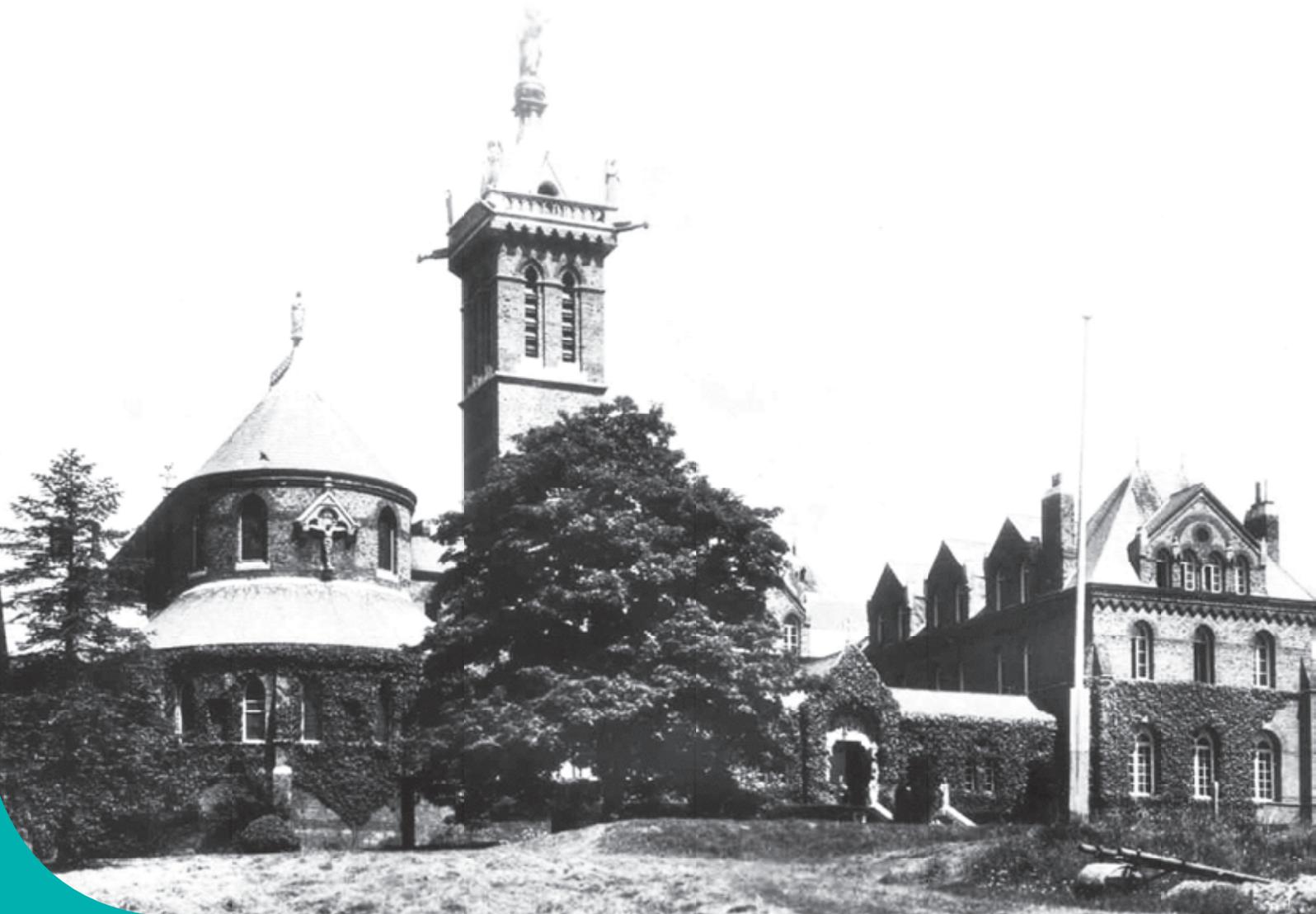


Putting the Community First

BARNET
LONDON BOROUGH

Mill Hill Conservation Area
**Character
Appraisal Statement**

Adopted (April 2008)



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CHARACTER APPRAISAL

1 INTRODUCTION

1.1 Conservation Areas

The Civic Amenities Act of 1967 provided the original legislation allowing the designation of “*areas of special architectural or historic interest*,” as conservation areas, whose character should be preserved or enhanced. It is the quality and interest of an area, rather than that of individual buildings, which is the prime consideration in identifying a potential conservation area.

This concept has developed and is now enshrined in the *Planning (Listed Buildings and Conservation Areas) Act 1990*. Section 69 of the Act provides a local planning authority with powers to designate conservation areas, and to periodically review existing and proposed conservation areas. Section 71 requires local authorities to formulate and publish proposals for the preservation or enhancement for their conservation areas. Section 72 specifies that, in making a decision on an application for development in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

1.2 Purpose of a Conservation Area Character Appraisal

Conservation areas are designated by local planning authorities after careful local assessment. This assessment forms the basis for a Character Appraisal Statement. The format and scope of such statements are guided by English Heritage.

Government policy on conservation areas and historic buildings is set out in *Planning Policy Guidance Note 15 (PPG15)*. This defines why Character Appraisals are necessary. It states that the purpose of a Character Appraisal is to:

“Clearly identify what it is about the character or appearance of the area which should be preserved or enhanced, and to set out the means by which that objective is to be pursued”.

It is also hoped that:

“The clear assessment and definition of an area’s special interest, and the action needed to protect it will help to generate awareness and encourage local property owners to take the right sort of action for themselves.”

The aim of this Character Appraisal is to:

- Improve the understanding of the history and historical context of this area of the Borough of Barnet
- Generate awareness of exactly what it is about the Mill Hill Conservation Area that makes it of “special interest”
- Provide residents and owners with a clear idea of what should be cared for and preserved
- Provide residents, owners, businesses and institutions with a clear idea of what enhancements could be made to the conservation area
- Provide Barnet Council with a valuable tool with which to inform its planning practice and policies for the area
- Provide guidelines to preserve and enhance these special features in the “Management Proposals”

The Council can then ensure that all planning applications for change within a conservation area comply with the requirements of the relevant legislation.

The current local policy document covering this area is the Barnet Unitary Development Plan (2006). Of particular relevance is the strategic policy GB Env 4, which seeks to protect, by preserving or enhancing, buildings, areas, open spaces or features that are of special value in architectural, townscape or landscape, historic, agricultural or nature conservation terms.

1.3 The Barnet Unitary Development Plan

Policies HC1 to HC4 aim to preserve or enhance character and appearance of conservation areas by controlling inappropriate development and demolition. Policies HC9 to HC13 seek to preserve statutorily and locally listed buildings and their settings, whilst policies HC16 to HC20 aim to protect archaeological remains of national and local importance within the Mill Hill Conservation Area. Two small areas around Nan Clarks Lane and an area following the line of The Ridgeway from its junction with Hammers Lane westwards are allocated as areas of Special Archaeological Significance within the Mill Hill Conservation Area.

The green open space within and surrounding Mill Hill Conservation Area is allocated as green belt. This is open land, which encloses built up areas in which development is strictly controlled in order to prevent urban sprawl. Strategic Green Belt Policy attempts to safeguard the permanence and integrity of the borough's green belt. Much of this land is also designated as Heritage Land. Policy O10 aims to maintain and enhance the character and integrity of such areas. In addition, most of the open space is designated as a Countryside Conservation Area. These are broad tracts of land where more traditional English landscapes predominate and which attract high wildlife interest. The wildlife value is not usually concentrated in any one part but is diffused through the whole area in features such as hedges, ditches, permanent pasture, meadows, copses and woods and the habitat they provide to a range of species. Policy O11 seeks to maintain and enhance the quality and character of such areas. Policy L11 protects public open space, most notably the Mill field Local Park.

This Character Appraisal Statement will help deliver the objectives of the Three Strands Approach (PEG) – Preservation, Enhancement and Growth seeking to deliver successful high quality suburbs now and for the future. A third of the borough is made up of green belt land, protected open spaces and parks and will be protected under the umbrella of the first strand. Another third of the borough is made up of high quality, low density Victorian or Edwardian townscape or two- storey family housing of the 1920s and 1930s. This will be enhanced under the umbrella of the second strand.

Conservation areas fall under both the first and second strands as they require preservation or enhancement of their character or appearance. Growth is expected to take place in specific regeneration areas in the third strand. The PEG approach highlights Barnet as an attractive, desirable place to live, rich in heritage and therefore the need to provide appropriate planning protection for conservation areas and where appropriate the need to investigate additional or extended conservation areas.

1.4 Article 4 Directions

In an effort to preserve or enhance the special character of the area, the Council decided to introduce an Article 4 Direction for most of the Mill Hill Conservation Area (shortly after designation in December 1968). This led to the removal of a number of “permitted development” rights and this has been updated with successive General Development Orders. The article 4 Direction allows the Council to control minor works, such as external doors, windows and roofing materials, hardstandings, porches and external painting, in an effort to retain the area’s special qualities. This ensures that any such changes to the conservation area preserve or enhance its special characteristics. The areas subject to an Article 4 direction include the cluster of buildings around The Forge and Lawrence Hill and most of The Ridgeway including Wills Lane, Winterstoke Gardens and Milesplit Hill (see Townscape Appraisal maps). Mill Hill cemetery has a direction controlling the erection of fences and other means of enclosure. In addition, an agricultural Article 4 Direction covers much of the surrounding open land. This ensures that changes to the conservation area preserve or enhance its special characteristics.

2 LOCATION, USES AND ACTIVITIES

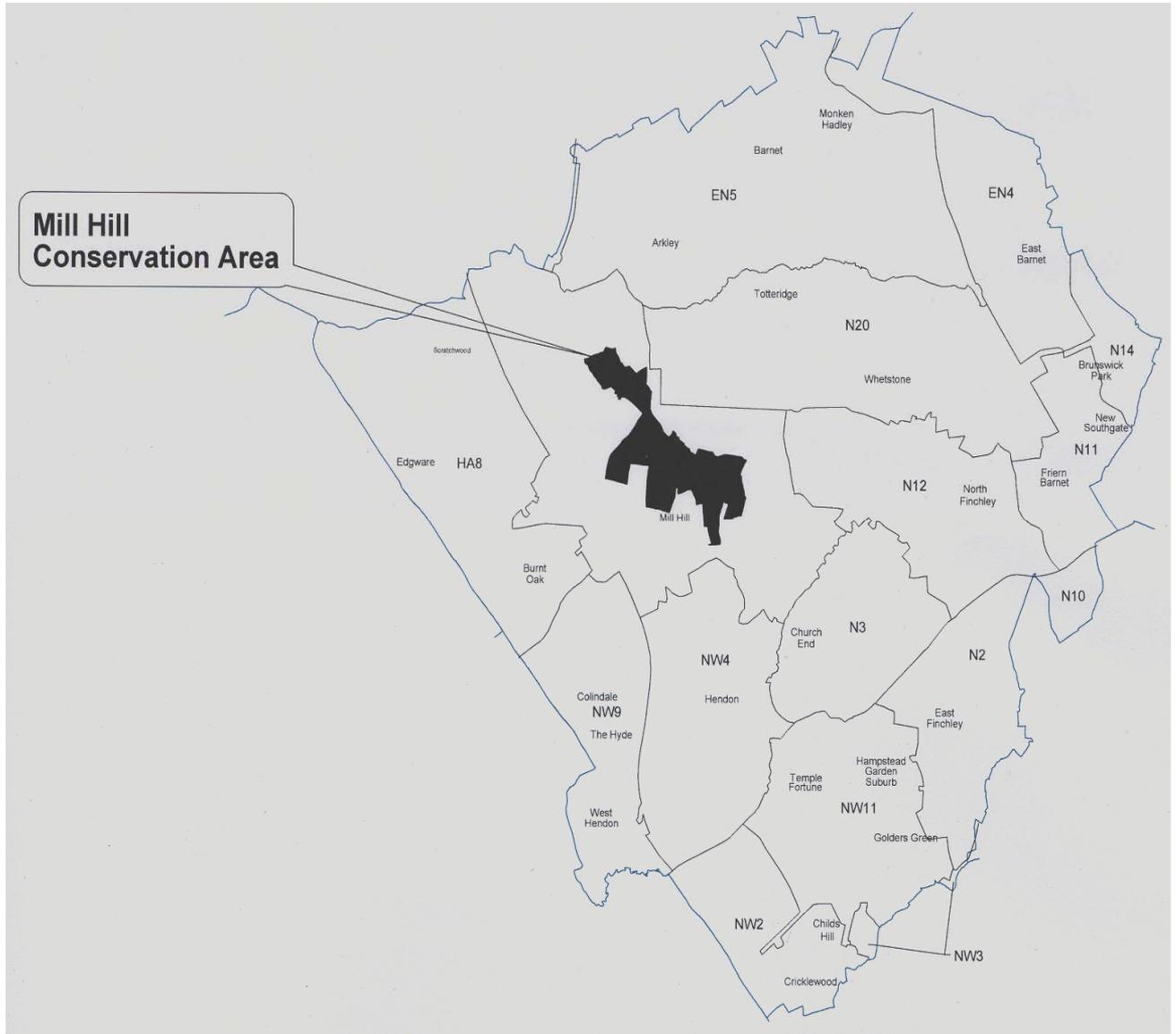
2.1 Location

The Mill Hill Conservation Area covers approximately 152 hectares of land at Mill Hill towards the northwest corner of the Borough. It includes a scattering of institutional buildings and houses strung out for a mile along the high ground of The Ridgeway. The Mill Hill Conservation Area looks in both directions over green belt countryside, from Burtonhole Lane to the southeast and Marsh Lane to the north. There are approximately 260 houses comprising brick and weatherboard cottages typical of rural Middlesex interspersed with a large number of rambling institutional buildings. Successors to the earlier private mansions of wealthy Londoners were attracted to Mill Hill by the fine views. A surprising number of these older buildings remain embedded in these later complexes e.g. Littleberries, which now forms part of St Vincent’s, and Belmont House that forms part of Belmont School.

