



Image 1: Artist Impression of the previously refused scheme. Author: Adam Architecture

**Response to previous applications:**  
(words by Savills Planning)

2005 Planning Permission and Conservation Area Consent:

Following the NHS vacating the site, Athlone House was purchased by developers and in October 2005, planning permission and Conservation Area consent were granted for a comprehensive treatment of the whole site. Athlone House itself was to be restored/alterd and converted into a single dwelling house, with a large 2 storey garage block to the rear; the extensive post-war hospital buildings were to be demolished, and three new blocks of apartments (22 in total) built in the eastern part of the site. Caen Cottage, the Gate House and the Coach House were to be restored for residential use (with various alterations/extensions). A 0.98 hectare plot of land was to be donated as an extension to Hampstead Heath.

The planning permission was partially implemented, through the construction of the apartments, the conversion of the Coach House, and the demolition of various post-war buildings, and so remains extant.

**Recent Appeal Schemes:**

After the Caenwood Court apartments were built, the rest of the site was sold by the developer to buyers who acquired it for their own occupation. The latter submitted a planning application in July 2009 for the demolition of Athlone House and the erection of a replacement 8 bedroom single dwelling house with underground parking, designed by the modern classical architect, Robert Adam. The applications were refused by London Borough of Camden on 12th April 2010, and subsequent appeals were dismissed on 21st April 2011.



# Access

- local transport
- site access & egress
- new access - reasoning
- new access - safety

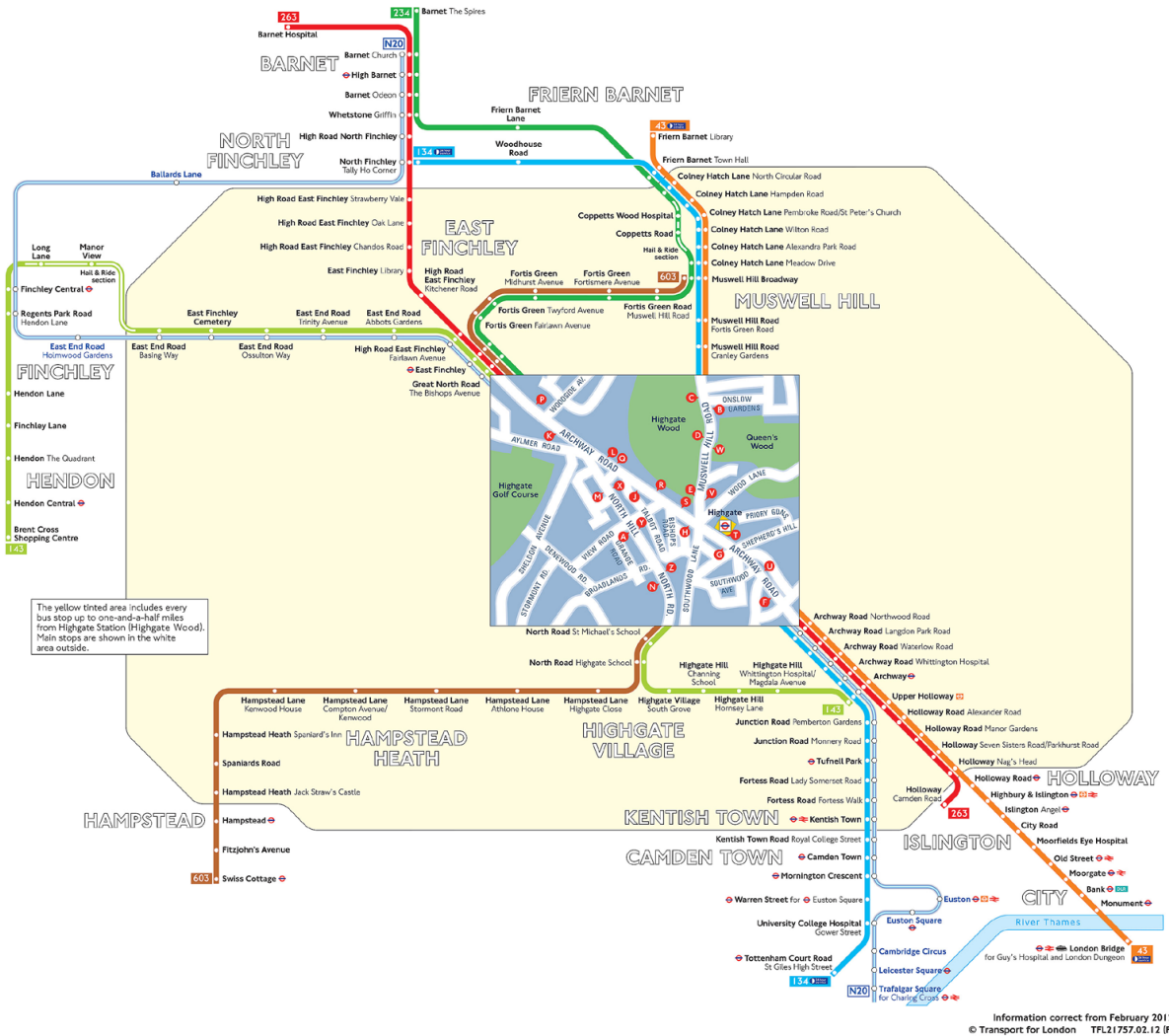


Image 1: Local bus routes around Highgate. Author: TFL.

