

Character Assessment :Southern arc- Milkwall and Tufthorn

Location

Milkwall and Tufthorn are contiguous areas of settlement located in the southernmost extremity of Coleford parish.

To the south, Milkwall is separated from the eastern arc of Coleford by the Forest of Dean Golf Course and by Gorsty Knoll. To the north of this southern arc, Tufthorn adjoins the rest of Coleford at the Old Station Way/High Nash traffic lights. Tufthorn is also adjacent to the Stepbridge Road Industrial Estate

Landscape

Tufthorn occupies a low ridge running from north to south. Consequently there is a drop on either side of the road, to the Stepbridge Industrial Estate in the east and to the B4228 in the west.

From the Tufthorn Road/Station Road junction there is a slope down to the north and north-east to the floor of a distinct valley which acts as a natural boundary between Milkwall and Gorsty Knoll and the southern end of the eastern arc of settlement.

This valley floor was once utilised by a railway line, linking the industries to Lydney for transport out. This way now is used as a cycle path and footpath connecting Milkwall to the town centre: a significant routeway also for walking/cycling visitors (see SA3).

To the south the 200m elevation is maintained through the focus of Milkwall at the Tufthorn Road/Station Road junction and along Lambsquay Road (SA2) to the junction with the B4228 at the Lambsquay Hotel.

Tufthorn Road/Avenue has little in the way of green and natural features apart from gardens, but a belt of deciduous woodland exists behind the houses on the western side of the road. This woodland is only glimpsed from the area but is a very obvious feature when viewed from the B4228 (see SA2).

There is a small field of pasture at the northern end of Tufthorn where it meets Old Station Way.

Milkwall is predominantly a residential area showing a variety of streetscape, with 19C and very recent housing development. Gardens vary too from large mature gardens to open plan and virtually on street frontage.

The southern part of Milkwall, along and between the Lambsquay and Ellwood Roads has a much lower density of settlement and the residential area eventually merges into meend and dense mixed woodland with ponds, drainage ditches and disused quarries.

On the western and southern edges, the meend, forest and fields are populated with a variety of birds and small mammals. The cycle path forming the eastern boundary provides a line of trees and bushes. It is a definite wildlife corridor, bordered with banks and crossed with linking footpaths.

In the north-eastern area of Milkwall there is a small paddock and a football ground.



SA1. Milkwall, across the golf course toward the east, Palmers Flat & forest, the other side of the valley



SA2 view across to Lambsquay



SA3 Cycle track approaching Station Rd Milkwall

Settlement character

Tufthorn Road/Avenue area consists of a mainly straight road with three culs-de-sac off.

Predominantly residential, there is a cluster of several factories at the northern end and at the entrance to the Stepbridge Industrial Estate halfway along the road (see SA4).

The linear pattern of housing, generally shows small front gardens and much longer back gardens. To the north a short row of late twentieth century detached housing faces the industrial units on the eastern side of Tufthorn Avenue.

The southern end of Tufthorn, beyond Edenwall Road, has mainly individually designed detached and semi-detached houses dating from the late nineteenth and early twentieth century.

These properties link Tufthorn to Milkwall and their style is more contemporary with Milkwall.

The majority of houses in Tufthorn Avenue are of a uniform design, semi-detached mid-twentieth century former council houses, now either privately owned or administered by Two Rivers Housing Authority. Many of these properties have been recently refurbished.

There is little vegetation visible along Tufthorn Avenue.

As most of the houses do not have garages there is a large amount of on-street parking, although a few houses have used part of their front garden.

There are two developments off Tufthorn Avenue. One is a small close of bungalows with elderly residents. The other is a recent development of mainly semi-detached houses, but also containing some short rows of terraced housing.

The focus of Milkwall is around the Tufthorn Road/Station Road/ Lambsquay Road junction where there is a corner shop, public house and, until recently, Milkwall Club [now a soft furnishing manufacturing and retail unit]. There is a First World War hut which is the village hall located to the east 200m along Station Road (SA7)

SA7.Looking uphill along Station Road with Milkwall Hall on the left in middle distance



SA4 Note the straight linear look of housing and the poor condition of Tufthorn Ave near the junction with Stepbridge Road, the industrial area. The bungalows, right, are for older people



SA5 Older individual properties facing onto the street



SA6 Refurbished council house style properties with limited on plot parking





SA8.Shop and Inn at key junction



SA9.Former social club now a soft furnishing company, moved out from Coleford town centre

The largest area of housing in Milkwall is in the zone bounded by Tufthorn Road in the west, Edenwall Road to the north, Station Road to the south and the cycle path/former railway line to the east with Forest Road cutting through the area. There are two pedestrian access points to the cycle path along this stretch.