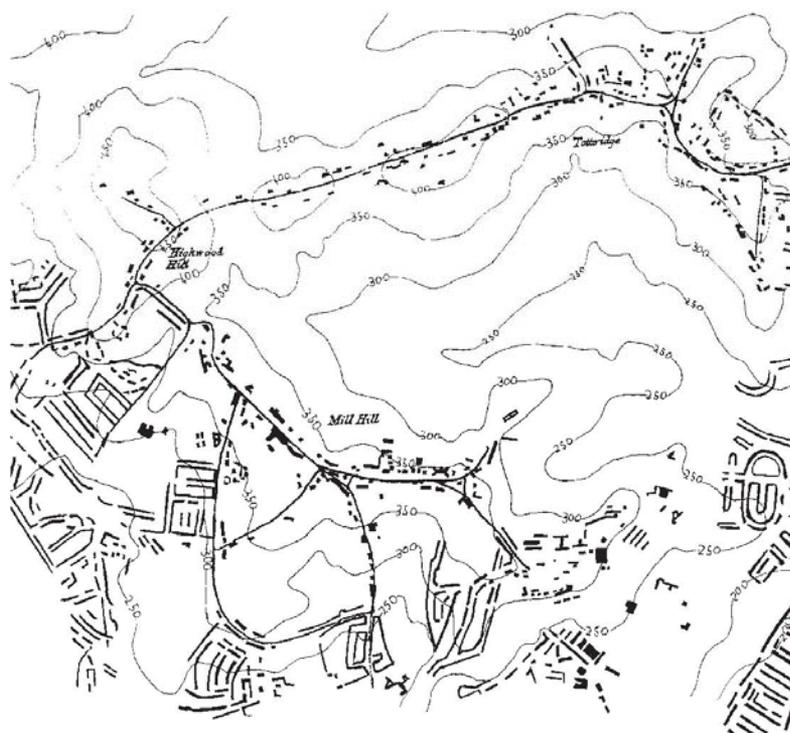
The 2001 census showed that approximately 4,170 people live within the area and that the majority of homes were in private ownership.

2.2 Uses and activities

To a great extent, the strong unified manors and institutions from the medieval period onwards have influenced the uses of today. The heavy clay soil was not attractive to early settlers as it was difficult to drain, lacked a navigable river and was unsuitable for arable farming and crops. Therefore, development resulted along the gravel capped ridge ways with interconnecting roads leading off it. Today the area is characterised by institutional buildings, particularly religious institutions and schools, interspersed with clusters of modest houses, along a long linear route of the high ground known as The Ridgeway.



Map illustrating the Mill Hill Conservation Area within the borough



The large schools in the Conservation Area include Mill Hill School, Belmont School and The Mount. These schools are private and cater for the full range of ages. They draw pupils from wide catchments primarily over the North London region. The majority of children travel to school by car and the daily traffic patterns reflect this.

Mill Hill School was founded as a Protestant Dissenters Academy in 1807 on the estate of noted botanist Peter Collinson. Many of the shrubs and trees still to be found on the Mill Hill estate date from Collinson's time.



Mill Hill School on The Ridgeway



The Mount School, Milespit Hill



The Master's House, Belmont School on The Ridgeway

Other notable institutional uses include the religious orders such as The Priory, St. Vincent de Paul Convent, St. Josephs and a Roman Catholic Missionary on Lawrence Street (which is now vacant and awaiting an alternative use). These buildings are fundamental to defining the character of the area. They have a consistency in their grand scale, imposing appearance and spacious settings.



Abbotsview Court (the former St Mary's Abbey)



St Vincent de Paul Convent



St Josephs Roman Catholic Missionary, Lawrence Street

Residential dwellings are mainly characterised by modest brick and weatherboarded cottages. Three picturesque clusters of smaller houses and cottages can be found along The Ridgeway e.g. The Old Forge at the western end, the junction with Hammers Lane and High Street. Along with the cluster of houses at the top of Highwood Hill, these areas reflect a country village quality. They are almost exclusively residential, apart from the Three Hammers and Rising Sun Public Houses.

The Three Hammers Public House is a focal point within the Conservation Area, together with The Rising Sun on Highwood Hill and The Adam and Eve Public House at the eastern end of The Ridgeway. They all serve wide areas beyond the boundaries of the Conservation Area.



- The Three Hammers Public House in Hammers Lane is a post-war building in brick and timber.. It is situated in a prominent position of the Conservation Area



- The late 17th century Rising Sun Public House in Highwood Hill was once part of the Highwood House estate. Like all such taverns in Mill Hill, it was a dwelling house, with the owner or tenant licenced to sell ale. It is surrounded by listed buildings and a picturesque setting



- The Adam and Eve Public House is set back from the road. It is thought to date from the 17th century. It was once used as a coaching inn but was rebuilt in its present form in 1906

Hammers Lane accommodates the Linen and Woollen Drapers Cottages Homes (now known as The Retail Trust). The Retail Trust serves a specific sector of the local elderly population i.e. assisting retired people from the Drapery trade with a minimum of 15 years service. It is a semi institutional development, which sits either side of the road and is comprised of compact one and two storey cottages in the Arts and Crafts tradition. A central two - storey building (Marshall Hall) sits within the development on the eastern side of the road and is complemented by a number of new buildings providing both residential and community type uses for the residents.



The Grade II listed Marshall Hall forms the centrepiece of the Retail Trust estate



Retail Trust Cottages

Winterstoke Gardens at the southern end of Hammers Lane is a small development of sizeable two storey properties in the Arts and Crafts tradition, reminiscent of Garden City planning. Wills Grove is situated nearby and comprises a number of large grand buildings, formerly used as boarding and staff houses associated with Mill Hill School. These buildings have mainly remained in their original use, although some have been sold off and are now used as private houses and apartments.



Ridgeway House, Wills Grove

Other institutional uses in Mill Hill include the imposing National Medical Research Institute and Watch Tower House at the eastern end of The Ridgeway. These buildings occupy large sites with car reliant users. The National Institute for Medical Research building was built just before the Second World War. Its green roof is easily recognisable and the building is a prominent landmark.



The National Medical Research Institute

The Ridgeway and Highwood Hill are busy vehicular routes that are key links across Mill Hill in the northern part of this area. The surrounding land is mainly agricultural. The combination of a countryside setting, attractive long distant views, relatively level terrain and network of bridleways attracts walkers and horse riders. The area is considered very desirable for residents, being within easy reach of central London with a nearby underground station at Mill Hill East, whilst in a semi rural setting. The conservation area is generally quiet and is typical of a number of small villages in a countryside setting. Mill Hill is generally dark at night in line with its rural character with modest activity related to the village hall and the public houses.

3 THE HISTORICAL DEVELOPMENT OF MILL HILL

3.1 Historical development Amongst the most important factors in the early history of Mill Hill have been geology, the proximity to London and the influence of strong unified manors (especially during the Anglo-Saxon and medieval periods) and institutions. Before extensive settlement began, most of the countryside was forest; “*woodsalles at Myll Hylles*” are referred to in the census of 1544 and 1553. Clearance was slow and gradual, continuing well into the 18th century. Fragments of this ancient woodland remain today around Highwood Hill and Burtonhole Lane.

As mentioned earlier, most of Mill Hill lies over heavy clay soil which whilst good for supporting woodland, is far from ideal for crops. Due to land drainage problems early settlement tended to be close to the top of rising land. Early settlers connected early roads (often using the gravel capped ridge ways). This development pattern is still evident today with The Ridgeway and the primary ancient track way running the length of Mill Hill (with few interconnecting roads to the valley floor).

The whole of (what is now the London Borough of Barnet) was divided into larger over-lordships or manors. A Charter of AD 949 refers to the northern part of Hendon Manor as Lothersleage, or Lothersley, roughly corresponding to what is now known as Mill Hill.

The Mill was mentioned as far back as 1321 in the Black Survey of Hendon. In 1353, Stephen Nicoll, a founder of one of the oldest families in Hendon is recorded in Westminster Abbey Manorial Accounts as the Miller and owner of a farm on Le Ridgeway. In 1353, there were identifiable communities forming along the road, one at the top of Milespit Hill ‘the village,’ a group of buildings around the Angel Pond and quarter of a mile north a community centred around the mill at the junction of Hammers Lane and The Ridgeway. For a long time, Highwood Hill remained distinct from Mill Hill. It was only in the 20th century that the two areas have become linked by development. There were also references to Milhill or Mylhill in 1563. By 1596, the area was known as Mylhil.

With the passage of time, the larger over lordship of Hendon was split into a number of smaller local manors. Ecclesiastical institutions held almost all the local manors in Mill Hill. This has proved an important factor in the way that the area developed. These institutions were strong and unified, controlling land and development. Some of these religious institutions still exist in some form today and continue to influence the shape and form of modern Mill Hill.

As London grew, the pressure of a rising urban population nearby led to farming in the Mill Hill area, despite the poor soil. Farming focused increasingly on pasture, including dairy cattle and as London's horse population increased, hay production also expanded. Without refrigeration, meat had to be brought as far as possible on the hoof, and was then sold on by drovers. The combination of roads for access and manorial wastes for grazing was ideal. The fields along Lawrence Street, then known as Gladwyn Street, produced hay for the Cumberland Market in London. Mill Hill still has examples of the surviving hay meadows and pastures which form some of the richest grassland communities in London and are important to the setting of the conservation area.

There are a number of reasons why Mill Hill has resisted change: One, being that approximately one third of the area is occupied by institutional and educational buildings set in their own large grounds. Notable amongst these are Mill Hill School, built in 1825 by Sir William Tite; Belmont Prep School; St Joseph's College; Holcombe House and St Mary's Abbey. Another reason the area resisted suburbanisation is that the early railways tended to avoid the high ground. As a result Mill Hill remained a largely agricultural community. Two, attempts were made at development on the plain near the stations of Mill Hill Broadway and Mill Hill East but both began extremely slowly. The rapid northwest spread of London between the wars stopped short of Mill Hill, largely because of its height and distance from any stations, thus preserving the enduring rural quality of old Mill Hill.

3.2 Archaeological significance

Considerable archaeological significance is evident in parts of the conservation area. It is thought quite possibly that there was an Iron Age settlement some 2,500 years ago at what is still known as Moat Mount, just outside the northern most border of the conservation area. A prehistoric hand axe and two flanks have been found in the grounds of Mill Hill School and a Bronze Age barbed arrowhead was found in Lawrence Street.

Although the main Roman road lay on lower ground and passed through Edgware, there is some evidence of Roman passage at Copthall Fields. A Saxon barbed arrowhead was found at St Vincent's Convent and a Saxon knife with studded wooden handle found in the grounds of Mill Hill School. As a result, the area along the Ridgeway to the top of Holcombe Hill is identified as an Area of Special Archaeological Significance along with two small areas at Nan Clarks Lane.

4 SPATIAL ANALYSIS

4.1 Topography

The topography of the area is one of its most notable features and has significantly shaped the way in which the area has developed. Development is primarily focused on a high gravel ridge that runs on an east - west axis through the conservation area. At its western end, land falls relatively steeply in an easterly direction down Highwood Hill and then rises quite sharply at Holcombe Hill towards The Ridgeway. The Ridgeway is relatively flat along its length, although at its eastern end land again falls relatively steeply down Milespit Hill. From this ridge, land drops away to the north over open countryside and to the south towards the later suburban developments. By contrast, the surrounding land is relatively flat.

