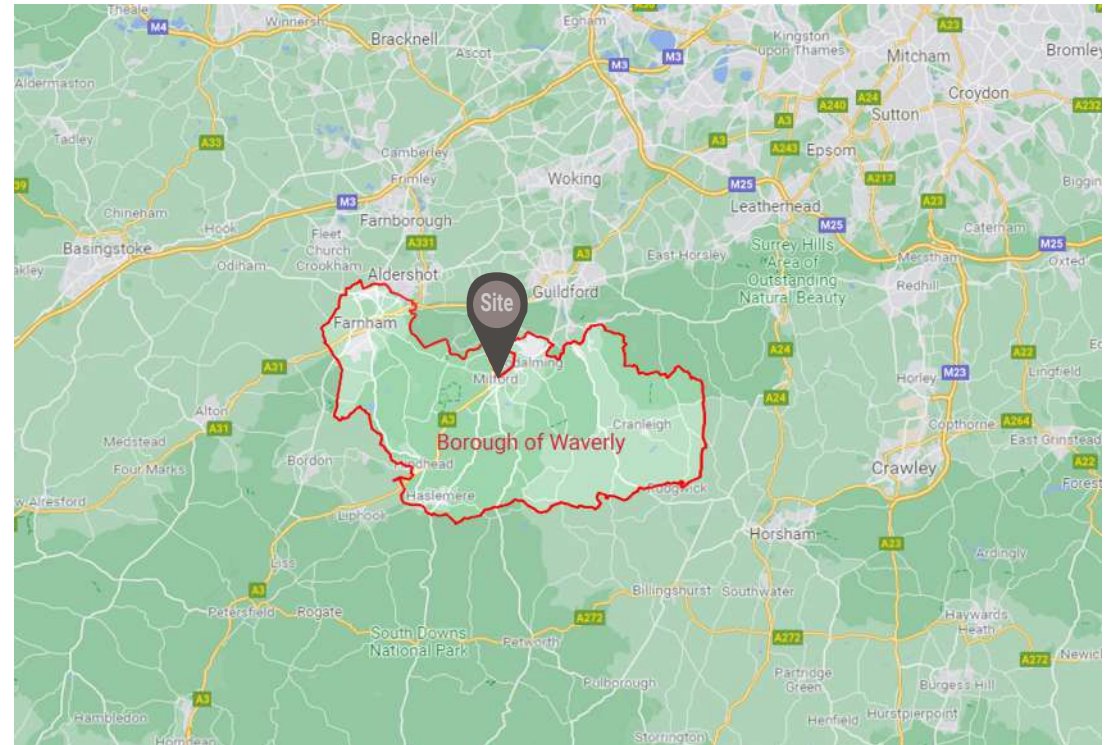




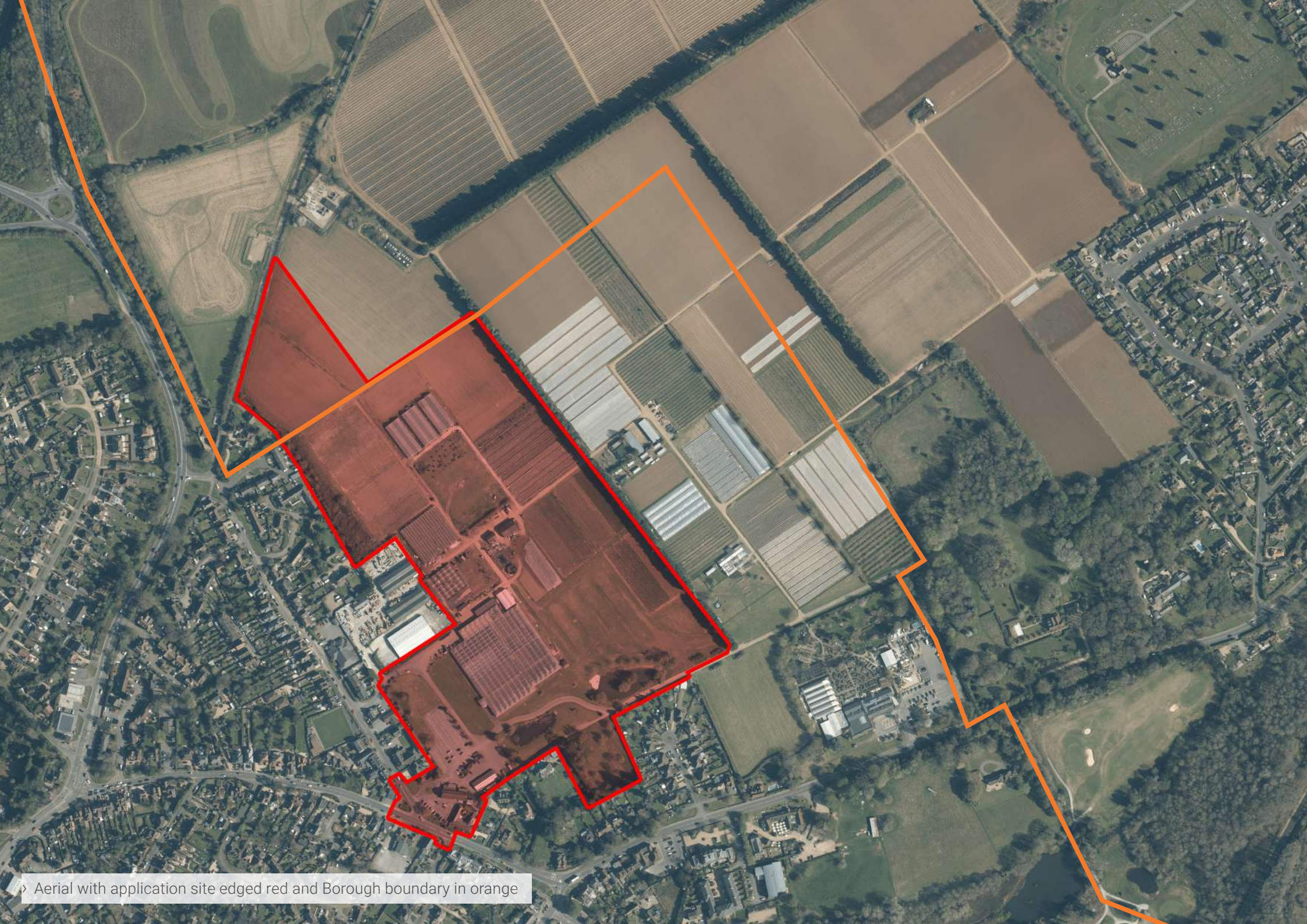


## 2.1 The Site

- 2.1.1 The site is located within the Surrey village of Milford and occupies the western part of Hurst Farm. The application site straddles two local authority boundaries; the majority of the site falls within Waverley Borough Council while the northernmost part of the site falls within Guildford Borough Council.
- 2.1.2 The application site comprises the Secretts farm shop buildings at the site entrance, just off Portsmouth Road, two duck ponds along the southern boundary, with the balance of the site still used as the working Hurst (Secretts) Farm.
- 2.1.3 The southern boundaries are defined by dwellings at Meadow Close and along Portsmouth Road (A3100); many of which are located within the Milford Conservation Area with several Grade II Listed and Locally Listed Buildings.
