

Mill Hill Conservation Area 14

Designation

Conservation Area Designated:
14.01.1969

Location

OS Sheets: 2275, 2276

A small isolated settlement on Barnes Common, the conservation area is adjacent to Mill Hill Road which connects Barnes with Putney. It is completely enclosed by Barnes Common (32) conservation area.

History and Development

A windmill is reported to have stood on the site since at least 1443 and various rebuilds took place until the 19th century. The land was enclosed in 1763; existing houses largely date from the C19th except for Mill Hill Lodge, which contains part of the miller's cottage from the 18th century. There has also been some early 20th century development in the east of the area.

Character

The area was designated as a small group of houses of architectural and historic interest.

The conservation area is of interest as the 18th century site of the mill enclosure which has left its legacy in the containment of development. It is the highest point of Barnes at 8.15m above sea level and acts as a focus for views along Mill Hill Road and across Barnes Common. The character has remained a rural one with the boundary treatment on the common side being predominantly either thick hedge, close board fencing or both. On the road side there is a strong boundary created by the weathered brick wall to Mill Hill Lodge. Mature trees are an integral part of the landscape providing enclosure and a backdrop to the buildings. The result is a sense of containment within the semi-natural landscape of Barnes Common. The access road reinforces this and also acts as an informal border to the conservation area.

Houses within the area form two groups. The main historic interest is on the western half which stands on the site of the old mill. The character is created by an eclectic group of dwellings united by their scale and restricted range of materials and finishes. The Mill Hill, an austere plain rendered gothic villa, has a three storey octagonal tower with leaded dome. Mulberry Lodge has a distinctive dutch gable and Mill Hill Lodge, which encapsulates the 18th century miller's cottage, is finished in weatherboarding. The use of lancet windows, drip moulds, other decorative embellishments and steep slate roofs pulls the group together and creates a distinctive roofline complemented by the retention of original chimneys.

The eastern group, from the late 19th and early 20th century, has respected this scale. Trock's Mill Cottage is a low built range which, like Mill Hill Lodge is weatherboard and is of a similar date. Brooklyn Lodge and Bracken View are larger brick houses with exposed painted timber frame gables and decorative porches.

Problems and Pressures

- Development pressure which may harm the balance of the landscape-dominated setting, and the obstruction or spoiling of views, skylines and landmarks
- Loss of traditional architectural features and materials due to unsympathetic alterations
- Loss of front boundary treatments and front gardens for car parking
- Lack of coordination and poor quality of street furniture and flooring

Opportunity for Enhancement

- Improvement and protection of landscape setting
- Preservation, enhancement and reinstatement of architectural quality and unity
- Retain and enhance front boundary treatments and discourage increase in the amount of hard surfacing in front gardens
- Coordination of colour and design and improvement in quality of street furniture and flooring

Scale: N.T.S.



**CONSERVATION AREA No.14
MILL HILL, BARNES**

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