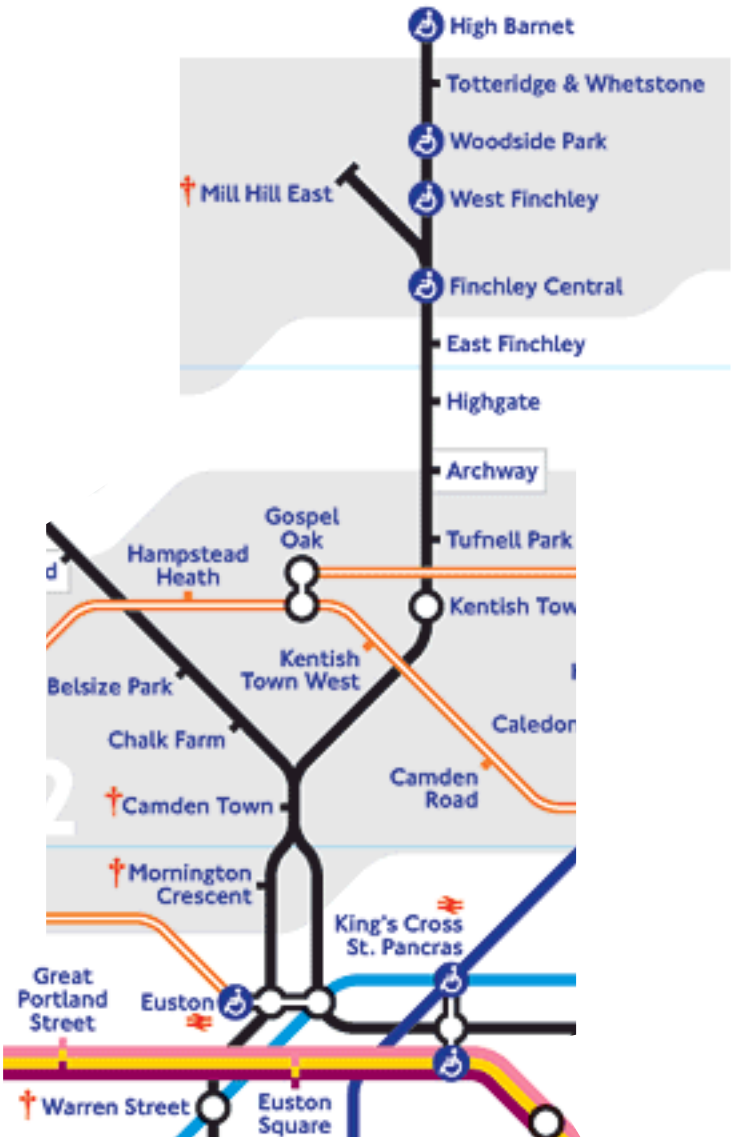


Image 2: High Barnet branch of the Northern Line. Author: TFL.

Public Transport:

Athlone House sits within reach of numerous modes of transportation that service this area of north London, including bus, train and cycle routes,

Pedestrian:

The site is located approximately 1.4 km (18 mixture walk) from Highgate Underground Station and approximately 1.8 km (22 minute walk) from Archway Underground Station.