- 2.1.4 Existing residential development off Chapel Lane, of lesser architectural merit, as well as The Hurst Farm Surgery and existing timber yard form the western boundary.
- 2.1.5 The existing boundary is defined by a large linear grouping of conifers which provide a visual break between the balance of the retained Secretts Farm beyond and the open countryside. Eashing Lane forms the northern boundary.



› Map showing location of Milford at the within Borough of Waverley



▶ Aerial with application site edged red and Borough boundary in orange

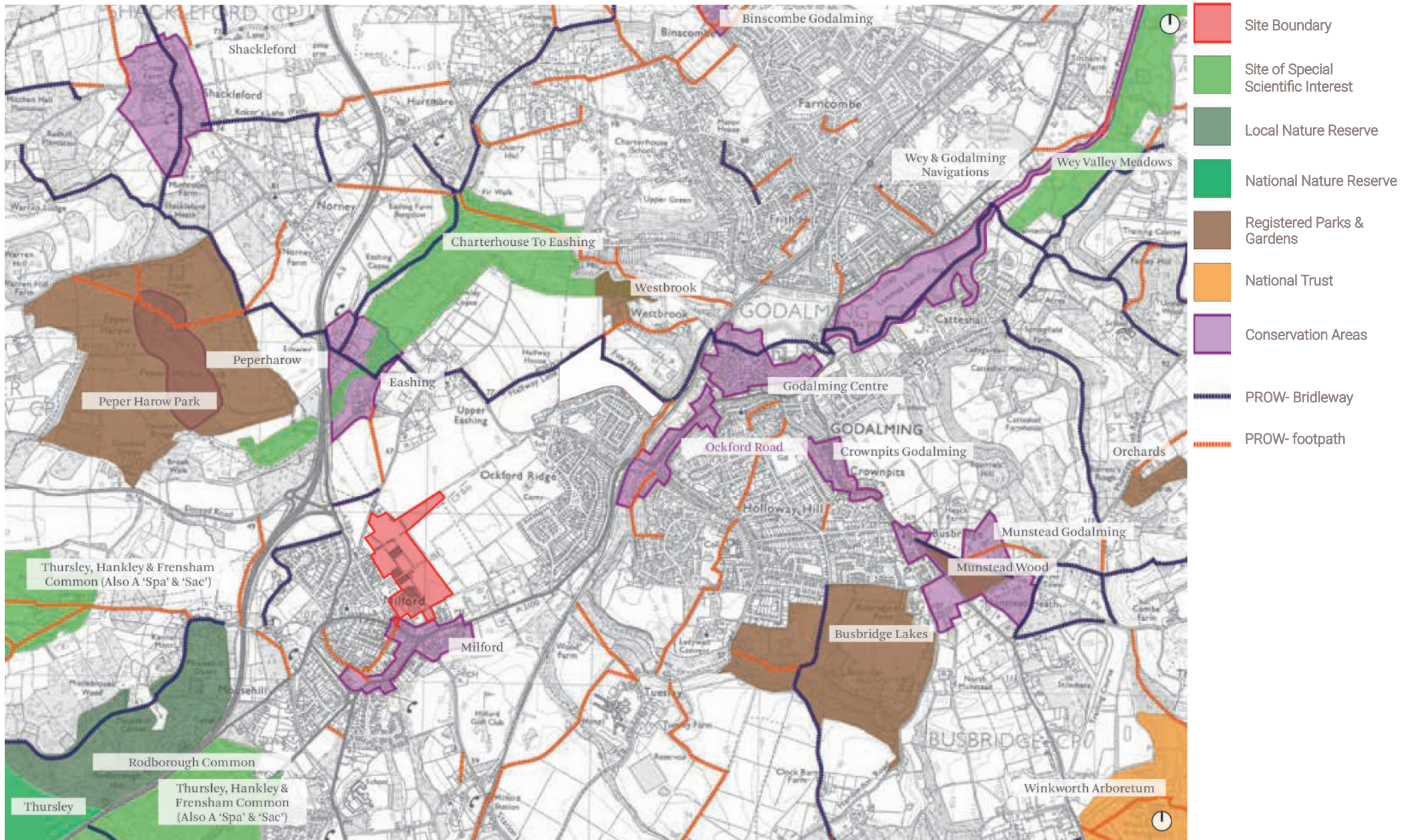
## 2.2 Planning Context

2.2.1 Several key national, local policy and Supplementary Planning Documents (SPD) have influenced these development proposals. A selection of the documents referred to are shown below.



