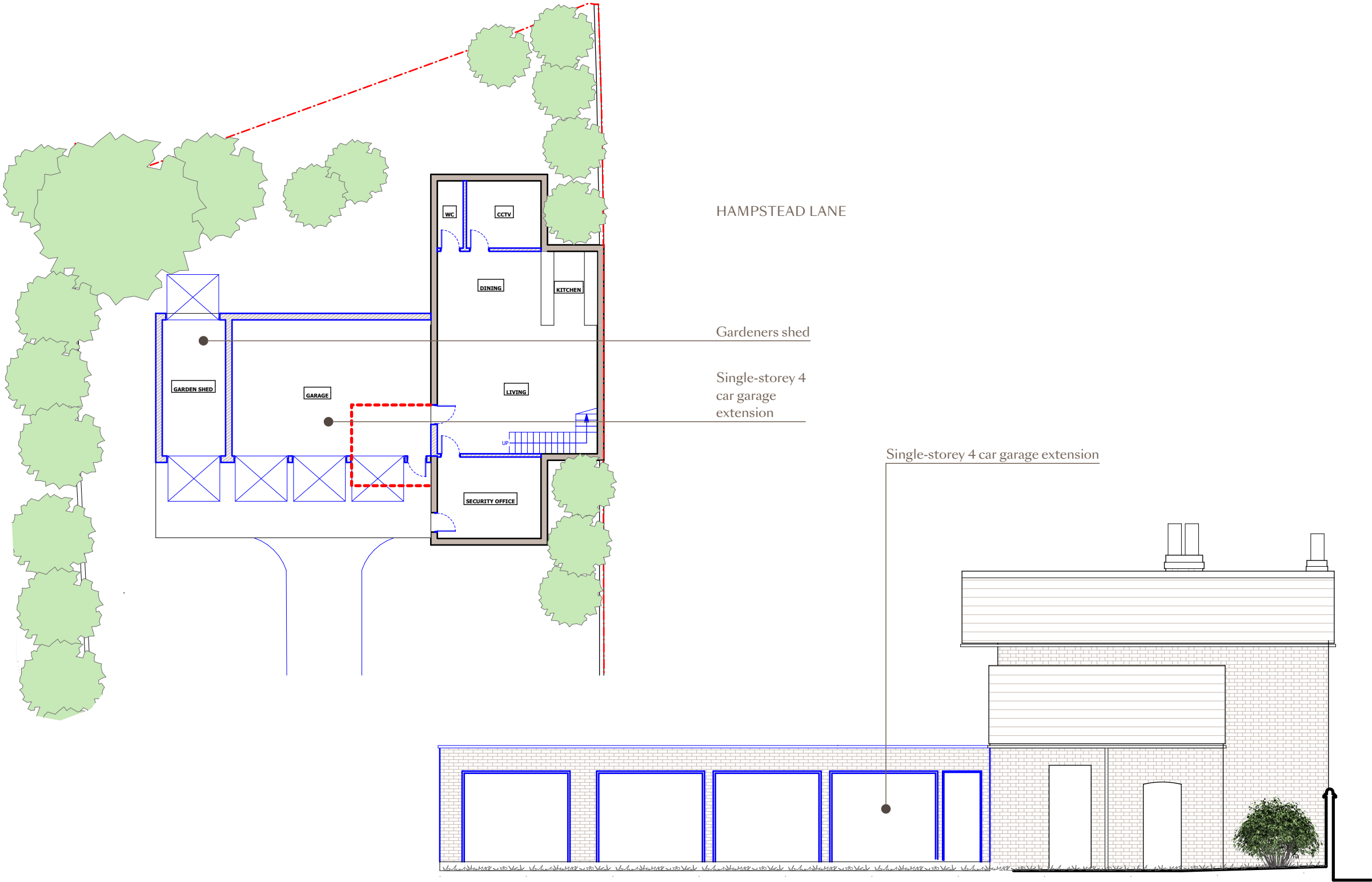


Caenwood Cottage

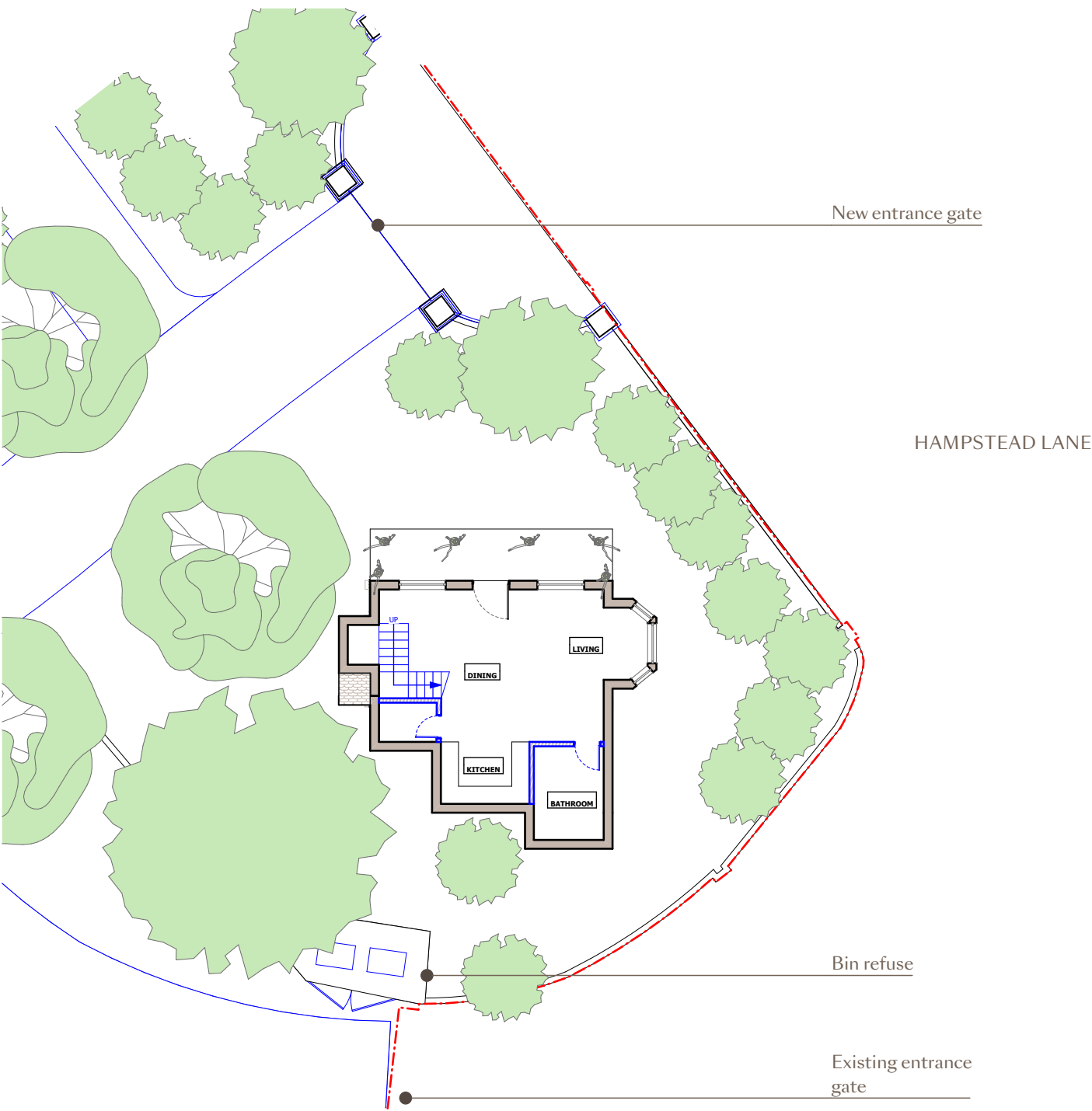


Caenwood Cottage:

Caenwood Cottage, like Athlone House, will undergo a restoration and have its relationship to estate re-established. As is appropriate for its position on the site, Caenwood Cottage will act as a security gate house whilst also providing self-contained accommodation.

In order to keep parking away from Athlone House itself, a single-storey extension, similar to the approved extension of 2005, will be made to the south of Caenwood Cottage to accommodate a four car garage. This extension will also provide the necessary services for the gardener. The design of the extension will be kept modest, in matching brickwork to the house and will not be seen from Hampstead Lane.

The Gate House



The Gate House:

The Gate House will have its eccentric Tudor-style facade and terrace decor restored as part of this application. As is currently typical on the site, the house is very dilapidated and in need of thorough restoration.