4.2 Views and vistas

The elevated position and undulating land enjoyed by much of Mill Hill allows long range views down to the north over open countryside and shorter range views to the south towards later suburban development. There are a number of key locations, views, focal points and landmarks within the conservation area. Amongst the most notable buildings and landmarks are the following:

- Institutional buildings associated with Mill Hill School
- Ecclesiastical buildings e.g. St. Josephs Missionary College, St. Mary's Abbey, St. Vincent de Paul Motherhouse
- The Bungalow in the Ridgeway
- The war memorial in front of Mill Hill School
- The sheepwash pond, The Ridgeway
- The National Institute for Medical Research (photo displayed on page 8)
- St Paul's Church



The Bungalow, The Ridgeway



The new Bicentennial (or Favell) Building, Mill Hill School



The Grade II listed war memorial adjoining Mill Hill School



The sheepwash pond, The Ridgeway

- Principal buildings: St Paul's Church and Holcombe House



- Views from The Chalet Estate (Retail Trust) Hammers Lane towards St Joseph's Missionary College



Amongst the most notable views and vistas are:

- Important views across the valleys into the Conservation Area from Totteridge Common and Totteridge Lane, particularly the National Research Institute building, which acts as a landmark building

- Views from Holcombe Hill east towards Highwood Hill (as illustrated opposite)



- Westward views from St Josephs Missionary College to undulating land and 1930's suburban estates



- Skyline view of former St Mary's Abbey from The Lincolns (off Highwood Hill).



- Northwest views along The Ridgeway framed by heavy planting



- Views towards the top of Hammers Lane



- Views along High Street from Milespit Hill



It is important for the preservation of the character of Mill Hill Conservation Area that the most important views and vistas are maintained and enhanced. Proposals for new development on prominent sites or elevated land, must contain sufficient information to enable the impact on longer distance views and the setting of the conservation area to be protected. Any new development must respect the aesthetic sensitivities of the area.

4.3 Streets and open spaces

The Ridgeway is a green, open and spacious main road which curves gently through lush surroundings. The scale and formality of the large institutional buildings tend to dominate the neat and tended wide grass verges and pavements, dominant tree line and numerous green openings along its length. However, its enjoyment by pedestrians is restricted to a great extent by the heavy traffic particularly associated with the various schools. Pedestrian paths are often set behind wide green verges, particularly at the western end, and generally become narrower at the eastern end. The pavements disappear at Holcombe Hill and the pedestrian route follows the line of the redirected road known as Plough Hill. Highwood Hill at its junction with Marsh Lane has narrow pavements particularly on its southern side, together with Highwood Hill, which has a pavement on its western side only.

Roads such as Lawrence Street and Hammers Lane have traditional pavements on either side of the road. There are a number of more informal roads with no pedestrian paths e.g. Wills Grove and Winterstoke Gardens. A row of large semi detached properties are situated at Winterstoke Gardens. They are set back from the main road behind a heavily planted boundary with a narrow pathway in front that accommodates pedestrians only.



A hedged boundary leading to the entrance of Winterstoke Gardens, Wills Grove and other properties within Winterstoke Gardens with established vegetation along their front boundaries

Wills Grove is a wider private road with a shared surface accommodating restricted car use and pedestrians. There is a complex network of rural footways and bridle paths providing access through the surrounding open countryside.

Mill Hill Conservation Area also provides a wide variety of green spaces. Private gardens range from narrow green frontages behind low level walls and picket fences such as around the Three Hammers Public House, to large and spacious gardens surrounding the more imposing institutional buildings. The green boundaries of informal planting and woodland trees that surround the larger properties are also important.

There are a number of green spaces, which define road junctions acting as 'village greens'. The following are amongst the most notable:

(i) Green at junction of Highwood Hill and Marsh Lane

A triangle of informal open land enclosed by granite kerb. Sited beside a busy signalled junction, with benches, paving, and multiple signs.



(ii) Green at junction of Highwood Hill and Lawrence Street

Small green area with informal edge defined by large boulders, with bus stop centrally sited



(iii) Green space at the junction of The Ridgeway and Hammers Lane

The triangular small green area of tended grass with centrally sited large specimen oak tree provides a visual and community focus for the area



(iv) Green spaces at junction of The Ridgeway and Milespit Hill

Three informal grassed areas, each with angular granite boulders around the edge. Two areas are more formal, well tended with a village sign. That at the junction of The Ridgeway and Milespit Hill is less formal in appearance with long grass. It is centred on a large pond and Ridgeway Methodist church (below).



In addition to these spaces the Millfield is a local park, formally laid out with seating and good specimen trees particularly along its boundaries. It enjoys attractive long range views over land to the south and St.



Much of the open spaces and fields that contribute to the rural and open character of the conservation area lie beyond its boundaries. However areas within the conservation area such as the green fields around Nan Clarks Lane and Highwood Hill, the open and spacious setting to the large institutional buildings on the northern side of The Ridgeway and the school playing fields bordering Wills Grove, add to this rural quality.

Another notable feature is the wide green verges along the southern side of The Ridgeway. These are broad green areas of well-tended grass set behind a pavement. The formal green verges outside Mill Hill School exhibits a spacious quality. Together with the green front boundaries, old hedgerow trees and good specimen trees, they give a variety of colour and rich texture throughout the seasons. These verges visually unify the differing parts of The Ridgeway and provide a green corridor of informal planting giving a distinctive character to the area.



Green boundary outside Mill Hill School

4.4 Trees and hedges Trees and planting make a very important contribution to the character and appearance of the conservation area. The attractive linear views along the length of the Ridgeway, down Highwood Hill, Milesplit Hill and Hammers Lane are enhanced greatly by the intermittent trees and hedges, which form a distinct boundary to the road. They provide a strong green barrier to the traffic and the properties that they enclose. They also add to the rural and open character of the conservation area. The most notable tree groups within the conservation area are marked on the Townscape Appraisal Map. The following have perhaps the greatest impact:

- Tree and hedge boundaries along The Ridgeway, particularly at its eastern end
- Trees within the Mill field particularly on its boundaries
- Hedge and tree boundaries at Winterstoke Gardens and Wills Grove
- The large oak tree on the green outside the Three Hammers Public House
- Yew tree outside St Paul's Church
- Trees within Mill Hill Cemetery, Milesplit Hill



- Specimen trees within large institutional buildings e.g. St. Vincent de Paul
- Trees within grounds of St. Josephs Missionary College



4.5 Public Realm The public realm covers a variety of features found in the spaces between the buildings. It includes street paving, litter bins, signage and street furniture such as litter bins, lighting and bus shelters. The quality of these components make an important contribution to the character and appearance of the Conservation Area. They can adversely affect the special interest of the whole area (if they are badly designed, sited or neglected).

Pedestrian Paving

Street paving varies in style and quality ranging from black tarmacadam (e.g. Mill Hill Village, Milesplit Hill, eastern end of The Ridgeway) to concrete paving slabs. Patchy and uneven tarmacadam is evident at the western end of Wills Grove. Other materials include large module standard concrete paving slabs (e.g. western end of The Ridgeway) and unmade shingle pathways (e.g. Winterstoke Gardens). The historic granite kerbs seen throughout the conservation area are amongst the most significant historic surfaces of note. Fortunately many of the original 19th century granite kerbs have been retained although they require resetting or replacement in places e.g. outside The Priory on The Ridgeway. A common theme is a strip of black tarmacadam juxtaposed with this historic kerbing, finishing at the back edge of the pavement with a patchy array of either large concrete paving slabs or black tarmacadam.

Street Lighting

Street lighting is provided by modern lamp standards of various designs. They are generally well sited and maintained, receding into the street scene in an appropriate manner. Lamp standards of a more pedestrian scale can be found in certain locations throughout the conservation area such as by the pond in Mill Hill Village. Some historic street lights can also be found in the Linen and Woollen Drapers Cottage Homes, either side of Hammers Lane.

Street Furniture

Street furniture is a mixture of rural and suburban modern products. A selection of the following can be found in the conservation area:

- A number of ornate metal Mill Hill Village signs on timber posts e.g. Highwood Hill outside The Rising Sun Public House, green at junction of The Ridgeway and Milesplit Hill
- Timber and green plastic litter bins of various designs
- A wide variety of bollard designs with a variety of dimensions, heights and finishes. These include timber bollards with white painted tips coupled with chains e.g. grass verges outside Mill Hill School, unpainted timber e.g. around the war memorial, standard tall slim black and white steel bollards along The Ridgeway, large logs, granite upstands and boulders e.g. around the various greens, concrete and metal bollards of various designs e.g. green at The Three Hammers Public House
- Standard red doggie bins
- Standard Barnet-style street signs
- A number of timber benches to various designs
- Modern bus stops signs and shelters
- Historic and modern pillar boxes
- A number of historic telephone boxes e.g. K6 outside the Old Mill House, and at junction of High Street, Mill Hill Village. Both grade II listed
- War memorial on the verge outside Mill Hill School, The Ridgeway. Grade II listed
- A number of milestones including west of the junction with Hendon Wood Lane; outside no. 8 The Ridgeway; and north - west of war memorial on The Ridgeway, all grade II listed
- Stone post marking the site of Rosebank Barn, the Ridgeway



K6 design phone box at junction of High Street and The Ridgeway



Metal bollards along the Ridgeway (near Mill Hill School)



Timber posts with chain links outside Mill Hill School



Bus shelter and waste bin along the Ridgeway



Historic telephone box and post box outside the Old Mill House, The Ridgeway



Village sign on the green (junction of The Ridgeway and Milesplit Hill)



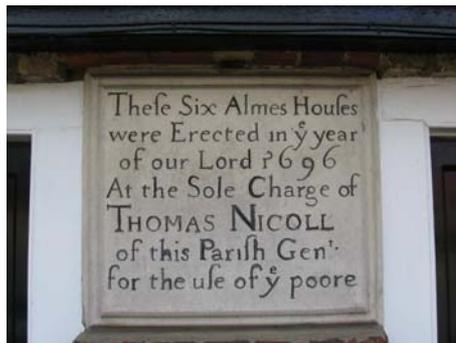
Victorian street lamp located near the Retail Trust Cottages, Hammers Lane

Plaques

There are a variety of historic plaques on buildings in the conservation area, they include:

- Various blue plaques commemorating certain historic events or residents e.g. plaque on Rosebank commemorating its use as a Quaker Meeting Hall, plaque to the botanist Peter Collinson on Ridgeway House, Wills Grove, plaque to Sir James Murray on Murray House, Hammers Lane

Authentic stone plaque outside the Nicolls Almshouses, Milespit Hill



Plaque commemorating Sir James Murray on the side elevation of the grade II listed Murray House



Plaque identifying site of Hendon Park, residence of William Wilberforce, junction of Hendon Wood Lane and Nan Clarks Lane



Plaques denoting benefactors on the Linen and Woollen Drapers Cottages



5 BUILDINGS AND ARCHITECTURE

5.1 Introduction The Mill Hill Conservation Area retains a high number of listed, locally listed, and unlisted “positive” buildings. The latter are buildings, which have been judged to make a *positive* contribution to the special architectural and historic interest of the area. The area is attractive and sought after due to its open and rural setting, high quality trees and planting and mixture of mansion houses, modest cottages and institutional buildings in large grounds. There are many fine views across the rural landscape . All of these features provide a high quality environment within which the individual buildings make a special contribution.

5.2 Listed Buildings There are currently 47 statutory listed buildings in the conservation area. Details of the principal listed buildings are included in Appendix 1.

5.3 Locally listed buildings There are currently 58 locally listed buildings in the conservation area. These are buildings that do not meet the national listing criteria but do have important local significance and are worthy of protection. Appendix 2 contains a list of locally listed buildings .

5.4 Significant unlisted buildings There are many other buildings within the conservation area, which make a positive contribution to the character and appearance of the area. These buildings are mainly residential properties dating from the 19th and 20th centuries. They include the late 19th century domestic cottages on Highwood Hill, The Ridgeway and Milesplit Hill and buildings associated with Mill Hill School on Wills Grove. All categories of building, whether listed, locally listed, or “positive”, are indicated on the Townscape Analysis Map attached.

These buildings have been identified during the survey process and as with statutory listed and locally listed buildings, there is a general presumption in favour of their retention. Any application for the demolition of these buildings will therefore need to be accompanied by a reasoned justification as to why the building cannot be retained, similar to that required for a listed building.

5.5 Building styles and materials The conservation area contains a variety of building styles and materials developed over many years, which help to give it its distinctive character. The principal building types are:

- Large institutional buildings occupying sites of previously domestic villas, reflecting the age and style of their occupation e.g. St. Mary’s Abbey comprising the late Victorian chapel and convent in the Gothic Revival style and the mid eighteenth century villa, Holcombe House, which forms part of the girl’s school, the late 19th century Mount School by T.E. Colcutt
- Dominant buildings such as St. Paul’s Church, featuring plain cement render with slate and large prominent towers. It was built in the mid 19th in the ‘Commissioners Gothic’ style
- Purpose built religious institutional complexes set in spacious grounds built in the late 19th century e.g. St. Josephs College by Goldie
- Purpose built school complexes, the most notable being Mill Hill School dating from the mid 19th century in a classical style, added to by T.E. Collcutt at turn of the century
- Turn of the century domestic architecture vaguely in the Arts and Crafts tradition e.g. Wills Grove
- Planned estate building heavily influenced by the garden city movement and the Arts and Crafts traditions e.g. Winterstoke Gardens and Linen and The Retail Trust Cottages (formerly known as The Woollen Drapers Cottages).