Milford	
<b>Streets and Public Realm</b>	Milford has also been shaped by historic transport routes, natural features and topography. Buildings tend to front streets and spaces, thus creating a strong frontage and enclosure. Cul de sac arrangements can be found off the main streets; in these, buildings show two main patterns: strong linear arrangements of buildings facing the streets or organic arrangements of buildings creating small residential enclaves.
<b>Pattern and Layout of Buildings</b>	There is a good mix of housing in Milford. Most frequent are detached houses and, less frequently, semi-detached and terraced houses.
<b>Building Heights and Roofline</b>	Building heights vary between one and two storeys. Typically the roofline is either pitched or hipped and most buildings have chimneys and gabled dormers on the roofs.
<b>Car Parking</b>	There are different approaches to car parking within the village. A characteristic of the village is garage parking either on the plot or on adjacent plot shared with other properties. Other parking modes include: parking in the front garden, parking on the side of the house and on-street parking.

› Summary of Milford local character, Witley Design Guide (2019)



> Plan showing Public Footpaths. areas of landscape, conservation and of heritage importance with application site edged red.

# 03

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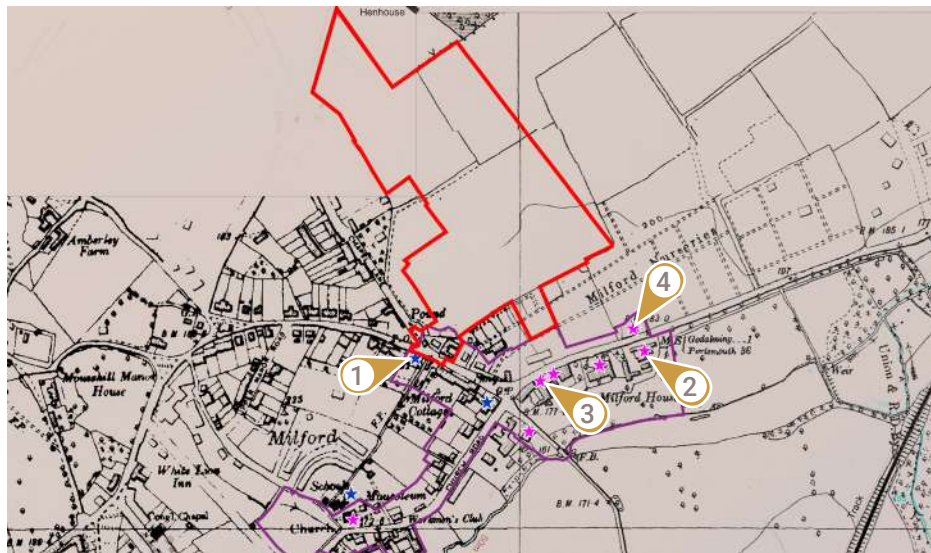
## Character Assessment





### 3.1 Historic Growth

- 3.1.1 Milford developed around the historic core that dates back to the 16th century. Milford Conservation area sits south of the site, with a number of Grade II Listed Buildings and Locally Listed Buildings.
- 3.1.2 The village gradually expanded around the core leading up to the WWI. Buildings of high aesthetic architectural value are present with arts and craft detailing.
- 3.1.3 Larger growth of the village can be identified in the early 20th century with a significant expansion in the second half of the 20th century.
- 3.1.4 More recently, a number of further contemporary developments have been built or are under construction within the village.



› Historic Map Reference



① Milford Village Hall, Portsmouth Road - Locally listed building



② Dovecot in the grounds of The Refectory, Portsmouth Road - Listed building, Grade II



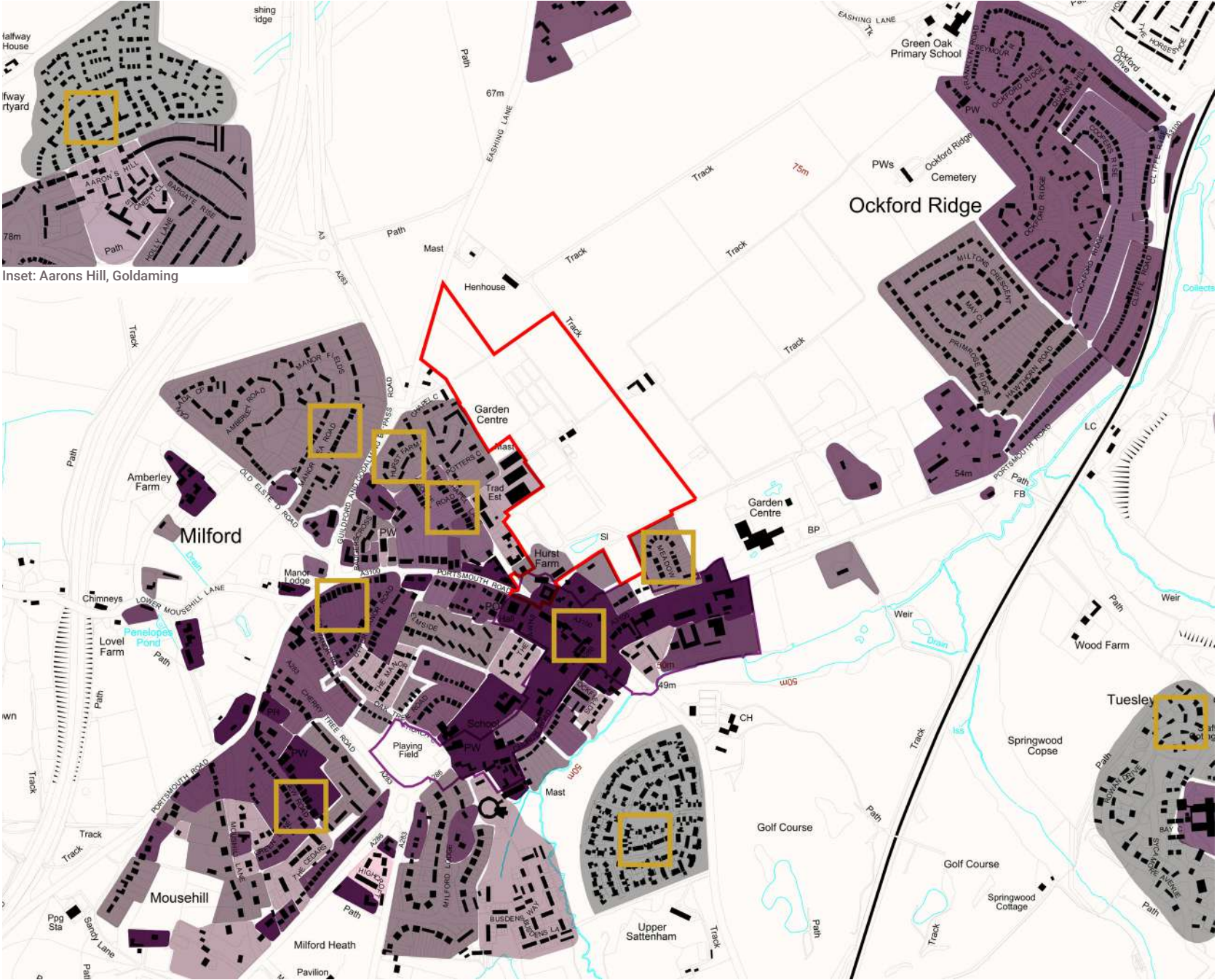
③ The Old House, Portsmouth Road - Listed building, Grade II