The majority of the houses are of individual design but largely stone or rendered cottage or villa style. They are detached or semi-detached, dating from the late nineteenth and early twentieth centuries but with some more recent infill. The houses follow the road pattern and front on to it closely, but most are on large plots with substantial back gardens. As miners were issued with coal, chimneys are the norm for 19C houses.

Some roads have been altered with recent developments and infill to allow for parking and easier access(SA11).

Within this area there is also a late twentieth century estate development numbering approximately 100 houses This estate is accessed from Station Road and has no through routes.

There are a number of closes off Primrose Drive. There is also a pedestrian access from Forest Road through a grassed area with trees. Within this estate there are several other green areas including a designated children's play area with equipment. Some mature trees have been retained.



SA10.Use of local stone and brick in 19C construction, with chimneys as local coal was used for fires; larger back than front gardens to provide for vegetable plots.



(SA11)



SA12 Play area off Primrose Drive; open plan frontages

There are several house designs and a mix of short terraces, detached and semi-detached houses. They are of brick and tile construction. The front gardens are mainly open plan and in some cases converted into additional parking (SA13).



(SA13)

To the south of the Station Road/ Tufthorn Road junction, along Lambsquay Road and Ellwood Road, the settlement varies. The density is lower with most of the properties fronting the roads on substantial plots or with open land/meend between properties. Most properties have ample off-road parking or informal parking on the meend. Along Lambsquay Road almost all of the properties are detached bungalows dating from the early to mid-twentieth century. They are predominantly brick or render with tiled roofs

Along Ellwood Road and the southern side of Station Road, the properties are mainly substantial detached houses dating from the early to mid-twentieth century, again of brick or render with tile roofs. This part of Milkwall borders onto woodland, with small fields and meend (see Green Ring 3 south).

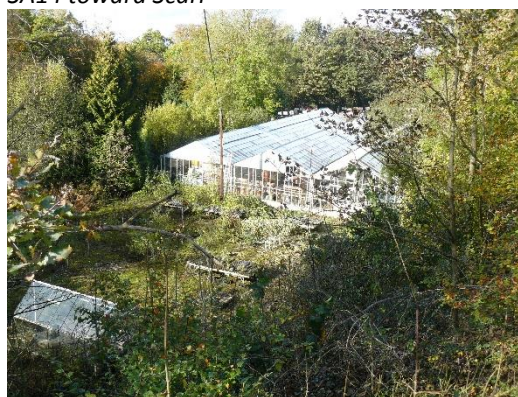
There is a mobile home park at the eastern end of Station Road, next to the cycle path.



SA14 toward Scarr

The main area of commerce and industry is adjacent, on the Stepbridge Road Industrial Estate, with associated traffic, along the 31 bus route.

However, there are some other commercial properties in Milkwall: along Lambsquay Rd; on the Station Road/ Tufthorn Road junction by the public house and corner shop.



SA15 Garden Centre located in a former quarry



SA16 & 17 Station Rd industrial/commercial cluster at junction

There is also a small cluster of commercial enterprises along Station Road, close to the junction with Primrose Drive and the crossing of the cycle track.



SA18



SA19 Cattle grid to prevent the Forest sheep entering Primrose Drive estate

Key views

- SA20 Westwards to Milkwall from the Golf Course over the football ground



- See 1 valley and hill up Station Rd
- See 2 flatter ridge to Lambsquay

Key features

- Public House & Corner Shop (8)
- Former social club, now soft furnishing business (9)
- Garden Centre(15)
- Cycle path(3 & 18)
- Football Ground(22)
- Milkwall Hall (23)
- Plaque (SA21) notes Ellwood road constructed at Crown's expense



SA21



SA22 Football ground Milkwall AFC



SA23 Milkwall Hall: a WW1 hut

Positive features and special qualities

- **Mix of house ages and styles gives interest and character.**
- **Southern area is not on a main access route into Coleford town centre**
- **Corner shop and Public House : services for local people**
- **Hall and football ground; cycle path leisure and recreation**
- **Close proximity and easy access to open land and green areas.**

Negative features and detracting elements

- **Heavy vehicles number and impact:**
 - **Noise and poor road surface along Tufthorn Avenue/Road**
 - **Traffic congestion due to access/egress from industrial estates, on-street parking, and**
 - **Traffic lights Tufthorn Avenue.**
- **Poor condition of road surface in residential areas e.g. near football pitch.**
- **Layout and look of industrial cluster at bottom of Station Rd**

Looking ahead

- **Need to maintain local services, especially corner shop**
- **Maintain small commercial/industrial businesses, but assess traffic movements and screening at current sites.**
- **Assess need to upgrade village hall premises: link with village hall committee**
- **Potential for small scale increase in tourism, focus on heritage and walking – see Green Ring 3 South**