- Timber framed buildings dating from the late sixteenth century onwards, largely remodelled in brick or white or black weatherboard. They feature clay tiled roofs, sometimes pantiles, traditional timber casements or sashes, simple doors often with neat timber porch or doorcase and low picket fences. Amongst the earliest and most notable are the grade II listed Headmasters House (Mill Hill School) The Ridgeway and Rosebank and Rosebank Cottage.



Rosebank Cottage, The Ridgeway

- Small domestic cottages in weatherboard and brick dating from the mid eighteenth to nineteenth century



St Mary's cottage (left) and St Francis cottage on Holcombe Hill



Hendon Park Cottages, Highwood Hill

- Late Victorian almshouses in brick and tile e.g. Nicolls Almshouses Milespit Hill



- Interwar and post war suburban domestic architecture predominantly in brick and tile



- Modern domestic architecture in an eclectic mix of styles e.g. terraced houses on Milespit Hill



The aforementioned types and styles of buildings provide a variety of special features including:

- Simple and regular plan form of the large institutional buildings in the classical style e.g. Mill Hill School. Prominent roofscapes including towers, turrets, copulas and gabled dormers of the ecclesiastical buildings in the Victorian Gothic style. Other features include red brick with terracotta enrichment, grey or yellow brick, tiled roofs, tile hung gables often with clay finials, traditional timber casements or sashes, decorative door cases, timber panelled doors with fanlights
- Stucco and render with tile and slate. Shallow slate or steeply pitched clay tiled roofs set behind a parapet
- Stone and brick enrichments often with classical detailing and formal and ordered surrounds
- Mixture of modest domestic buildings using a variety of materials; the most notable are render, red and yellow brick, tile or slate
- Traditional painted timber shopfronts at ground floor level
- Soft red brick or render with decorative timber framing and tile hanging typical of the Olde English Style. Other features of note include, pargetting, leaded light and plain timber casement windows, and clay tiled roofs with neatly detailed dormers and prominent ornate chimneys
- Red brick, painted brick in muted tones and rendered elevations of the late Victorian domestic buildings with steeply pitched roofs, decorative bargeboards, simple two pane sash windows and canted ground floor bays
- Natural materials and simple detailing influenced by the Arts and Crafts tradition. They are usually two storey but occasionally single storey bungalows. They feature red brick and rough cast elevations, clay tiled roofs with bonnet tiles, sweeping eaves, exposed rafter feet, decorative soffit and prominent chimneys, neatly detailed dormers, traditional timber casements and sashes, canted bays, simple timber doors, decorative brick work, tile creasing and tile hanging.

The list below contains the principal examples of materials and details within the conservation area.

Roofs

Hand made clay tiles.

Roofs on timber framed buildings of the late medieval period through to the 17th century are pitched at about 45 degrees and covered in handmade clay tiles.

Traditionally they were fixed using two small pegs (hence 'peg tiles') but more recently the tiles have been manufactures with a lip providing greater stability. The soft, undulating shape of a peg tiled roof of a timber - framed building in Mill Hill can be appreciated at Rosebank on The Ridgeway.



Undulating red and brown clay tiled roof at Rosebank Cottage

Welsh slate.

Most of the buildings in the conservation area, which post-date the mid-19th century are covered in Welsh slate. This roofing material became popular after 1845 when the railways provided cheaper transportation costs. Welsh slate enables roofs to have a shallower pitch (about 22 degrees) minimum than that required for clay tiles. Welsh slate became fashionable from the mid-19th century and roofs became shallower with more ornate eaves details.



Highwood Lodge

Lead.

Lead is occasionally used for flat or curved dormers, or porches, e.g. Ridgeway House, Wills Grove

Machine made tiles

Late 19th century and early 20th century roofs continued to be slated, but enthusiasm for the Vernacular Revival in the late 19th century brought back machine made clay tiles. There are many examples of these tiles in both the small domestic cottages, public houses and mansion houses of Mill Hill



Clayfield House in the picturesque Winterstoke Gardens

Other common details include decorative bargeboards and prominent chimney stacks as at Highwood Lodge. Over-sailing eaves and exposed rafters are also featured on buildings in the conservation area



Decorative bargeboards and prominent chimney stacks at Highwood Lodge



Over-sailing eaves with exposed rafter feet

Wall materials

After brick making methods improved in the 18th century, brick became cheaper and more fashionable resulting in a variety of colours being produced in addition to the red brick. The yellowy-white London stock brick is used along with various shades of red and brown in the later Victorian era such as St. Josephs College. Decorative brickwork is a feature of these buildings and some have contrasting colours known as “polychromatic” work. Others use soft clay rubbed bricks and gauged arches above the window or door openings.

Red clay brick
Historically, handmade bricks and tiles were made locally. The most notable example of early use of brick in the Conservation Area is at The Old Mill House, The Ridgeway.



Walls featuring 18th and 19th century smooth red clay bricks can be seen on earlier buildings. From the mid-19th century onwards smoother machine-made red bricks were used together with white, yellow or brown London Stock bricks. The use of contrasting coloured brickwork in cream, black and red bricks can be appreciated on the later Victorian buildings albeit in a subtle and understated manner.

Stone

As stone is much more expensive than local materials, it was only brought in for the most prominent institutional buildings and a few important domestic buildings. Of particular note is the Portland Stone used for Mill Hill School. Only a handful of other buildings use stone, amongst the most notable being St. Vincent’s Chapel of snecked quarry - faced rubble.

Stone dressings are used on many of the larger domestic buildings within the conservation area, to add features such as lintels, string courses and quoins.

Vertical tile hanging

Locally manufactured clay tiles, both handmade and after the 19th century, machine made, feature on the upper floors of some buildings in the conservation area e.g. The Linen and Woollen Drapers Cottages, Hammers Lane.



St Vincent's Chapel

Ceramic tiles

Tiles are used decoratively as a walling detail on many buildings within the conservation area. Tile creasing was used extensively as a traditional detail of the Arts and Crafts Movement and is notable on the prominent gables of houses in this tradition.

Render

Lime based renders were used to face rubble walls from the medieval period onwards and from the 18th century was often lined out to replicate stone. Sometimes earlier timber framed buildings were re-faced using these materials to give a fashionable Georgian facade. These lime renders are soft and pliable, as opposed to cement-based renders, which tend to crack. Frequently these buildings are now painted white or a pastel colour, such as West Grove and West Grove Cottage in Hammers Lane.



Grade II listed, West Grove in Hammers Lane

Weatherboarding

Timber boarding was originally used to face timber framed buildings where insulation and draught proofing was not important, for instance on agricultural buildings, storehouses or stables. In this context it is used to face modest and simple domestic buildings often coupled with red brick and tile. It is often painted white but sometimes black or is unpainted. It is a style that was particularly prevalent in rural Middlesex.

Timber

The area was endowed with large areas of forest in the medieval period so there was a plentiful local supply of timber, such as oak, elm, and chestnut. Most of the medieval buildings in the conservation area were built using timber-frame construction, with infill panels being faced in daub, which is a kind of rough plaster made from lime, straw and cow manure, set on wattles which were usually willow twigs or split chestnut or oak lathes. The size of each bay within these buildings was constrained by the maximum length of the tree trunk, which was usually between four to five metres.

Buildings were often re-fronted in the 18th and 19th centuries with the addition of weatherboarding or brick parapets. Behind these, tiled roofs and thick chimneystacks of the earlier building can be glimpsed e.g. The Headmasters House on The Ridgeway.



Grade II listed "The Headmasters House," also known as Grove House

There are only a handful of timber framed buildings surviving in Mill Hill, which are remnants of Mill Hill's agricultural past. These tend to be converted into barns. They are often long low simple form buildings with weather boarded elevations. Others tend to be remodelled resulting in irregular buildings added to by cross wings. Fascia boards and cast iron gutters tend to be a later addition.

Windows

There are many examples of window design within the conservation area, according to the age and style of the building. The earliest are the simple iron casements that once contained small panes of handmade glass in lead frames (glazing bars), which were used for timber-framed buildings. Unfortunately most of these have been replaced.

Timber casement windows of varying ages can now be found throughout the conservation area. These are often associated with the modest weather boarded and brick cottages featuring simple unadorned facades. Examples include Rosebank Cottage and the Post Office Cottage in The Ridgeway.



**The 17th century Post Office Cottage contains within one sitting room the original village pump which once served the surrounding cottages. It was moved sometime in the 19th century to its present position from the open ground between The Post Office Cottage and Holydean Cottage.*

The predominant window type in the conservation area are timber vertically sliding sashes which reflect the 18th and 19th century taste for classical architecture, together with the traditional timber casements. Casements and sashes can be seen with a mixture of glazing divisions from a simple two panes through to six or eight panes. In respect of the sashes there is a purposeful mixture of pane sizes within one building, together with a mixture within a single window e.g. the upper sash with multiple divisions, the lower sash with just two. Window openings are commonly recessed.

Front Doors

Early doors were constructed using simple planks of hardwood, usually oak, which were left to weather naturally. These early designs were adapted to allow light into the house by the insertion of a small glazed opening in the door or a fanlight above. Copies of these early designs can be found at the Victorian planned developments such as the Linen and Woollen Drapers Cottages, Hammers Lane and the Nicoll's Almshouses on Milesplit Hill.



Most of the doors in the conservation area date from the 19th and 20th centuries and are constructed of softwood and painted. Early 19th century doors such as that to St. Francis Cottage, The Ridgeway had four or six panels, sometimes with raised and fielded mouldings to add to their status. These doors are generally painted in muted tones.



5.6 Texture and colours The variety of local building materials and details provides the Conservation Area with a wide range of textures and colours, of which the warm red of the clay brick and tile and weatherboarding are possibly the most prevalent. Weatherboarding in white, black or natural colours is common. Render, stucco and stone are also used in white cream or pastel shades. This makes a pleasing contrast with the red/brown tile or grey slate roofs.

6 CHARACTER AREAS

Mill Hill Conservation Area can be divided into the following six character areas:

- Nan Clarks Lane/Highwood Hill
- The Forge and Lawrence Street
- The Ridgeway
- The Three Hammers T-junction
- Mill Hill Village
- Wills Grove and Winterstoke Gardens and the planned development of Hammers Lane

6.1 Area 1: Nan Clarks Lane and Highwood Hill

The key characteristics are:

- Situated on the high ground of Highwood Hill, fine views of the conservation area can be appreciated to the north west down towards the open land around Totteridge
- Development in Nan Clarks Lane is characterised by an eclectic mix of substantial houses in secluded grounds such as Oriel House with striking views across Moat Mount Open Space and Totteridge. Of particular note is the prominently sited Mote Lodge, a stucco white render villa with green glazed tile roof at the north end of the Lane



Mote Lodge, Nan Clarks Lane



Oriel House, Nan Clarks Lane

- At the extreme northern end of Nan Clarks Lane the character is more intimate, overlooking open fields. Of particular note is the cohesive terrace of locally listed cottages Highwood Cottages (of roughcast and tile) and Mote End



Highwood Cottages



Mote End Cottage

- At the junction of Highwood and Marsh Lane, a picturesque grouping of historic buildings surrounding the grade II seventeenth century Rising Sun Public House create a small nuclear cluster around a green and provide a central focus. Amongst the most notable are Highwood House, a nineteenth century mansion (grade II), Highwood Ash, an eighteenth century villa, (grade II) and a number of locally listed cottages, including Hendon Park Cottages, Oak Cottage, Hill Cottage and Gable Cottage
- Along Highwood Hill, modest weatherboard and brick cottages front the highway with modest frontages often set behind small picket fences. A notable collection of larger villas and mansion houses provide a striking contrast
- Boundaries of the larger properties such as Highwood House are characterised by many fine trees, informal planting and hedges. Informal planting and hedges characterise the northern side of Highwood Hill as it progresses down to the Old Forge at Holcombe Hill
- Blue plaque indicating the site of Hendon Park and former resident William Wilberforce, is located on Highwood Hill east of its junction with Nan Clarks Lane

The principal *negative* features are:

- Unsightly high level fencing on the property boundaries of Nan Clarks Lane
- The green is poor and the grass is patchy. Manhole covers and access to other services create a patchy and hard appearance. New tree planting on the public street is inappropriately sited
- Minor alterations to groups of modest cottages, including replacement windows, doors, surfacing materials and satellite dishes has taken place. One of the most notable issues is the removal of front boundaries and hard surface frontages to accommodate cars
- Mediocre recent development e.g. directly adjacent to The Rising Sun Public House
- Street tree management is poor in places e.g. adjacent to Highwood Ash, Hendon Park Cottages
- Traffic is busy and noisy and a balancing act has to be struck between traffic flows and environment improvements to the public realm