④ Turnpike Cottage, Portsmouth Road - Listed building, Grade II



- KEY:
-  up to 1874
  -  1875 to 1898
  -  1900 to 1919
  -  1920 to 1938
  -  1938 to 1961
  -  1962 to 1996
  -  1997 to present

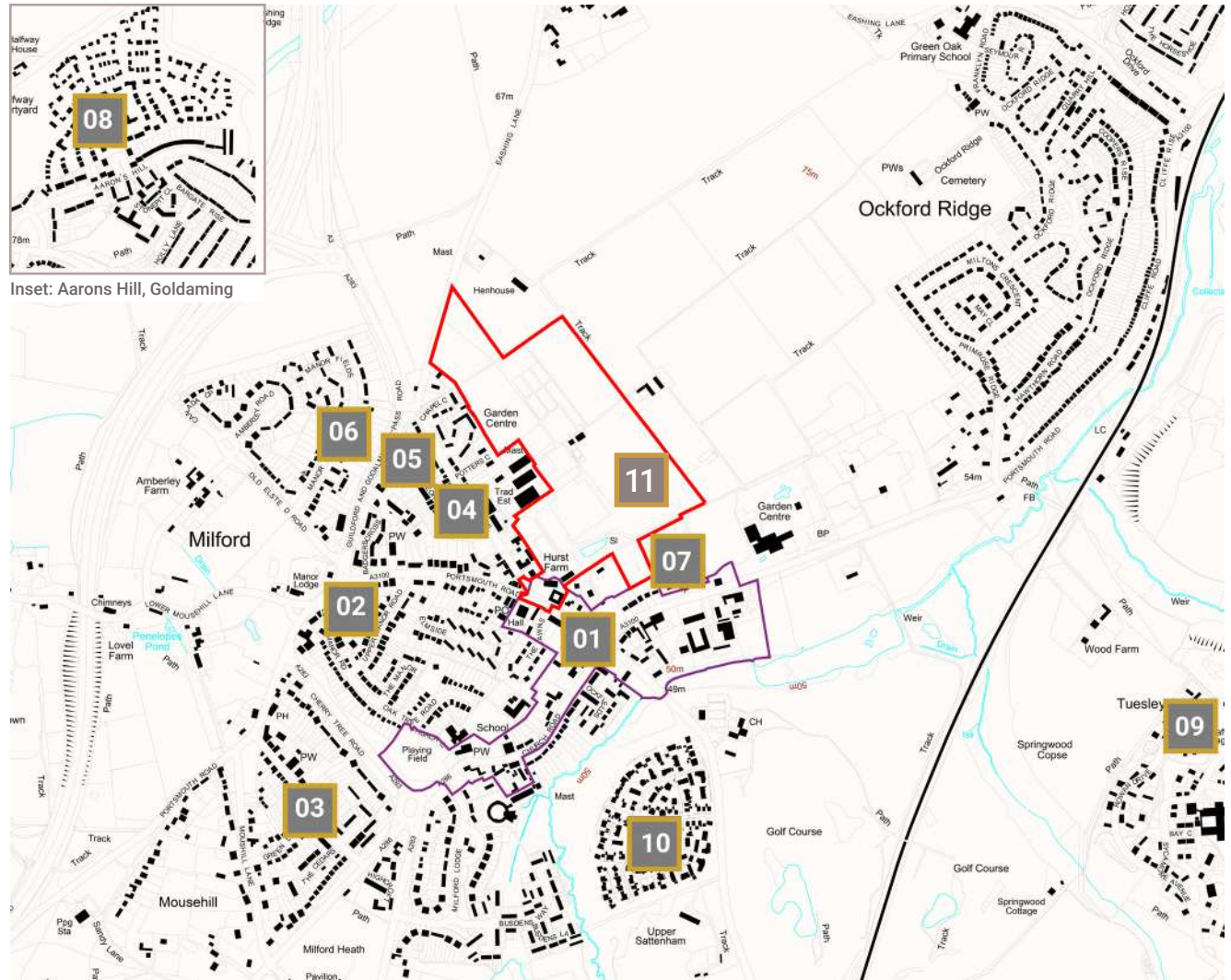


> Historic Growth Plan

### 3.2 Character Precedents

3.2.1 A tissue analysis of built form characteristics examines urban grain, form, scale, appearance, parking arrangements, boundary treatments and associated public open space provision. The specimen areas are limited to the historic core of the village (including the Milford Conservation Area), several typologies surrounding the application site, as well as more contemporary additions at the edge of the village.

