

MILL LANE CONSERVATION AREA

1 INTRODUCTION

Mill Lane is approximately three quarters of a mile to the south of Havant Town Centre to the west of Langstone Village. It is one of the four Conservation Areas in the Borough which border Chichester and Langstone Harbours. Two of the Conservation Areas at Emsworth and Langstone recognise and protect the townscape quality adjacent to the waterfront. The designations of Mill Lane and Warblington protect the open, historic landscape adjacent to the Langstone and Chichester Harbours. The coast defines the southern boundary of the Conservation Area.

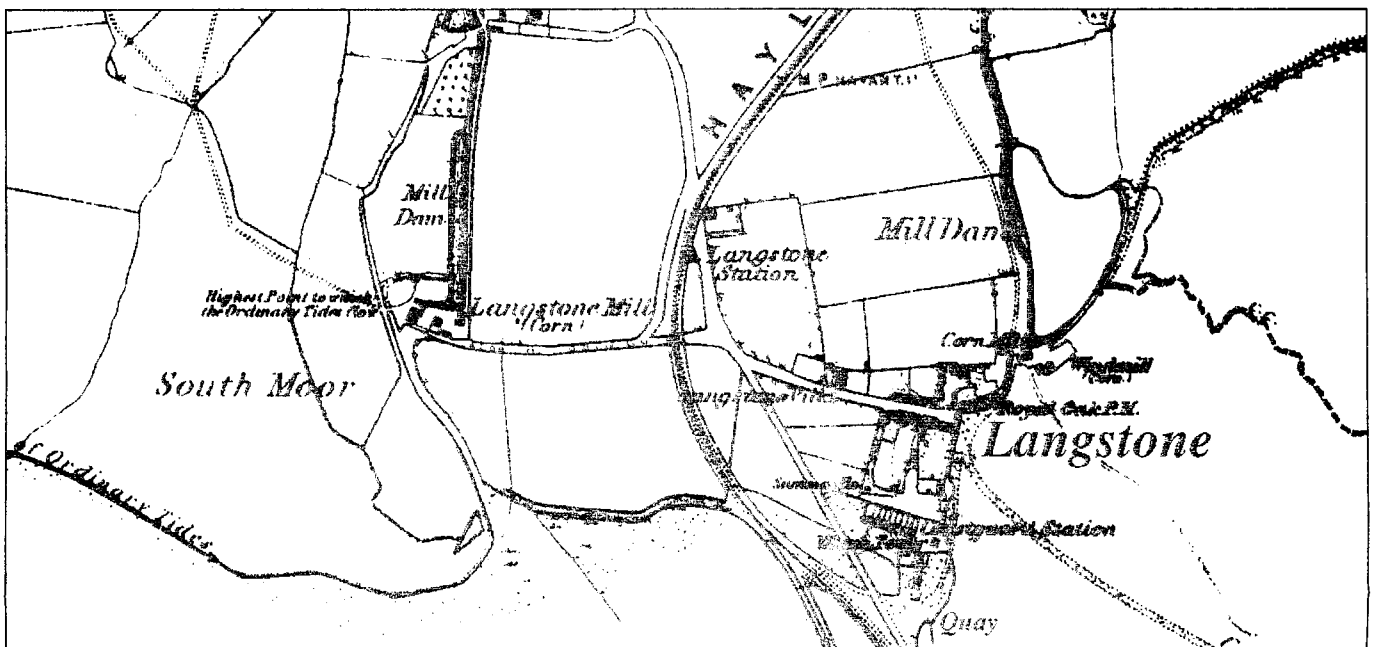
To the west is the Lavant Stream with South Moor beyond while to the north lie the fields of Southmere. The Hayling Billy Leisure Trail which follows the route of the Havant to Hayling Island railway line demarcates the eastern boundary.