6.2 The key characteristics are:

Area 2: The Old Forge and Lawrence Street

- Focused on the junction of Holcombe Hill, Lawrence Street and Highwood Hill
- The Old Forge comprises an intimate cluster of modest historic buildings sited around a small triangular-shaped green which is the remnant of an historic hay field. It is set in a rural green and open backdrop of Highwood Hill and Sellars Field. It shows an example of old pasture retaining features from the earlier farmed landscape such as mixed hedges and fine old spreading oak trees
- The Old Forge and Old Forge Cottage are grade II listed. They terminate long range views from the higher land of Highwood Hill and provide a local landmark together with the collection of surrounding buildings



The Old Forge is the original village smithy, an 18th century stucco building with a red tiled roof. The smithy was closed down in 1932 and was then used as a small shop and café. It is now a private residence

- Development includes an organic jumble of two - storey fine grain historic buildings that front the historic old road called Plough Hill. A green and steep path which passes in front of the buildings are the only reminders of the historic road that passed straight in front of this collection of buildings
- Other buildings of note are the listed weatherboard and tile St. Francis and St. Mary's Cottages, which form part of St Mary's Abbey
- A collection of buildings sit on land below St. Mary's Abbey. Their lively roofline with slate turrets, gables and towers provide an overpowering and dramatic backdrop to the area
- The junction of Lawrence Street and Highwood Hill provides one of the few intrusions of suburbanisation in this part of the conservation area with the Sunnyfields Estate built in the 1930s by John Laing (1930's)
- The grade II listed St. Josephs College is situated further down Lawrence Street. It is a large purpose built missionary college built in the Victorian Gothic style. It is set within extensive grounds with fine trees. Together with the towers and turrets of St Mary's Abbey, the area provides glimpses of the formality and grandeur of the institutional buildings on the Ridgeway.

The principal *negative* features are:

- The triangular green is poor and grass is patchy. Street furniture is often uncoordinated
- Opportunities to upgrade the public realm could be explored. The public realm can benefit from developing a strategy that can help enhance the main elements identified in this appraisal

- Surfacing on Plough Hill and in front of the Old Forge is very poor and there is no pedestrian path along Holcombe Hill
- Recent development is mediocre in design and detailing e.g. junction of Lawrence Street and Highwood Hill
- Graffiti is evident on street furniture e.g. Lawrence Street
- St. Josephs Missionary College is vacant and awaiting future use
- St Mary's Abbey has significant pressure for expansion, consolidation and rationalisation within the site. Security measures such as large solid gates and cameras are evident. These measures tend to clutter clear views into the property, which is characteristic of the larger properties in the conservation area

6.3 Area 3: The Ridgeway

The key characteristics are:

- A scattering of purpose built institutional buildings and mansion houses interspersed with modest cottages strung along The Ridgeway

- Clapboard Houses are positioned at the junction of Hammers Lane and The Ridgeway. This small group of houses were built in the 1720s and provided both places of residence and of work



- Fine views to green open land to north and south
- Large institutional buildings of notable quality most of which are listed. These include St. Mary's Abbey and school, Belmont, Mill Hill School, St Vincent de Paul, St Paul's Church and The Priory
- These buildings are often successors to earlier mansions built for wealthy Londoners e.g. Little berries (part of St Vincent's) and Belmont House (part of the school)
- The following areas are interspersed with smaller cottages, three notable junctions and picturesque clusters of modest historic buildings:

- *The Old Forge at its western end
- *The Three Hammers leading to Hammers Lane
- *Mill Hill Village leading to Milesplit Hill

- Many buildings are well screened by mature trees and hedgerows. Smaller cottages of weatherboard and brick are characterised by small picket fences or modest walls set in front of shallow frontages
- Wide green verges (remnants of the manorial lands) and broad pavements give width and presence to the road catering for buildings superior in size, style and quality to the surrounding buildings
- Sheepwash pond is a focal point
- Wayside greens and views to open green land give the area semi rural character
- Notable green spaces include the Mill Field adjacent to St. Mary's Abbey and the open land to the north
- Notable smaller cottages in vernacular style include the listed Rosebank, Rosebank Cottages and Church cottages

- Attractive historic street furniture include listed telephone boxes e.g. outside The Old Mill House and at the junction of The Ridgeway and Mill Hill Village and the listed milestone near to the war memorial
- The Mill Hill School by virtue of its size, scale, classical design and the use of Portland Stone together with the gate of honour defines the formal and institutional grandeur of this part of the conservation area
- A number of blue plaques note famous residents or events e.g. Rosebank for its use as a Quaker meeting hall in the seventeenth century

The principal *negative* features are:

- Declining religious communities are resulting in vacant or underused buildings and the ongoing pressure for rationalisation of large sites and pressure for development within
- Many of the schools have needed to expand in recent years and the pressure continues
- Pressure for gates and other security measures on the larger institutional buildings threatens their open entrances that is characteristic of the area
- The National Medical Research Institute, although a landmark due to its inappropriate height, scale and prominent siting fails to enhance the character of the area
- Street trees require maintenance in places
- There is scope for improving the design, style and siting of street furniture
- Unsightly measures to prevent travellers using open space e.g. adjacent to the Sheep Wash
- Pavements are a patchy mix of black tar macadam
- Minor alterations to modest cottages such as replacement windows, doors and boundary features are eroding the special character of the area

6.4
Area 4:
The Three Hammers
T- junction

- The area is centred on the open T junction of Hammers Lane and the Ridgeway. It is dominated by the Three Hammers Public House and the green
- The large oak in the centre of the green provides a pleasant backdrop to the buildings
- A cluster of listed and locally listed small, human scale, historic buildings define the area. Many are listed or locally listed
- Development is subordinate in scale and style. Typical features are timber, weatherboard and brick reminiscent of the rural vernacular buildings of Middlesex. Of particular note is the picturesque grouping of late 18th century cottages centred on Hilltop, which has a shop at the front

The principal *negative* features are:

- Mediocre infill development
- Quality of the green is poor. Street furniture inappropriate in design and siting e.g. the numerous bollards.
- The surfacing of the central pathway is poor
- Poor infill building adjacent to the sheepwash pond

6.5 The key characteristics are:

Area 5:

Mill Hill Village

- A characteristic cluster of small vernacular dwellings with organic tight grain at the top of Milespit Hill. It has a strong sense of place focussed around a pond and sizable two village greens
- Mainly two storey late Victorian development in brick, slate or tile or render and tile. Modest frontages are enclosed by neat white painted picket fences (see below)



- A cluster of modest 19th century grade II listed and locally listed buildings define the earliest development around the pond. They include Nicoll's Almshouses, The Welches, Hillside Cottages and Parkfield Cottages



The Welches, Milespit Hill

- The area has a strong sense of place (especially around the pond) and number of green spaces. The green surroundings include the area outside the former bakery to the east, two at the junction of Milesplit Hill and a small area at the junction with The Ridgeway
- Views overlooking the green from the former Methodist church are restricted to the west along The Ridgeway. Views are also restricted from the former bakery towards the east. These 'book-end' type buildings function as gateways reinforcing the sense of enclosure, self containment and strong sense of place
- The pond, green and the surrounding tree and hedge boundaries give the area a semi rural feel
- Some historic street furniture exists e.g. the telephone box outside the former bakery
- Recent development fronting the green successfully integrates with the adjacent Nicoll's Almshouses
- Views down to Milesplit Hill (towards the eastern boundary) display open green spaces and heavy planting that reinforces the area's semi rural quality

The principal *negative* features are:

- Fences forming the rear property boundaries front directly onto The Ridgeway look very messy
- Some mediocre infill development
- Kerbs are intermittent and broken in places
- Minor alterations to houses such as replacement windows, doors, boundaries, gates and porches detract from the special qualities of the buildings

6.6. Area 6: Wills Grove/ Winterstoke Gardens From The Ridgeway to Hammers Lane, Wills Grove is a private road with restricted access, flanked on one side with substantial boarding houses for Mill Hill School staff and pupils. However many of these are now in use as private dwellings and flats.

- Buildings are early twentieth century in the Arts and Crafts tradition in red brick and tile. Particular features are roughcast or brick, steeply pitched roofs, timber casements, prominent chimneys and hedged boundaries
- The finest amongst these are the grade II listed Ridgeway House by TE Collcut and the locally listed Winterstoke House in a Queen Anne style
- The buildings are set within fine trees and planting providing a green backdrop. Front boundaries are hedges and trees
- Winterstoke Gardens is positioned at the junction of Wills Grove with Hammers Lane. It is a planned row of early twentieth century semi detached dwellings reminiscent of Garden City planned development in the Hampstead Garden Suburb. It is set back from Hammers Lane behind a heavy tree and hedge boundary
- Other early Victorian planned developments in the Arts and Crafts tradition on Hammers Lane include the Linen and Woollen Drapers Cottage Homes. The east side features one and two storey cottages. The cottages lie on both sides of Hammers Lane. Red brick and roughcast is arranged around a central green surrounding the grade II listed Marshall Hall. On the west side, one storey cottages are planned in an informal grouping. All the cottages are locally listed.

The principal *negative* features are:

- Minor alterations to buildings include replacement windows and doors, plastic rainwater goods, most notable on the Retail Trust Cottages
- The privately maintained road surfacing on Wills Grove is patchy and very poor in places
- Road markings, bollards, pavements and street signs could benefit from improvements in certain areas
- Boundary fences at the northern end of Wills Grove are unsightly
- Some buildings in Winterstoke Gardens need minor maintenance

7 ISSUES

This list considers a range of problems, not all necessarily within the control of the Council. The list is indicative and will be subject to regular review as part of the Council's commitment to the proper management of Mill Hill Conservation Area. For clarity, it is divided into generic groups.

7.1 Public realm Street furniture often lacks co-ordination. Pavements are generally black tarmacadam punctuated by concrete block pavings and higher quality granite settings. The variety of design and materials require attention to re-affirm the conservation area's identity.

7.2 Traffic measures Various legislation prescribes the type and format of traffic measures on the public highway. However due regard should be taken to incorporate advice outlined in English Heritage guidance (such as 'Streets for All).'
Department of Transport bulletins and current best practice guidance.

7.3 Inappropriate recent development A number of recent developments in Hammers Lane, Lawrence Street and Mill Hill Village fail to respect the sensitive setting of the conservation area or reflect the quality and simplicity of design of the original houses. In addition, some of the more modest buildings suffer from inappropriate alterations, such as the removal of architectural details and the addition of PVC windows, doors, modern roof materials, the loss of front boundary hedges and planting to accommodate parking in front gardens. The grander buildings often suffer from inappropriate security measures such as high solid gates, security shutters, security cameras, intercom systems etc. These look unsightly and give a cluttered appearance to the characteristic open entrances. In particular high walls, gates, fences and railings need to be carefully controlled to avoid their harmful visual impact on the character and appearance of the conservation area.

7.4 Development pressures The large institutional buildings are set in spacious grounds occupying grand and often listed historic buildings. There is great pressure to convert the buildings (often for residential use) and construct further development within the grounds. This could damage the spacious and open character of these grand buildings and their settings. The ecclesiastical uses so characteristic of the area are under threat due to declining numbers. This is resulting in vacant buildings sites or parts of sites. Sensitive control for the re-use of buildings and sites is required to safeguard the character of the conservation areas.

PART 2 MANAGEMENT PROPOSALS

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1 INTRODUCTION

1.1 THE PURPOSE OF MANAGEMENT PROPOSALS

The designation of a conservation area is not an end in itself. The purpose of these Management Proposals is to identify a series of possible initiatives, which can be undertaken to achieve the preservation and enhancement of the conservation area, based on the assessment of the area's special character, which has been provided in the Character Appraisal.

This document satisfies the statutory requirement of section 71(1) of the Planning and (Listed Buildings & Conservation Areas) Act 1990 namely:

"It shall be the duty of the local planning authority from time to time to formulate and publish proposals for the preservation and enhancement of any part of their area which are conservation areas."

Section 69(2) states:

"It shall be the duty of the local planning authority from time to time to review the past exercise of functions ... and determine whether any further parts of their area should be designated as conservation areas"

This document also follows Government guidance as set out in Planning Policy Guidance Note 15 'Planning and the Historic Environment', PPG 16 'Archaeology and Planning', English Heritage guidance 'Guidance on the management of conservation areas', Best Practice guidelines, policies within the Barnet's UDP 2006 and any other policies which supercede this together with published planning guidance such as Barnet's suite of design guidance notes.