3.2.2 The plan opposite shows the location of the sample character areas that have been assessed.



› Figure ground plan showing site within context of surrounding built form with location of tissue analysis areas.

### 3.3 Historic Core / Milford Conservation Area/

#### PORTSMOUTH ROAD, MILFORD

- 3.3.1 The settlement emerged in the early medieval period. Milford Conservation Area sits immediately south to the application site with several examples of period buildings built up to 1874.
- 3.3.2 The form and architectural detailing is rich in architectural features with use of predominantly two storey buildings. Decorative elements of hanging tiles, oriel bay windows, tudor boarding and half hipped roofs are common features.
- 3.3.3 The following architectural features are prevalent within the area:



01



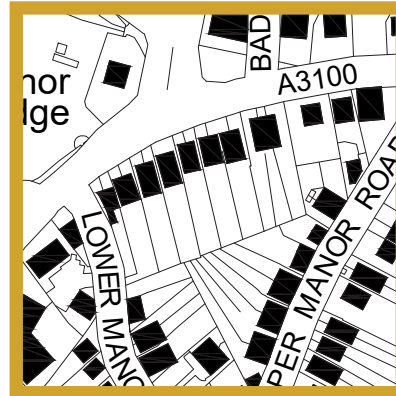
Attributes:	
Density	Low density- 12 dph
Block Structure	Built along historic transport routes with buildings facing the street . Large plot depths.
Form & Scale	Predominantly 2 storey dwellings with a mix of eaves and gable fronted roofs with half hipped roofs and dutch gables; lean-to porch details with use of single and two storey bay windows; some with chimney stacks and dropped eaves.
Parking	On-plot to the front of dwellings
Materials & Detailing	Predominantly red brick with contrasting arched/ splayed brick heads and cill details. Bay windows and two storey projecting bays with gables are prevalent. Some rendered facades; decorative ridge detailing , brick chimney stacks are predominant; facing gables with tile hanging or tudor boarding and black timber weatherboarding. Some dropped eaves with gablets and oriel bay windows in projecting gable frontages
Front Boundary Treatments	Block paved driveways with a predominantly dwarf stone walls and occasional hedge rows
POS	N/A



### 3.4 Victorian architecture (1875- 1898)

#### PORTSMOUTH ROAD, MILFORD

- 3.3.4 Milford almost doubled in size by the end of the 19th century as the settlement expanded significantly to the west and south around the historic core.
- 3.3.5 The form and architectural detailing is rich and aesthetically pleasing. Predominantly two storey buildings with decorative elements of quoining, brick banding, fascias and bay windows with gabled or hipped canopy porches.
- 3.3.6 The following architectural features are prevalent in the area:



02

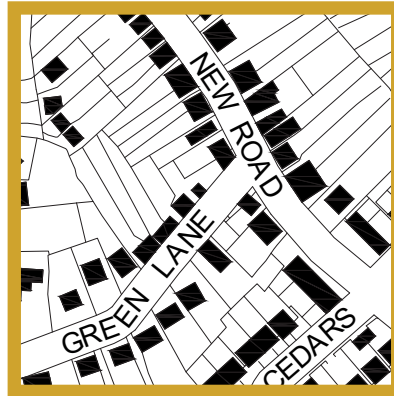
Attributes:	
Density	Medium density- 19 dph
Block Structure	Predominantly semi-detached houses facing the main road with generous rear gardens.
Form & Scale	2 storey dwellings with gabled, hipped or half hipped roofs. Some projecting entrance porches. Feature red brick chimney stacks are prevalent.
Parking	On-plot to the front of dwellings on private drives.
Materials & Detailing	Red brick or stone facing material with contrasting quoining, arched or splayed window heads and quoin surrounds; common use of ground floor bay windows. Some use of dropped eaves with decorative gablets. Various colour fascias with some timber detailing. Predominantly white windows with glazing bars.
Front Boundary Treatments	Dwarf brick walls with some metal railing or dense hedgerow.
POS/ Landscaping	N/A



## Victorian architecture (1875- 1898) cont.

### NEW ROAD, MILFORD

- 3.4.1 Built between 1875 and 1898, a residential extension of the settlement mainly to the south and to the west around the historic core.
- 3.4.2 Two storey dwellings with gabled projections are common. Red brick is the primary facing material with decorative contrasting colour brick to window heads and surrounds and quoining. Tudor boarding is often used
- 3.4.3 The following architectural features are prevalent in the area:

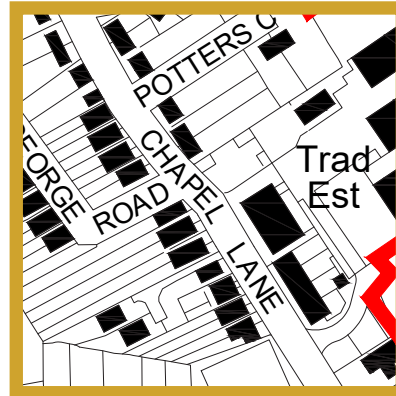


Attributes:	
Density	Medium density- 23 dph
Block Structure	Detached and semi-detached houses with deep front gardens in linear building line
Form & Scale	2 storey dwellings with a mixture of hipped, eaves fronted and gabled roofs. Some projecting single storey lean-to or hipped entrance porches; occasional chimney stacks
Parking	On-plot to the front or side of dwellings, some on-street parking
Materials & Detailing	Multi red brick with contrasting quoining, arched or splayed window heads and quoin surrounds; some use of ground floor bay windows; white or black fascias; some gables with tudor boarding. Predominantly white windows with glazing bars
Front Boundary Treatments	Dwarf brick or stone walls or low hedgerows
POS/ Landscaping	N/A