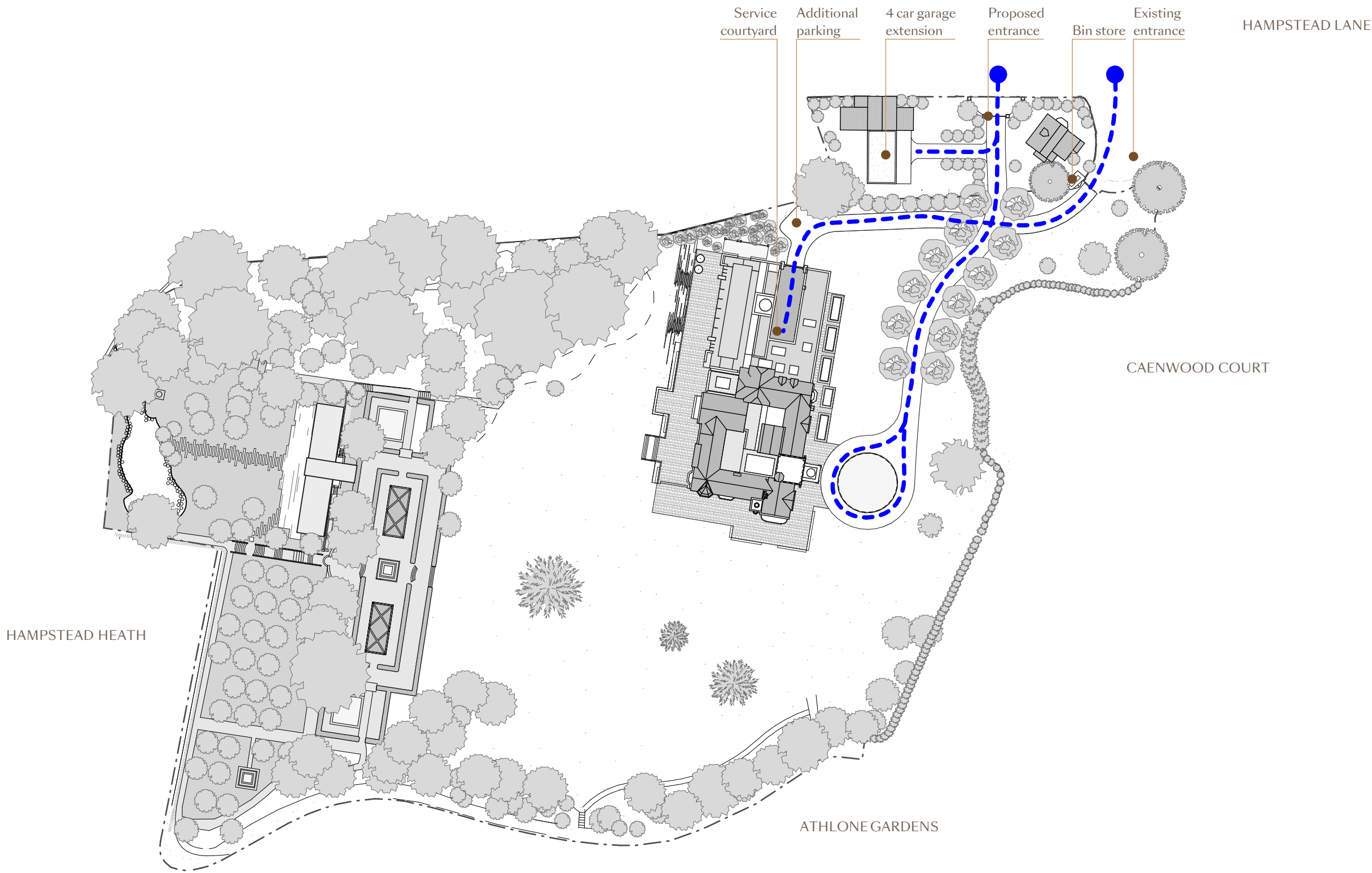
Bus:

Routes 210 and 603 operate along Hampstead Lane with a stop located directly adjacent to the existing entrance of Athlone House. These bus routes provide direct access to Archway Underground Station and Hampstead Underground Station respectively.

Train:

The nearest London Underground stations are Highgate and Archway. Both stations are situated on the High Barnet branch of the Northern Line. Travelling southbound approximately 4 stations (9 minutes) bring you to King's Cross St Pancras which connects to international trains to Europe as well as direct as connecting trains to Luton, Gatwick and Heathrow airports.

# Site Access & Egress



## Site Access and Egress:

The only existing vehicle access to Athlone House is on the site's northern boundary off Hampstead Lane. Currently the only access to the site is via a shared driveway with the residents at Caenwood Cottage to the east. This application will include a proposal for a new entrance directly off Hampstead Lane, the details of which are found in pages 26, and 27 of this document.

The precise way in which the accesses are used will be determined in use, but the new access is intended to act as an appropriate 'front door' to Athlone House, with the existing access retained primarily for everyday and service access. Having the two accesses will alleviate the congestion that sometimes occurs within the apron outside the existing access.

Cars will be directed to park within the three garages located just inside the new access (within an extension to Caen Cottage). Refuse bins will be stored in a compound close to the Gate House, within the Athlone House boundary, with refuse being put out by staff for collection as appropriate



# New Access - Reasoning

Reasons for the new access:

Currently the only accessed to Athlone House is via a shard driveway with the residents at Caenwood Court, primarily since Caenwood Court land once formed part of the Athlone House estate.

As discussed in the Access Statement under "Site Access", there are numerous benefits to the proposed new access which has subsequently received support from the London Borough of Camden, Haringey Council (the Highways Authority) as well as the residents of Caenwood Court.