2 RECOMMENDATIONS

2.1 STATUTORY CONTROLS

Designation of a conservation area brings a number of specific statutory provisions aimed at assisting the '*preservation and enhancement*' of the area. These controls include requiring conservation area consent for the demolition of any unlisted building, fewer permitted development rights for alterations and extensions, restrictions on advertisements and requiring notice for proposed works to trees. These are outlined in the Council's guidance note '*Conservation Areas and Listed Buildings in Barnet*'.

Recommendation 1:

The Council will seek to ensure that new development within the conservation area seeks to preserve or enhance the special character or appearance of the area in accordance with policies in Barnet's UDP 2006 and other guidance.

2.2 CONSERVATION AREA BOUNDARY

Generally the conservation area boundaries are robust. However, the townscape appraisal identified a minor alteration to the boundary to exclude areas that no longer merit inclusion. It is considered that the following are should be removed from the conservation area:

- Dwelling adjacent to The Rising Sun Public House (no. 135 Marsh Lane)



Recommendation 2:

The Council will seek to alter the conservation area boundary to exclude the above dwelling

2.3 LISTED BUILDINGS

Listed Buildings are protected by law as set out in the *Planning (Listed Buildings and Conservation Areas) Act 1990*. The listing covers both the inside and outside of the building, and any structure or building within its curtilage which was built before 1948. "Listed Building Consent" is required from the Council for any work which affects the special architectural or historic interest of the listed building. Extensions and alterations to listed buildings should conform to relevant policies in Barnet's UDP 2006. Generally works to listed buildings should normally:

- *Take account of the prevailing forms of development
- *Complement the form and character of the original building
- *Be secondary in bulk and form to the principal building
- *Use high quality materials and detailing
- *Pay particular attention to roof lines, roof shape, eaves details, verge details chimneys
- *Respect the special historic and architectural interest of the building

Recommendation 3:

The Council will seek to ensure that all works to listed buildings preserve the building together with its setting and any features of architectural or historic interest which it may possess in accordance with Barnet's UDP policies HC9 to HC13 and other guidance.

2.4 BUILDINGS OF LOCAL ARCHITECTURAL OR HISTORIC INTEREST AND SIGNIFICANT UNLISTED BUILDINGS

In addition to statutory listed buildings, there are individual buildings and groups of buildings, which are of considerable local interest. These are included on a Local List and the Council will seek to retain these buildings and ensure that new development does not harm the character, appearance or setting of the building. The Council will determine applications which affect locally listed buildings in accordance with policies HC14 and HC15 of Barnet's UDP 2006. There are presently 58 locally listed buildings within the conservation area.

The townscape appraisal has identified a number of buildings or groups of buildings which should receive consideration for inclusion in the Local List. These include the following:

- Retail Trust Cottages (formerly known as The Linen and Woollen Drapers Cottages (east and west side of Hammers Lane)
- Numbers 1 to 3 Park Cottages, Wills Grove
- Mill Hill Cemetery Chapel, Lodge House and Archway Gate, Milespit Hill
- Mote Lodge, Nan Clarks Lane



Numbers 1 to 3 Park Cottages, Wills Grove



Retail Trust Cottages, Hammers Lane



Mill Hill Cemetery Chapel, Milespit Hill



Mote Lodge, Nan Clarks Lane

The Townscape Appraisal map identified a number of unlisted buildings which it considered to make a *positive* contribution to the character and appearance of the conservation area. These include many 19th and early 20th century residential buildings. All are marked as positive on the Townscape Appraisal map. The Council will ensure that all applications for extensions and alterations to these buildings will be particularly carefully assessed.

Recommendation 4:

The Council will consider the buildings set out above for inclusion in the Local List. In addition the Council will seek to ensure that all significant unlisted buildings (as marked on the Townscape Appraisal map) are protected from inappropriate forms of development or unjustified demolition.

2.5 ARTICLE 4 DIRECTION

Parts of the Mill Hill Conservation Area are already subject to an Article 4 direction which was made shortly after designation in 1970. This has been updated with successive General Permitted Development Orders. The effect of these orders is to restrict the full range of permitted development rights in selected areas within the conservation area, namely the area around the Old Forge, The Ridgeway, Milesplit Hill, Wills Grove and Winterstoke Gardens. In these areas planning controls apply to the following:

- Replacement windows and doors
- Roof extensions and roof lights
- New wall materials and painting
- Small extensions such as front porches and out-buildings
- The installation of oil tanks
- The installation of satellite dishes
- The removal of and replacement of boundaries (not including hedges)
- The creation of hard standings in front gardens and vehicle crossovers
- Most new gates, fences and walls

In addition, an Article 4 Direction relating to Mill Hill Cemetery restricts the erection of boundaries. The classes covered are considered appropriate. However it is recommended that the Council consider including the following area within this control:

- The Retail Trust Cottages (formerly known as The Linen and Woollen Drapers Cottages, east and west sides of Hammers Lane)

Recommendation 5:

The Council will consider extending the Article 4 Direction to include the above address

2.6 CONSERVATION AREA ADVISORY COMMITTEE

The Council has established a Mill Hill Conservation Area Advisory Committee (CAAC), comprising a number of local residents together with representatives from amenity societies, including The Mill Hill Preservation Society and the Mill Hill Historical Society. The Council consults the CAAC on applications affecting the conservation area.

Recommendation 6:

The Council will continue to work together with the CAAC to preserve and enhance the character and appearance of the Mill Hill Conservation Area.

2.7 SECURITY MEASURES

Some of the buildings in the conservation area have enhanced security features such as automatic entry systems, cameras, burglar alarms, shutters and bars on windows and doors, alarm systems together with high and often solid gates walls and fences. Many of these features impact negatively on the conservation area. It is considered that the Council should consider the production of design guidance that specifically advises on the appropriate ways to improve security in Mill Hill. In addition the Council will ensure that all applications are carefully considered to assess their impact on the character and appearance of the conservation area. Furthermore enforcement action will be taken where breaches of planning control have taken place and there is a harmful effect on the building or area.

Recommendation 7:

The Council will consider the production of design guidance that advises on appropriate boundary features such as walls and gates together with other security measures and ensure that all applications that affect existing boundaries are determined in accordance with existing policies in Barnet's UDP 2006 and published Design Guidance Notes 9.

2.8 TREES AND PLANTING

All hedges, trees and planting in general make a very important contribution to the character of parts of the Mill Hill Conservation Area. All trees within all conservation areas are protected to some extent by existing legislation. Anyone intending treating a tree with diameter greater than 75mm at 1.5 metre above ground level must give the Council six weeks written notice before starting the works. This provides the Council with an opportunity to consider whether it is appropriate to include the tree in a Tree Preservation Order. In addition a number of trees are already included in Tree Preservation Orders and formal Council consent is required for their treatment.

Recommendation 8:

It has been identified that some street trees may require management

2.9 PUBLIC REALM

Throughout the conservation area there is a mixture of different paving materials which could sometimes be better co-ordinated. There are historic features such as original railings, historic granite kerbs and cobbles that should be retained. The Council will seek to investigate carrying out a public realm survey to identify historic features worthy of retention, negative features that might be changed and to draw up a rolling programme of works to enhance the public realm. Informed by the audit, working together with partners, the Council could adopt a limited palette of low key materials and a suitable mix of street furniture. Any future works should be carried out in line with best practice and English Heritage guidance.

Recommendation 9:

The Council, together with its partners such as statutory undertakers, will seek to carry out a Public Realm Audit to identify positive and negative features and draw up a Management Plan to ensure protection of the best features as well as a programme of future works, to be carried out in line with English Heritage guidance and best practice (subject to budget resources).

2.10 TRAFFIC

A number of street management schemes have been implemented. These include the installation of traffic-signalled crossings, signalled junctions, together with associated signs, railings, white and yellow lines. The Council will assess existing measures to ensure their adherence to 'Streets for All' by English Heritage (March 2000), 'Manual for Streets' by Department for Transport (March 2007) and statutory requirements.

In particular the following should be assessed:

- The pedestrian crossing point outside St. Paul's Church, The Ridgeway;
- Traffic light junction at Highwood Hill/Marsh Lane

Recommendation 10:

Where the Council undertakes works on the public highway, consideration will be given to material choice and street management measures with regard to conservation issues.

3 DOCUMENT REVIEW

This document should be reviewed every five years in light of emerging government policy and Barnet's UDP. A review should include the following:

- A survey of the conservation area and its boundaries
- An assessment of whether the management proposals detailed in this document have been acted upon, including proposed enhancements
- The production of a short report detailing the findings of the survey and proposed actions and amendments
- Public consultation on the review findings, any proposed changes and input into the final review

APPENDIX 1

STATUTORILY LISTED BUILDINGS

The following buildings make a contribution to the character and appearance of the conservation area. They include statutory listed buildings and locally listed buildings. Other unlisted buildings may also make a contribution to the area.

English Heritage are responsible for the administration of the statutory listing system. Each building has been assessed against national criteria for their architectural or historic interest. Buildings are classified into grades to show their relative importance as follows:

Grade I These are buildings of exceptional interest (there are none in the Mill Hill Conservation Area)

Grade II.* These are particularly important buildings of more than special interest (there is one in the Mill Hill Conservation Area)

Grade II These are buildings of special interest, which warrant every effort being made to preserve them (there are 60 in the Mill Hill Conservation Area).

Anyone who wants to demolish a listed building, or to alter or extend one in any way that effects its character must obtain listed building consent from the Local Planning Authority. It is an offence to demolish, alter or extend a listed building without listed building consent and the penalty can be a fine of an unlimited amount or up to two years imprisonment, or both.

HAMMERS LANE

West Grove and West Grove Cottage (Grade II)

Early C19 altered circa 1937. Two storey, five window, wide house now faced in rough cement. Windows have eared architrave surrounds. Porch with heavy Doric columns fluted for upper 2/3 with heavy entablature. Early C19 fanlight and glazing. Two parallel ranges. The garden front has four sash windows over a circa 1937 ground floor.

Additional information: House built in 1786 for William Mark Trinder who lived there until 1810. He held law and medical degrees and was also a clergyman.

Murray House (Grade II)

Set at right angles to the road. Two storey, four window house, now whitened cement with slate roof. Main front onto garden. Irregular at rear with projecting wing and door. Plaque to Sir James Murray who lived here 1870-1885. Founder Editor of the Oxford English Dictionary.

Additional information: Built in 1800 as Sunnyside, the name changed to commemorate James Murray who lived here while he was a teacher at Mill Hill School.

Hilltop Cottage, Linden Cottage, Vincett Cottage, Norah Cottage and Ridge Cottage (Grade II)

Late C18 weatherboarded cottages (Ridge Cottage, brick faced), cream washed. Two storeys, one window, forming a somewhat irregular but very picturesque group. The butcher's shop which was established over 100 years ago, is two storeys, two windows with a weatherboard shop built out at front. Roofs are part tile and part slate.

Additional information: The area was previously known as Bunn's Bushes occupied by Thomas Ratcliffe (1632) and Daniel Ratcliffe (1695). The Ratcliffe family lived in this area for over 200 years and gave their name to what is now called Hammers Lane but was previously called Ratcliffe Lane. From 1713 to 1900 wheelwrights used the area and in 1801 the butchers shop which is now closed was opened.

Marshall House, Linen and Woollen Drapers Institute (Grade II)

Former retirement home, now offices. 1897 by George Hornblower, architect (1858-1940). Red brick with extensive terra cotta enrichment, tiled roof and tile-hung gables. Central three-bay block, surmounted with a wooden cupola carried on eight Doric Columns, with an arched doorcase with panelled door and fanlight, surmounted by a finial-flanked fifteen light oriel window below a stepped gable with terra cotta finials. The door is flanked with granite inscription tablets within terra cotta surrounds, referring to its 1897 foundation as 'THIS CENTRAL BLOCK OF THE HOMES FOR PENSIONERS OF THE LINEN & WOOLLEN DRAPERS INSTITUTION,' and its erection in memory of James Marshall. The adjoining two storey side ranges were built at the same time as further living accommodation. To the rear is a double-height addition of 1901 containing a smoking and reading room annexe with dedicatory tablet on the north side.

Interior: features include an oak staircase with turned balusters: the smoking room retains its open timber roof, inglenook fireplace and matching bench. The principal room is the first floor hall, with open timber roof carried on trusses, rising from stone corbels, each designed in the form of a triumphal arch; over the door is the bust of the donor George Marshall on a moulded bracket. The central oriel window is glazed with fifteen panels of stained glass, signed by T.F. Curtis Ward and Lucas, 1898: the upper two registers depict Christ in Majesty amid angels, flanked by panels of Faith, Hope, Charity and Truth; below is a three-panel depiction of Charity, flanked by side panels of Dorcas and Lydia.

History: this building formed the communal premises of the cottage homes foundation of the Linen and Woolen Draper's Institution, a friendly society founded in 1832 by employees of the drapery trade, which opened a complex of forty-two cottages here in 1898 on ground given by the successful draper George Marshall of the Marshall and Snelgrove drapery store; the side wings were donated by his partner. A strong architectural design retaining interiors of note, the building is a good example of late Victorian commercial philanthropy.