### 3.5 Edwardian architecture (1900- 1938)

#### CHAPEL LANE, MILFORD

- 3.4.4 This area developed in the early 19th century with dwellings built around some earlier buildings.
- 3.4.5 The form and architectural detailing continues to be classical with hanging tiles and hipped roofs. Decorative contrasting brick banding and coining prevalent with facing materials of brick, stone and render. Ground floor bay windows and lean-to porches are a common feature.
- 3.4.6 The following architectural features are prevalent in the area:



04

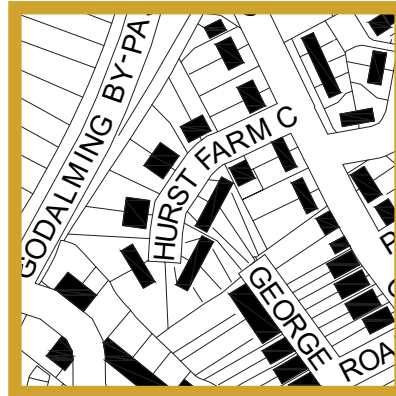
Attributes:	
Density	Medium density- 21 dph
Block Structure	Predominantly semi-detached houses with some detached dwellings arranged in a linear building line
Form & Scale	2 storey dwellings with gabled, half hipped or eaves fronted roofs, some projecting lean-to entrance porches, occasional use of red brick chimney stacks.
Parking	On-plot to the front of dwellings on private drives
Materials & Detailing	A mixture of red brick, stone and render facing material with use of rich architectural detailing, including contrasting brick bands, tudor boarding and decorative window heads and surrounds. Common use of ground floor bay windows. Predominantly white windows with glazing bars with white or coloured entrance doors.
Front Boundary Treatments	Use of dwarf stone walls, timber fencing or hedgerow to demarcate front boundary.
POS/ Landscaping	N/A



### 3.6 Post war (1939- 1961)

#### HURST FARM CLOSE, MILFORD

- 3.5.1 Residential extension of the settlement to the north, built in the 1960's.
- 3.5.2 Use of linear, repetitive and symmetrical building forms. Projecting elements are typical with gabled eaves or hipped roofs with use of chimneys. Facing material is red brick to predominantly two storey dwellings.
- 3.5.3 The following architectural features are prevalent within the area:



05

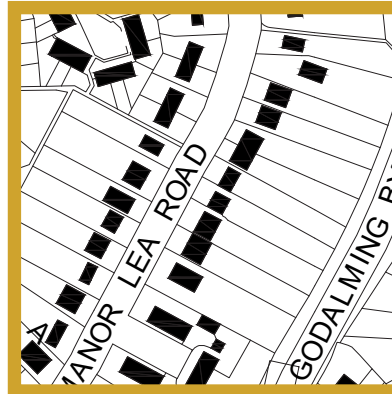


Attributes:	
Density	Medium density- 17 dph
Block Structure	Infill land with buildings arranged in a cul-de-sac
Form & Scale	2 storey dwellings with a mix of gabled and hipped roofs, with two storey projections; brick chimney stacks are prevalent
Parking	On private on-plot driveways to the front of dwellings
Materials & Detailing	Red brick with some tile hanging to first floor; dark fascias and boxed eave details with corbeling. Lean-to or flat roof porches; predominantly white entrance doors with some glazed side lights; white windows with glazing bars;
Front Boundary Treatments	A mix of timber fencing, low brick wall, hedgerow or open landscaped front gardens
POS/ Landscaping	N/A

## Post war (1939- 1961) cont.

### MANOR LEA ROAD, MILFORD

- 3.6.1 Residential enclave to the north-west of the A283.
- 3.6.2 A mix of forms are used that are at odds with the local vernacular, however some buildings wear the classic Milford features of tile hanging and tudor boarding with the use of red brick and render. Some dwellings are vertically emphasised with narrow two storey projections and some with asymmetric forms that are not used elsewhere in the local vernacular.
- 3.6.3 The following architectural features are prevalent within development:



06



Attributes:	
Density	Low density- 17 dph
Block Structure	Development backs onto A283 by-pass with internal cul-de-sac arrangement. Dwelling have generous amount of private amenity space to the front and rear.
Form & Scale	2 storey dwellings with hipped and half-hipped or gable roofs with occasional dormers and asymmetric forms. Occasional use of brick chimney stacks
Parking	On-plot to the front or side of dwellings
Materials & Detailing	Red brick or render facing materials with occasional use of weatherboarding and tudor boarding with white render. No window heads or cills; mixture of white and black rainwater goods with predominantly white barge and fascia boards
Front Boundary Treatments	Block paved driveways with a mix of dwarf stone walls, hedgerows and timber fencing
POS/ Landscaping	Centralised areas of open space that are well overlooked

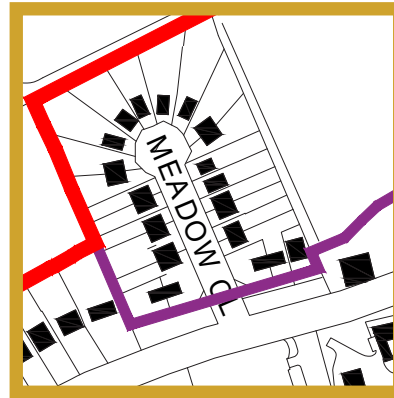




## Post war (1939- 1961) cont.

### MEADOW CLOSE, MILFORD

- 3.6.4 Cul-de-sac development off Portsmouth Road immediately south of the site. The development sits directly opposite the Grade II Listed Milford House and The Refectory.
- 3.6.5 A sympathetic response to the local Milford Conservation Area context. The form, detailing and materials are typical of Milford. Two storey dwellings. Primary facing material is red/ brown brick with brown clay tile roofs.
- 3.6.6 The following architectural features are prevalent within development:



07



Attributes:	
Density	Medium density- 23 dph
Block Structure	Cul-de-sac arrangement with dwellings fronting the street
Form & Scale	2 storey dwellings with hipped roofs with occasional dutch gable details; projecting single storey bays incorporating entrance; central chimney stacks
Parking	On-plot to the front and side of dwellings
Materials & Detailing	Multi red brick with no window hear or cill details; black rainwater goods with predominantly white barge boards
Front Boundary Treatments	Block paved driveways, typically with a mix of dwarf stone walls and hedgerows
POS/ Landscaping	N/A

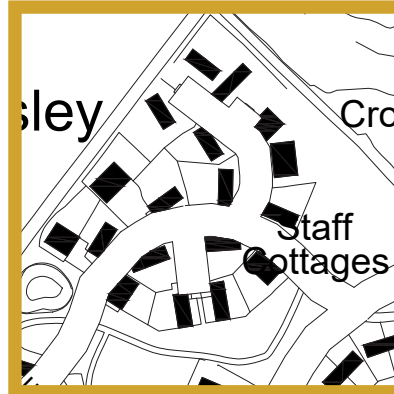


### 3.7 Contemporary

#### LEITHFIELD PARK, UPPER TUESLEY, MILFORD

3.6.7 This is a recently completed development, for 108 new dwellings at the old Milford Hospital site. This development consist of very large detached houses with generous gardens. The proposed character is contemporary, with floor to ceiling windows a modern interpretation of the details and materials used in Milford. Elevations are often busy.

3.6.8 The following architectural features are proposed within this development:



08



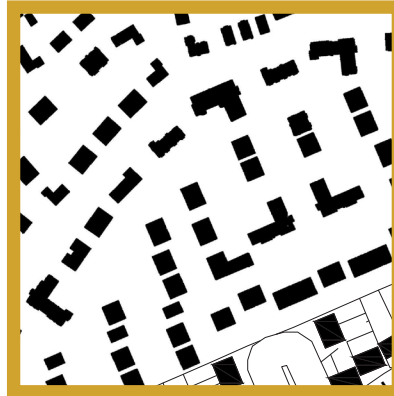
Attributes:	
Density	Low density- 12 dph
Block Structure	Lose arrangement of dwellings more akin to an Alpine ski-resort.
Form & Scale	Predominantly 2 and a half storey dwellings with offset gable projections and high pitched roofs. Building forms resemble rural barns
Parking	In integrated garages and private driveways
Materials & Detailing	Rich selection of facing materials include pastel colour render, red brick and vertical weatherboarding. Windows often emphasised with vertical panel of contrasting colour and material. Dark brown and red roofs with veluxes. Predominantly grey window casements, garage and entrance doors and some natural colours
Front Boundary Treatments	Open landscaped private space to front gardens. Boundaries defined by shrub planting
POS/ Landscaping	Abundant amounts of open space integrated around the buildt form



## Contemporary cont.

### OCKFIELD PARK, AARONS HILL, GODALMING

3.7.1 Currently under construction, this development will consist of 262 new dwellings at Aarons Hill. This is a well considered contemporary interpretation of the Milford vernacular. A key feature is the modern take on the gable chimney stacks. Clean building lines and use of fashionable, of the moment details are used such as contemporary window bay and door canopy details, asymmetric roof forms and pulled brick detailing.



3.7.2 The following architectural features are proposed within this development:

09



Attributes:	
Density	Medium density- 33 dph
Block Structure	Outward facing perimeter block structure
Form & Scale	Predominantly 2 storey dwellings with asymmetric roofs, projecting two storey bays; feature chimneys form part of the facing elevations with flush vertical projections. Mixture of detached, semi and terraced arrangements in block structure
Parking	On-plot to the front of dwellings
Materials & Detailing	Mixture of red and orange bricks with pulled brick detail panels to windows. Contrasting colour brick banding and flat roof porches. Doors and windows are predominantly grey, with no glazing bars. Black rainwater goods
Front Boundary Treatments	Block paved driveways with a mix or close board fencing, low brick or stone wall or low hedge
POS/ Landscaping	Integral open space included as the wider masterplan



### 3.8 Recently Approved

#### STATION LANE, MILFORD

- 3.7.3 This is a recently approved development for 190 new dwellings at the Land Opposite Milford Golf Club, Station Lane, Milford (WA/2019/1095).
- 3.7.4 This proposed development is traditional in appearance with predominantly red brick facing material, occasional use of render and weatherboarding, brick detailing to windows and door heads, rich, varied roof scapes that are reflective of the local character.



10



Attributes:	
Density	Medium density- 28 dph
Block Structure	Outward facing perimeter block structure with largely linear grouping
Form & Scale	Predominantly two storey dwellings with occasional gable projections with pitched roofs. Building forms are traditional
Parking	Frontage parking or garages to private driveways
Materials & Detailing	Rich selection of facing materials include pastel colour render, red brick and horizontal weatherboarding. Brick detailing to window and door heads. Further detailing include, glazed balconies to key elevations, brick or recon stone banding, tile hanging to gables and robust timber posts to balconies. Grey or dark brown garage and entrance doors; dark brown and grey roofs with occasional use of red brick chimney stacks.
Front Boundary Treatments	Open landscaped private space to front gardens. Boundaries defined by shrub planting
POS/ Landscaping	Large retained green buffer with play areas to the perimeter of the development and small area of linear central POS.