No external additions or extensions are proposed and the internal space will be re-fitted with some self-contained accommodation.



Area Table

Athlone House

ORIGINAL AREAS:

*MEASURED SURVEY (2016)

LOWER GROUND FLOOR:	2,492 ft ²
GROUND FLOOR:	8,711 ft ²
FIRST FLOOR:	7,542 ft ²
SECOND FLOOR:	4,029 ft ²
THIRD FLOOR:	330 ft ²
SUB-TOTAL:	23,104 ft²

WINGS PRESENT IN 1948
(as shown in ref.2003/2670/P)

GROUND FLOOR:	4,251 ft ²
FIRST FLOOR:	2,167 ft ²
TOTAL:	6,418 ft²

GLASS HOUSE

LOWER GROUND FLOOR:	1,868 ft ²
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COMBINED (ORIGINAL)

TOTAL:	29,522 ft ²
<u>TOTAL (with glass house):</u>	<u>31,390 ft²</u>

PROPOSED AREAS:

LOWER GROUND FLOOR:	3,714 ft ²
GROUND FLOOR:	12,670ft ²
FIRST FLOOR:	7,168 ft ²
SECOND FLOOR:	3,995 ft ²
THIRD FLOOR:	330 ft ²
TOTAL:	27,877 ft²

SUMMER PAVILION:	1,872 ft ²
TOTAL (incl. BBQ Pavilion):	29,749 ft²

Caenwood Cottage & Gate House

CAENWOOD COTTAGE:

EXISTING/ORIGINAL

1,668 ft²

CONSENTED 2005 (as shown in ref. 2003/2670/P)

2,421 ft²

PROPOSED:

2,434 ft²

GATE HOUSE:

EXISTING/ORIGINAL

990 ft²

PROPOSED

990 ft²

*A measured survey of the existing building at Athlone House was conducted for two weeks from Monday 4th of January 2016 by Greenhatch Group Ltd. Greenhatch began in 1988 are an approved supplier for Historic England and Historic Scotland. The directors are members of the Royal Institute of Chartered Surveyors and the measurements in this document follow the RICS Code of Measuring Practice.

Landscape

introduction
opportunities, proposals
strategy
section through garden
garden circulation
landscape plan
the driveway
the forecourt
the terrace
the main garden
the parterre garden
the pavilion garden
the lily pond
the fruit garden
the woodland walk
the restored pond
hard & soft proposals