HIGH STREET**Blenheim Steps (Grade II)**

Late C18. Two storeys red brick, wall carried up as a parapet with stone coping. Steep pitch new tiled hipped roof. Four renewed dormers. Symmetrical front. Six windows on first floor, recessed sashes, glazing bars intact, cambered arches. Four similar on ground floor, two each side flanking central feature of two large bow windows, original glazing bars, deep friezes and moulded cornices, possibly reset. Central modern timber door, rectangular fanlight and diagonal glazing pattern. The ground floor window to right of right hand bow has been set in a blocked archway. Three window symmetrical south elevation. Modern extensions to rear. Additional information: Originally called Blenheim House (which replaced or incorporated a much older house). The name suggests that it was built soon after Marlborough's victory of 1704. In 1925 it became part of Mill Hill School, it was then sub-divided and an entrance built to the side to provide access to the upper floor for the upper boys school. The ground floor was used as a tuck shop. In 1926 the bow windows were added to the front and in 1971 it was sold as a private residence.

HIGHWOOD HILL**Highwood House (Grade II)**

Early C19 mansion. Two storey stucco with band at eaves and between storeys. Three window centre (first floor left blocked) with one window full height projecting square bays with very flat pediments at either end, and one storey wing (top lit) to right. Ground floor windows of bays and wing are in round headed recesses with lion heads above windows. There are also lion heads above first floor side windows of central block. Semi-circular porch with two Ionic columns now glassed in and used as large windows. House now divided into flats with ground floor windows of central block converted into two doors. Was home of Sir Stamford Raffles, founder of Singapore, Governor of Java and Founder and first President of the Zoological Society, just before his death in 1826. Grade II partly on historic grounds.

Additional information: William Anderson rebuilt the house between 1810 and 1825 in a Regency style. Sir Stamford Raffles bought it in 1825 and his wife later added a conservatory on the north-west front. In 1951 it became a Red Cross convalescence home which was opened by Queen Elizabeth II in 1954. Ten years later it became a private nursing home.

Milestone situated 30 yards west of junction with Hendon Wood Lane (Grade II)

Erected circa 1752. Stone with inscription "LONDON" clearly visible.

The Rising Sun Public House (Grade II)

Late C17 brick, two storey, two window and blank panel over central door. Gabled dormers. Parapet. Ground floor right window altered, and C19 door and porch. Annexe to left with gabled dormer matching those of house, in painted weatherboard. Barred weatherboard shed structure (billiard room) to right. Mid C19 wood panelled bar interior.

Additional information: Originally called The Sun when it was built in the 16th century. It was built as a dwelling house with the owner/tenant licensed to sell ale, but who had an alternative occupation. It was a favourite stopping place for drovers from the north on their way to the London markets. It was mainly built in 1952 and in 1992 it was elected a Heritage Inn.

Highwood Ash and Stables (Grade II)

Early C18 with later C18 tiled alterations, painted brick, hipped roof, small part slates. Four windows. Two storey, with lower two storey, two window wing to right. Main block has parapet and corbelled band between the storeys. Lower wing is plain. Late C18 sashes in early C18 nearly flush frames, except in ground floor of lower wing. Doorcase with pilasters and modern entablature on brackets and fanlight. To right is stable. Garden front has a late C18 splayed stucco full height bay with modillion cornice to left and tall round headed staircase window to right. Rest of lower wing mostly weatherboarded projecting under wide eaves. Very good condition. C18 building painted brick front and gabled weatherboarded back. Red tiled roof with weathercock.

Additional information: It has only been called Highwood Ash for the last century. There is evidence in the internal timbering of its 16th century origins. It was the home of the Blott family and also Celia Fiennes the author of *Through England on a side saddle in the time of William and Mary* whose grandfather resided in Banbury and is thought to be the "lady upon a white horse" of nursery rhyme fame. Some of the panelling is thought to have originated from Sergeants Inn. In 1950 a British European Airways Dakota crashed into the garden, killing all 25 passengers and three of the four crew.

HOLCOMBE HILL**The Old Forge and Old Forge Cottage (Grade II)**

C18. Group consisting of two, two storey cottages with one storey Forge building between. The Old Forge is two windows wide and door. Stucco with hipped red tiled roof with forge to right. The cottage beyond the Forge has one window; both it and the forge also have red tiled roofs. Picturesque Little group. Overlooking small green.

Additional information: After ceasing to be forge it became a tea-room for 30 years before becoming a private residence.

LAWRENCE STREET**St Joseph's R.C.College (Grade II)**

Circa 1866-71 by Goldie with additions. Apsidal Chapel with a plain but impressive tower on its east side. The tower is surmounted by a gilt statue of St Joseph with angels on each angle of the fretted parapet with machicolations under. The two storey claustral buildings are also on the east side of the Chapel with paired, semi-circular headed windows set within semi-circular headed recesses. The group is brick faced with tiled roofs and is very prominently sited.

MILESPIT HILL**Nicoll's Almshouses (Grade II)**

Dated circa 1896. Range of eight one window one storey almshouses, brick, under long red tiled roof. Board between Nos. 3 and 4 with inscription and date. Mostly modern lead casements in wood mullion windows. These form a picturesque village group.

Additional information: They were named after Thomas Nicoll the founder who was mentioned in the 1685 survey of Hendon. The inscription on the chimney includes his initials and the date 1696.

Nos. 1 and 2 The Welches (Grade II)

Early-mid C18 houses now as two dwellings, each two storeys and attic, one window, wide proportions. Fairly high-pitched hipped roof, with sprocketed eaves, renewed in modern tile. Two flat dormers. First floor rendered, ground floor weatherboarded. Sash windows (one of C18) in exposed moulded frames. Set back modern two storey extension to north of No 2.

Additional information: Along with Hillside Cottage they were built in 1700 and the cottage furthest down the hill had a smithy attached.

Nos. 1 and 2 Hillside Cottages (formerly listed as Hill View and Hill Side) (Grade II)

Early-mid C18 front each cottage of pair having two storeys and attic, one window. Tiled, half hipped mansard roof with central chimney and two gabled dormers. Red brick with weatherboarding on north wall. Modern casements, those on ground floor under segmental brick arches. Mid-C19 doors of two long panels under flat hoods on cast iron brackets. Early-mid C19 rear wing with hipped slated roof.

Nos. 1 and 2 Parkfield Cottages (Grade II)

Possibly by T.E. Colcutt. Late C19 pair of two storey, one window cottages. Red brick with segmental arched ground floor windows. First floor windows under a half hipped gable with decorated plaster coving. Entrance under tiled porch. At the north end a first floor timbered addition spans the access road. Tiled roof.

The Mount School (Grade II)

By T. E. Colcutt. Circa 1875. Large house of picturesque design. Two storeys with dormers within a tiled roof. Red brick with timbered gables and rendered infill panels. High prominent chimneys.

Additional information: In 1754 this was the site of Milespit Farm.

NAN CLARKS LANE**Chalybeate Well, situated in the grounds of The Barn (Grade II)**

Sunken circa 1681 circular enclosure of brick with a tiled pavement and a flight of steps. Modern inscription.

Additional information: Chalybeate spring claimed to have curative powers it bears the inscription "Mrs Rachel Russell's gift, June, Ye 10th, 1681".

THE RIDGEWAY**St. Francis Cottage and St. Mary's Cottage (Grade II)**

Early C19. Weatherboarded cottages with hipped tiled roofs. Each two storeys, two windows, sashes with glazing bars. Central panelled door. St. Francis Cottage has canted bays under continuous roof to ground floor.

Wall to Frontage of St. Mary's Abbey (Grade II)

Late C18. High stuccoed brick wall with rusticated stucco piers topped by fluted vases. Modern wrought iron gates to main house entrance.

St Mary's Abbey (Grade II)

Convent and chapel of St Mary's Abbey, 1872-3 by architects Goldie and Child. Red brick with stone dressing slate roof with wooden fleche. Gothic Revival style. Three storeys, 8-bay with asymmetrically placed protruding curved staircase tower on eastern front, with French style apsidal roof. Flat arched windows on top floor; pointed windows on ground and first floor. Central entrance with timber porch. Western front divided into three blocks linked by single storey corridor with central entrance porch. Two blocks flank the chapel with its three sided apsidal end with single lancet windows.

Interior: Chapel ceiling has slender wooden ribs resting on wooden moulding; carved angel brackets at intervals. Small wooden gallery with pair of arched doors above main door. The principle staircase is wooden with pierced star balustrade. Listed for group value with St Francis's Chapel adjacent. Additional information: the Franciscan Sisters of the Regular Third Order bought the land in 1870. Though it had a missionary outlook, the primary concern was social service and the Mill Hill Convent was formed for this purpose. Opened in 1873.

Chapel to St Mary's Abbey (Grade II)

Circa 1888 by G. Goldie. Early English. Cruciform. Aisleless chapel faced in red brick with stone dressings. Slated. Heavy pyramid roof to the short central tower with single lucarnes in each face. Barrel vaulted walkway on south and east sides. Interior faced in yellow stock brick with stone dressings. Tower timber vaulted. Open barrel roofs to remainder. Three sided chapels in north and south sides of nave. Sacristy behind altar. Iron altar rail, candle holders and chandeliers.

Holcombe House (Grade II*)

Villa, circa 1755-8 for Sir John Anderson, a City of London merchant and Lord Mayor in 1797, by John Johnson, architect. Brick faced with stucco. Two storeys. Entrance front three bays wide with central entrance defined by semi-circular porch. Rusticated ground floor with semi-circular openings either side of the entrance with plain panel and flat arched window set within. Three pairs of fluted pilasters above dividing three flat arched windows; shallow modillion cornice and balustrade parapet. Garden front: 2-storey plus lower ground floor; five bays. Central ground floor window now used as a door. Flat-arched windows throughout, taller on the ground floor. Balustraded parapet broken by three flat topped dormers.

Interior: Elliptical entrance hall possesses cantilevered staircase with fine wrought iron 'S' scroll balustrade and moulded wooden handrail. There is fine Adamesque plasterwork in the former dining room with Grecian-style stucco figures within almond shaped frames, and in the library.

History: In 1866 the house and grounds were acquired by Herbert Vaughn, later Archbishop of Westminster, who established a missionary college there. The house was passed over in 1871 to the 'Franciscan Sisters of the Regular Third Order' who provided the corps of staff to run a school for girls. The villa now forms part of the Catholic School of St Mary's Abbey and is surrounded with later associated buildings.

Additional information: Sir John Anderson died in 1813 and the property was bought by John Stuter (a Montreal merchant, who raised the funds for St Paul's School). He died in 1847. It was then leased to Charles Robert Druce in 1862 and in 1866 it was sold to Father (Cardinal) Herbert Vaughan who started a missionary college here which in 1871 transferred lower down the hill to the newly built St Joseph's. It then became part of St Mary's Abbey until 1977 when a missionary institute bought it and the adjoining school. (The missionary institute was formed in 1967 and in 1969 became part of a theological consortium which owns Mill Hill Missionaries at St Joseph's; The Missionaries of Africa (White Fathers) at St Edwards, Totteridge and five other Roman Catholic institutions).

St Francis Chapel

(Grade II)

Principal chapel for St Mary's Abbey School. 1888-9 Goldie, Child and Goldie. Red brick with stone dressing, slate capped pyramidal roof to the short central tower over the crossing with single lucarnes in each face. Early English Style. Cruciform plan with three side chapels on each side of the nave. A single storey cloister walk runs behind the chapel on both sides, connecting the convent with Holcombe House by way of the sacristies. Large rose window in west elevation; large window comprising four lancets in south side; paired lancets in clerestory level.

Interior: Simple vaulted timber roof to tower; barrel-vaulted roofs to nave and chapels. Interior faced with yellow stock brick with simple stone moulded arches at the crossing and into the side chapels. Original nuns' stalls and organ behind the altar. Metal altar rail, candle holders and chandeliers.

Additional information: Organ installed in 1890.

Belmont (Grade II)

Early C19. Large yellow brick, three storey mansion. 1 + 3 + 1 windows with dentilled pediment over centre. Stone or stucco enrichments. Ground and first floors have flat segmental bow in the centre with a hooded canopy over a modified Doric porch (now glazed). Conservatory at south-west end. Good internal features including a delicate oval plaster ceiling in the Adam manner. Long, modern neo-Georgian wings to north-east not of special interest.