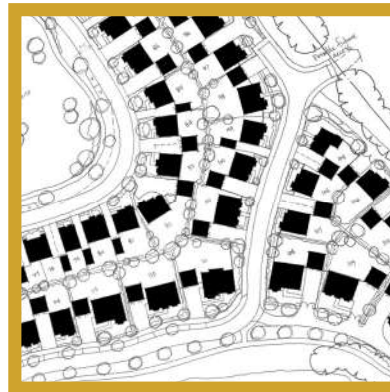


### 3.9 The Proposal

#### LAND AT HURST FARM, MILFORD

3.8.1 The proposals are designed to respond to the intrinsic local character of Milford, in terms of layout, scale, form appearance and detailing. materials and detailing will provide a sympathetic response rather than try to create an altogether new contemporary character typology.

3.8.2 The following architectural features are proposed within this development:



11



> Hanging tile gable detail.



> Tudor gable detail with render.



> Brick corbeling



> Contrasting brick quoins



> Brick splayed heads and sills



> Front elevation of contemporary Georgian porch



> Dual aspect porch detail.



> Ground floor bay window and first floor oriel bay window

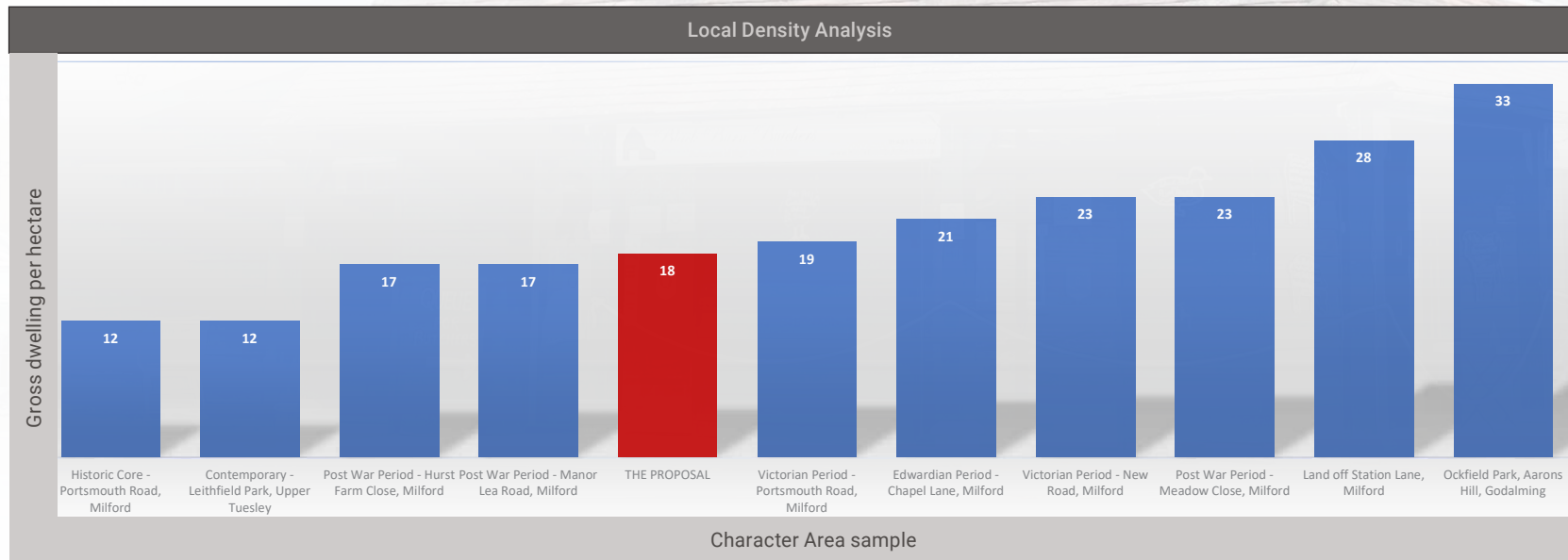
Attributes:	
Density	Low density- 18 dph.
Block Structure	Outward facing perimeter block structure.
Form & Scale	All 2 storey dwellings with asymmetric roofs, projecting two storey gables and bays with oriel bay windows to match vernacular. Feature chimneys to be introduced on key buildings. Mixture of detached, semi and terraced arrangements in fluid block structure.
Parking	On-plot to the front or side of dwellings with additional visitor parking on street.
Materials & Detailing	Predominantly red brick with Buff reconstituted stone and contrasting red brick detailing to key buildings. Mixed palette of pastel doors colours proposed to provide countryside feel. Detailing to match local character.
Front Boundary Treatments	Predominantly hedge and shrub planting to define boundaries and green streets.
POS/ Landscaping	Abundant amount of open space between residential blocks to maximise views over open space.

### 3.10 Density Comparison

- 3.10.1 The local density analysis chart below demonstrates how the proposal compare with the numerous specimen character areas within Milford.
- 3.10.2 It is clear that the Proposals for 220 dwellings provide an appropriate low density responseto the setting and do not constitute over-development.



Sample Area	Gross dph
Historic Core-Portsmouth Road, Milford	12
Contemporary- Leithfield Park, Upper Tuesley	12
Post War Period- Hurst Farm Close, Milford	17
Post War Period- Manor Lea Road, Milford	17
<b>The Proposal, Land at hurst Farm, Milford</b>	<b>18</b>
Victorian Period- Portsmouth Road, Milford	19
Edwardian Period- Chapel Lane, Milford	21
Victorian Period- New Road, Milford	23
Post War Period- Meadow Close, Milford	23
Land off Station Road, Milford	28
Ockfield Park, Aarons Hill, Godalming	33



# 04

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## Conclusion

This assessment has identified the various typologies found within Milford. The majority of samples selected are sympathetic to the historic character of the village. Generally, the built form within the historic core and to the south and west of the application site have more architectural merit. Later 20th century developments are generally less fussy with less architectural importance.

Common materials and detailing within the village have been identified and proposals will seek to reflect these.

The application site is located at the centre of Milford, immediately adjacent of the Conservation Area, and thus should seek to resemble the historic character of the immediate built form rather than seek to create a new contemporary character area, such as taking place at the edge of the village.

LAND AT HURST FARM,  
MILFORD, SURREY