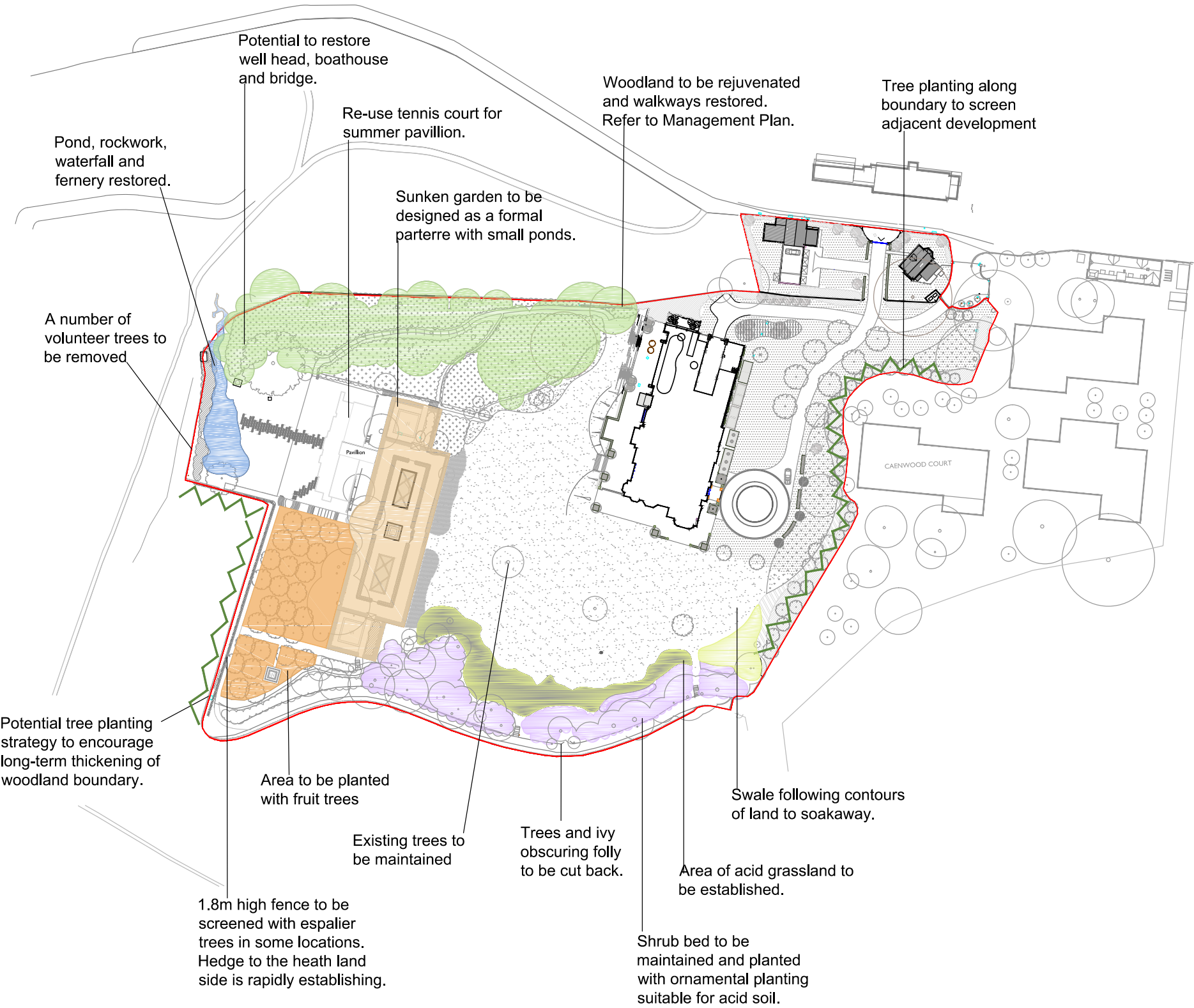
Image 1: Artistic Impression of the Parterre Garden. Author: JFA Landscaping

Introduction:
(words by JFA Environmental Planning)

The gardens surrounding Athlone House have been associated with several estates and designers since the late 18th century. The original landscape was designed by Lancelot ‘Capability’ Brown (1716-1783)

The current layout is attributed to Edward Milner with rockwork by James Pulham. This dates back to 1870, with a significant overlay from the 1920’s.

Many of the original features of the garden have been lost due to the redevelopment of the site over the years. There are features of particular interest within the garden which remain including a folly to the south of the site (Edward Milner), the rockwork and fernery around the woodland pond to the northwest (James Pulham).



Opportunities & Proposals: (words by JFA Environmental Planning)

The gardens of Athlone House have many layers of history attributed to them. These layers, combined with the close proximity to Hampstead Heath, the topography and the views all contribute to a unique sense of place. The landscape design philosophy seeks to evoke the different memories and eras of the garden, from the natural sweeping landscape of the renowned landscape architect, Capability Brown to the more current layout by Edward Milner. The Landscape proposals seek to enhance the existing character of the garden, by stripping away overgrown vegetative layers to reveal and restore existing features. A 'light touch' intervention to the garden will allow the existing feature planting and trees to be retained, improved and managed.

Sustainable design considerations are at the forefront of the landscape proposals, with Sustainable Urban Drainage Systems, (SUDS) incorporated for potential rain water harvesting. The SUDS components include the use of pervious gravel surfacing, soakaways, ponds, swale, and filter strips. The procurement of plants of local provenance/translocated species including responsibly sourced stone, timber and composite materials.

There is an opportunity to develop the natural acid grassland which is present in some areas of the lawn. An area of rough acid grassland could be established, which would add a variety of species to the garden whilst encouraging wildlife. It will be a receptor for salvaged grassland from the east side of the house and immediately to the south of the house. The footpaths around Athlone House gardens will be a mix of porous gravel paths, with the reintroduction of the original woodland paths.

The landscape proposals should be read in conjunction with Catherine Bickmore Associates; Ecological survey and appraisal (May 2009), Tree Conditions survey (May 2009), and The Historic Landscape Appraisal for Athlone House (May 2009).