2 RURAL CHARACTER

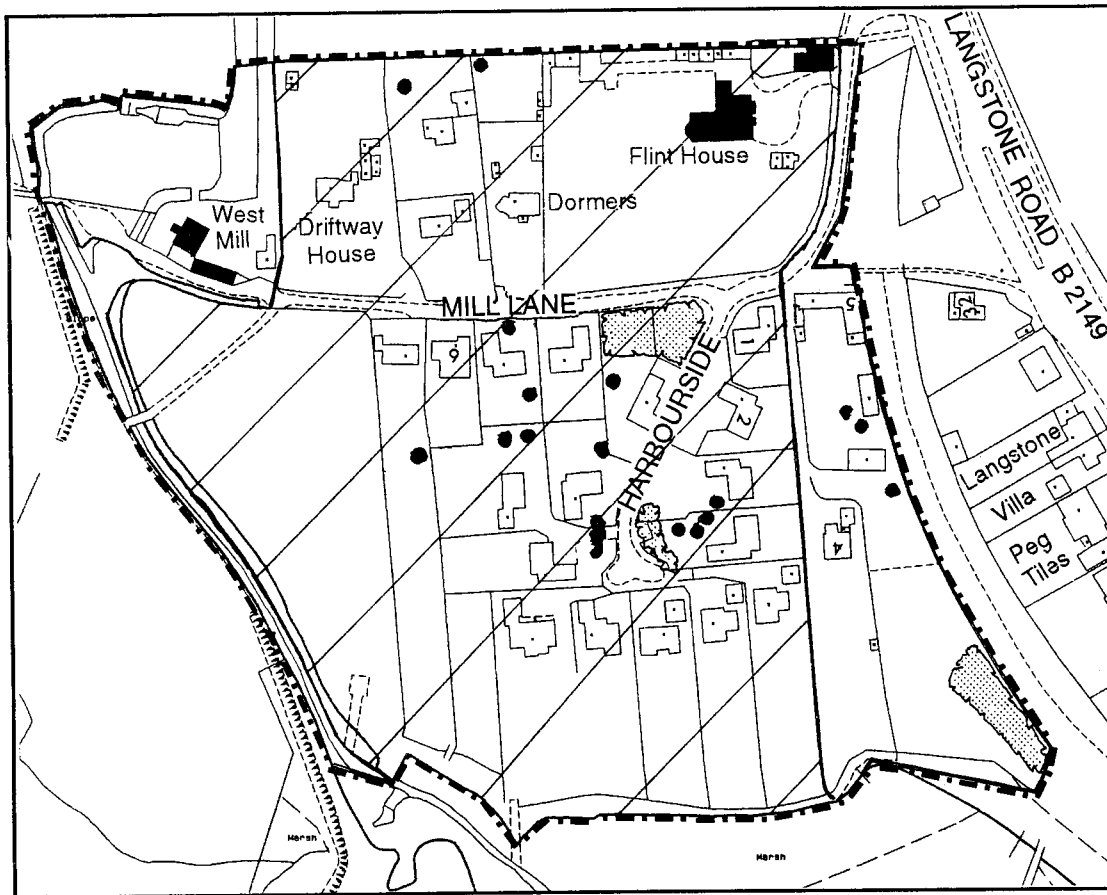
With the exception of Harbourside (a development approved in the 1960's but only recently completed) the area has escaped development pressures which elsewhere have suburbanised the

Hampshire Coastline. Mill Lane itself with its hedgerows and trees retains the character of a rural lane and although now the focal point of a cluster of detached houses, these generally occupy spacious well landscaped gardens and sit comfortably within this rural character. The importance of the contribution that trees make to the rural character is reflected by the number of Tree Preservation Orders that have been made within the Conservation Area.


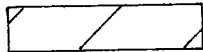



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Mill Lane Conservation Area



KEY

- Conservation Area Boundary 
- Area of Archaeological Importance 
- Buildings which contribute to the special character of the area 
- Tree Preservation Orders – Individual 
- Groups 

0m 50m 100m

Scale



North

3 RELATIONSHIP WITH THE COASTLINE

An important aspect of the character of the Conservation Area is the open nature of the foreshore area, defined by gardens, the remaining fields and its appearance when viewed from Langstone Harbour.

Despite the development at Harbourside, the Mill Lane Conservation Area still makes an important contribution to the open sweep of land, when viewed from the harbour running from marshland at South Moor to the west and continuing beyond Langstone Village to Emsworth in the east.

4 HISTORY

A less tangible aspect of the character of the Mill Lane Conservation Area is its historical association with Langstone Village. In 1817 Butler wrote in the 'Hundred of Bosmere' that "The hamlet of Langstone stands at the entrance to the ford or wadeway and contains three mills, twelve houses and a public house". The section of Langstone Road from Langstone High Street southwards did not exist at this time and Mill Lane was a western extension of the High Street giving

access to the 'third' mill, known as West Mill, and beyond to South Moor.

The construction of the first road bridge to Hayling Island in 1824 bisected the hamlet and separated Mill Lane from Langstone Village. This separation was reinforced in 1865 when the branch railway line was constructed from Havant to Langstone Shore. Unlike the earlier road link between Hayling Island and the mainland, which followed Langstone High Street to the wadeway, these newer communication routes bypassed the village and both High Street and Mill Lane were spared the consequences of increasing traffic remaining largely unspoilt.

5 THE BUILDINGS

The area contains no buildings on the Statutory List of Buildings of Special Architectural or Historic Interest although two buildings deserve special mention. The first is West Mill, situated at the western end of Mill Lane, a two storey red brick building with blue headers and a clay tiled roof. This building and the two other buildings within its curtilage, now used as a garage and artists' studio are clearly identified on the 1865 Ordnance Survey Map and on Lewis' 1833 Parish Map as part of the building group associated with West

Mill. The Mill building itself, an imposing five storey brick structure was demolished in 1936 although the mill race, mill pond and quay can still be seen.

The second is Flint House, situated at the eastern end of Mill Lane at the entrance to the Conservation Area, which was built in the late 19th Century. This imposing villa with its charming Lodge is faced in knapped flint with stone window bays, brick dressings and a slate roof.

In addition Driftway House, although a later building, has been constructed in brick in the style of a typical 18th Century house found throughout Hampshire, while Gulls Way, with its tile hanging, is a recent building reflecting another of Hampshire's traditional building techniques. These traditional designs and materials, when glimpsed through gates or above fences and hedgerows naturally complement their spacious well landscaped setting.

6 ARCHAEOLOGY

The County Archaeologist has identified the majority of the Conservation Area as an area of archaeological importance and is consulted on any development which will cause ground disturbance.



Flint House