Additional information: In 1760 Peter Hammond, a brewer, purchased the estate of Belmont, on it, facing Mill Field, he built Belmont. The architect was James Paine the younger. It is an Adams style house. Circular hall with 2 oval lounges with hand decorated ceilings with circular wrought iron staircase. Original design is in the British Library. After his death the house was let to Rufus Davies the American minister to the Court of St James from 1796 to 1803. He used it as a holiday home. In 1820 Sir Charles Flower (Lord Mayor 1808-9) bought the estate. In 1867 the estate was bought by James Macandrew who died in 1902 and is buried in St Paul's churchyard. In 1912 Rooker Roberts bought the estate for £8,000 and established a junior school to act as a feeder for Mill Hill School. The main school buildings were erected in 1924 by G. S. Souter.

Chapel to north-west of Belmont (Mill Hill Junior School for Boys) (Grade II)

Circa 1925. By J.C.S Souter. Brick with single-storey wings. Pedimented with apsidal west end. Timber and lead bell turrets. Tile roof. Three semicircular headed windows with consoles and stone architraves to aisles. Stone cornice and vases. Barrel vaulted nave with aisles.

Hermitage in the grounds of Belmont (Grade II)

Mid C19 'Gothic', stuccoed with projecting open porch. Battlemented turrets. Westmorland slate roof.

Additional information: Built by Robert Williams for £1,000 for Sir Charles Flower. Described by Pevsner as a "Pretty cottage or Hermitage".

The Old Mill House (Sugar and Spice) (Grade II)

Circa 1740. Two storeys with dormered mansard roof and prominent chimneys. Three windows, red brick with parapet and projecting brick banding. The ground floor has a pleasant shopfront. Double pitch tiled roof. Additional lean-to right.

Additional information: 1813-1924 belonged to the Kitchner family who ran grocer's, post office and telegraph office from the ground floor.

Telephone Kiosk outside the Old Mill House (Grade II)

Telephone kiosk, type K6. Designed 1935 by Sir Giles Gilbert Scott. Made by various contractors. Cast iron. Square kiosk with domed roof. Unperforated crowns to top panels and margin glazing to windows and door.

Post Office Cottage (Grade II)

C18. Whitened weatherboard, two storey with open pediment with small modillions supported on brackets over front. Two doors and one central window, that on ground floor with original glazing.

Milestone situated on the green about 60 yards north-west of the War Memorial (Grade II)

Erected circa 1752. Limestone block. No features.

Nos. 1 to 4 (consecutive) Church Cottages (Grade II)

C18. Two storey. One window red brick cottages with C19 trellis porches. The house to the left is taller and adjoins a brick, weatherboarded, gabled barn with modern additions at the rear. Picturesque group.

Additional information: Number 3 has a pathway of inkbottles which came from Mill Hill School. Listing includes number 5.

Church House (Grade II)

C18. Red brick with tiled roof. Two storey. Three window. Corbelled stacks with raised panels. Later large projecting square brick bay window in centre of front and dentilled pedimented door to right.

Parish Church of St Paul (Grade II)

Circa 1829-36. Built by William Wilberforce. A plain, cement rendered Church, typical of its date, sited prominently on The Ridgeway. Symmetrical west front six windows with tracery with plain turrets at the angles. Central entrance. Simple interior with east window depicting Deposition of Christ, C18. Copied from Italian painting. Shallow pitched roof. Small west gallery on iron columns. Additional information: Site of gravel pit donated by Sir Charles Flower. Begun in September 1828 using bricks from a kiln set up on William Wilberforce's estate on Hendon Wood Lane. Designed by Samuel Hood Page in a most economic style known as Commissioners Gothic. Cost £3,547 2s paid by Wilberforce. Finished in August 1830, consecrated August 1833. East window painted by Charles Muss, enamel painter to King George IV.

The Headmasters House (Formerly listed as The Grove) (Grade II)

Late C16 or early C17. Remodelled by Stanley Hamp circa 1912. Irregular building with three window centre and gabled crossed wings at either end. Set at right angles to the road. Two storeys. Whitened weatherboard, with ground floor and north-east cross wing now cemented. This wing projects on garden front. Door has early C18 flat hood on carved brackets. Mainly C18 glazing. Some interior features of interest.

Additional information: Originally formed part of the Ridgeway House Estate. It is one of the oldest surviving houses in Mill Hill. It is of a traditional timber construction built around a large brick chimney. An early 17th century house and estate acquired by the Haley family, prominent Quakers. They built the Quaker Meeting House at Rosebank, which then formed part of the site. In the late 1800s the property was used as a shop. In 1907 Mill Hill School acquired the property and in 1912 employed Stanley Hamp to remodel it into a hostel for four masters, later for use of the school secretary. In 1955 it became the Headmaster's house.

Gate of Honour, Mill Hill School (Grade II)

Circa 1920. Portland stone, classical gate on eight steps, axially placed on the centre of the main school building. Iron gates with decorative bronze roundels. Incised lettering on the frieze under a dentilled pediment. Front: Gate of Honour. Rear: PIIS PATRIAE SERVATORIBUS SERVAT I MEMORES DDD.

Additional information: Built in 1921.

Mill Hill School (Grade II)

Circa 1825. By Sir William Tite with assembly hall added in 1905 by T.E. Collcutt. Street front along two storey range in grey brick, with stone dressings. 3.8.3.8 three bays, the ends and centre set forward. Round headed ground floor windows. Centrepiece with stone pediment and full height coupled pilasters. Windows and door with eared surrounds. Main front with hexastyle pedimented ionic portico on opposite side. Built for the Congregational College founded 1807 on the site of Peter Collinson's (died 1768) famous botanic garden. Collcutt's wing of two storeys is free classical style. Stucco with stone dressings. Hipped, slated roof. Low additions of no interest. The Favell building is a statutory listed building as it is attached to Mill Hill School and is noted as a positive building.

The Library and Murray Scriptorium, Mill Hill School (Grade II)

T.E. Collcutt. Circa 1907. An almost symmetrical single storey building with projecting wings either end of a main block. The main roof is high and tiled with two triangular dormers and an octagonal clock tower over central projecting entrance porch. The tower is tile hung with a timber-framed clockhouse and dormer over. The wings have hipped tiled roofs and 'timber frame'. The left-hand gable has a panel inscribed: THE MURRAY SCRIPTOR. A low brick wall connects the two wings with ionic balls flanking the entrance opening.

Additional information: Murray was a teacher at the School but also the creator of the Oxford English Dictionary. Next to his house (Murray House, Hammers Lane) he built a scriptorium of iron lined with timber where he accumulated the slips of paper, which were to form the basis for the Oxford English Dictionary. His scriptorium was dismantled and transferred to the school grounds, where it was rebuilt in his honour.

Chapel, Mill Hill School (Grade II)

Circa 1898. Basil Champneys. Red brick and stone dressings in a collegiate baroque design. Symmetrical. Apse east end. Aisleless interior with a colonnaded apse.

Wall with decorative iron railings extending from Wills Grove to Mill Hill School (Grade II)

Originally the boundary wall to Ridgeway House, the home of Peter Collinson. The high wall incorporates some C18 work. The railings appear to date from 1927. This was the site of Collinson's Botanic Garden, which included trees planted by Linnaeus. Plaque.

Telephone Kiosk junction with High Street (Grade II)

Telephone kiosk, type K6. Designed 1935 by Sir Giles Gilbert Scott. Made by various contractors. Cast iron. Square kiosk with domed roof. Unperforated crowns to top panels and margin glazing to windows and door.

Rosebank and Rosebank Cottage (Grade II)

C17. Timber-framed long low building of two storeys, five window. White weatherboarding continuing to the left as a black weatherboarded barn. Tile roof. Rosebank was used as a Quaker Meeting House, between 1678 and 1719.

Additional information: Used to be part of the Grove House estate. Built in 1678 and enlarged in 1699.

Banqueting House in the grounds of St Vincent's Convent (Formerly listed with St Vincent's Convent) (Grade II)

Ionic building with four engaged columns on front and pediment with coat of arms. Rounded headed windows with rectangular ones over. Interior has black and white marble floor and rococo plaster decoration with incised plaque showing house as seen from banqueting house in C18.

Additional information: Ornamental fishpond excavated in long terraced avenue leading to banqueting house, filled in, in the 1930s.

Chapel adjacent to St Vincent's Convent (Grade II)

Circa 1887. By Tasker. Designed in C15 perpendicular manner (snecked quarry faced rubble). Spacious five bay interior with aisles and a two bay transept at the east end, under a double pitch roof.

Additional information: Damaged by fire in 1935.

St Vincent's Convent (part called 'Little-berries', formerly listed with Banqueting Hall) (Grade II)

The convent incorporates 'Littleberries' a fine but altered early/mid C18 red brick house. Entrance front - three storey three window centre recessed between three storey two window projecting bays. Late C18 or early C19 Doric porch of four columns forming loggia across recessed centre, with wrought iron trellis veranda above. The ground floor windows of the bays have been thrown into one very large window with stucco surrounds consisting of pilasters and entablature; these are probably C20 alterations. Garden front - projecting centre, three window, one tall storey and basement and attic bullseye window in pediment. Rusticated stone or stucco quoins and basement which has central arch beneath pedimented doorway on main floor which is reached by double flight of steps with plain wrought iron railings. The wings on either side have been modernised and added to. Interior: Much altered but contains a good mid C18 wrought iron staircase and plasterwork ceiling in the 'Gilt room', this includes medallion portraits of George I and other members of the Royal Family.

Additional information: The property may originally have been a hunting lodge which is suggested by the thickness of the walls in what is now known as the Gilt Room, which may have been the original dwelling with kennels or store below. It was extended in 1712 with the addition on the north face of a projecting pedimented pavilion reached by a double flight of stairs from the garden and the laying out of the garden with a long vista. The Gilt Room medallions suggest work finished in time to celebrate accession of George I in 1714. In the 1754 manorial survey it is recorded as a "large handsome house with extensive pleasure grounds and a summerhouse. It is thought that between 1796 and 1828 the gothic lodges were added. In 1847 John Pawson altered the South elevation, added the two wings and inserted the large ground floor windows, staircase and upper storey. In 1885 it was bought by the Order of the Daughters of Charity of St Vincent de Paul as their provincial home.

Lodge to the Priory (Grade II)

T. E. Collcutt circa 1875, for J. Smith. Lodge comprises single storey brick building under high tiled roof with dormers. End wall, tile hung with pargetted coving and small imitation timber gable.

Additional information: The Priory itself is locally listed. The original building on this site was built in 1754 and belonged to Hutton Perkins. It has been known as Clock House, because of the large clock that adorned its front and was at one time the home of the vicar of St Paul's. It was auctioned in 1873 as a "Gothic mansion with 12 beds and 10 acres". It was bought in 1930 by St Vincent's for the older sisters of the order in need of nursing care.

Milestone situated outside No.8 The Ridgeway opposite UK Optical Factory (Grade II)

Erected 1752. Rectangular limestone. Appears to read: IX miles from London.

WILLS GROVE**Ridgeway House**

(Grade II)

T.E Collcutt. Circa 1905. Long two storey faced with pargetted gables. Ground and first floors and stuccoed with stone dressings and cornice. Brick bay windows with stone decoration. Dormered attics in tiled roof. High prominent chimneys.

Additional Information: The site was recorded in the Black Survey of 1321 as being owned by Stephen Nicoll. Mention of Ridgeway House appears first in 1501. The botanist Peter Collinson occupied it and the original house was demolished in 1825.

APPENDIX 2

LOCALLY LISTED BUILDINGS

This schedule is a listing of buildings of local interest, which are considered to significantly contribute to Mill Hills heritage and character. It is produced by the Local Planning Authority and supplements the statutory list. The two lists therefore provide a comprehensive inventory of the areas historic built fabric. Although the buildings on the local list do not benefit from statutory protection, current adopted local policy seeks to preserve or enhance these buildings wherever possible.

HAMMERS LANE	White Lodge The Laurels Cottage Homes Hollydene
HIGH STREET, NW7	St Augustine's Cottage and Ridgeway Cottage Nos. 2-8 (consecutive) Shenley Cottage Rose Cottage M J Lamb (Post Office) Ridgeway Methodist Church Nursery Cottage The Orchard
HIGHWOOD HILL	Nos. 1-5 (consecutive) Hendon Park Cottages Edge Hill Oak Cottage Hill Cottage Gables Cottage Highwood Lodge and Coach house Highwood Hill Cottage
HOLCOMBE HILL	Floral Cottages (1 and 2)
MELDEX CLOSE, NW7	No. 1 Milespit Lodge Brick Built Archway
MILESPIT HILL, NW7	Foremans Flat, Westminster Cemetery
NAN CLARKS LANE	Highwood Cottages Mote End Pond Cottage The Studio Garage Flat
THE RIDGEWAY	Cleveland The Bungalow The McClure Music School Building to the south of Holcombe House (Missionary Institute) The Priory
WILLS GROVE, NW7	Winterstoke House Cricket pavilion
WINTERSTOKE GARDENS	Nos. 2-5 (consecutive) Nos. 14 and 15 Nos. 6 and 7 Nos. 12 and 13 Nos. 8 and 9 Nos. 10 and 11

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