



shh

agile  
creative  
responsive

GATE HOUSE  
THE RESTORATION - 2018

DESIGN & ACCESS STATEMENT

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## **Introduction:**

The purpose of this document is to illustrate the historical significance and design response relevant to this application to restore ancillary residential accommodation use for the Gate House, within the Athlone House estate. After decades of institutional use and dilapidation, the application seeks permission for a full restoration of the most important internal and external features. This will include the reinstatement of the external decoration, removal of derelict extension and a modern re-interpretation of a new extension to compliment the restoration.

Full planning permission was granted on the 9th September 2016 for the restoration and extension of Athlone House for use as a 6 bedroom single dwelling house; creation of new vehicular/ pedestrian entrance from Hampstead Lane and associated part demolition of boundary wall; refurbishment and extension of Caenwood Cottage and refurbishment of the Gate House, both to be used as ancillary residential accommodation; erection of a summer house on disused tennis court within the grounds; and associated landscaping works and restoration of historic garden.

# Existing Site

site location  
site history  
site context  
aerial photograph  
site photographs



# Site Location

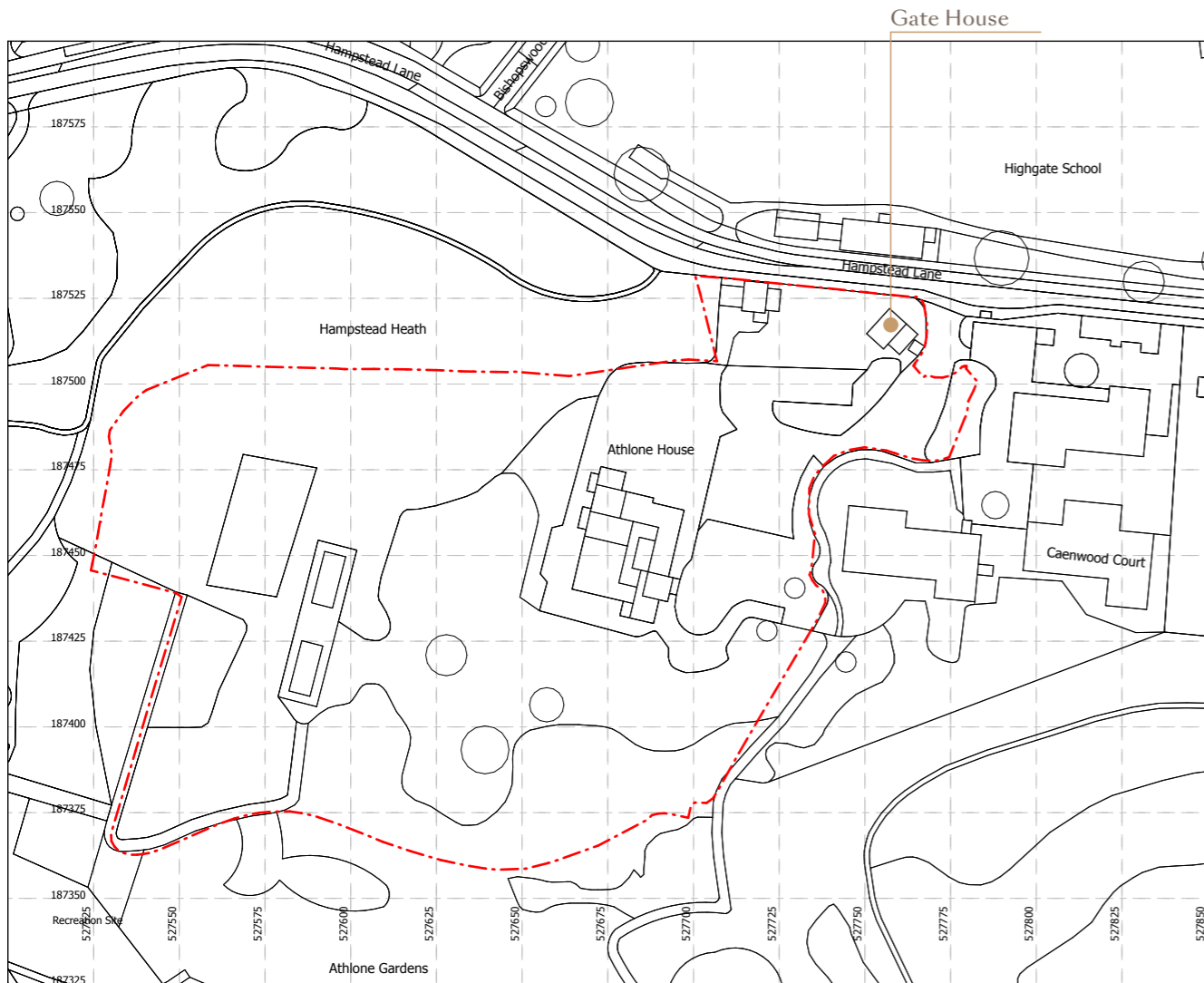


Image 1: Ordnance survey map of the Athlone House estate.

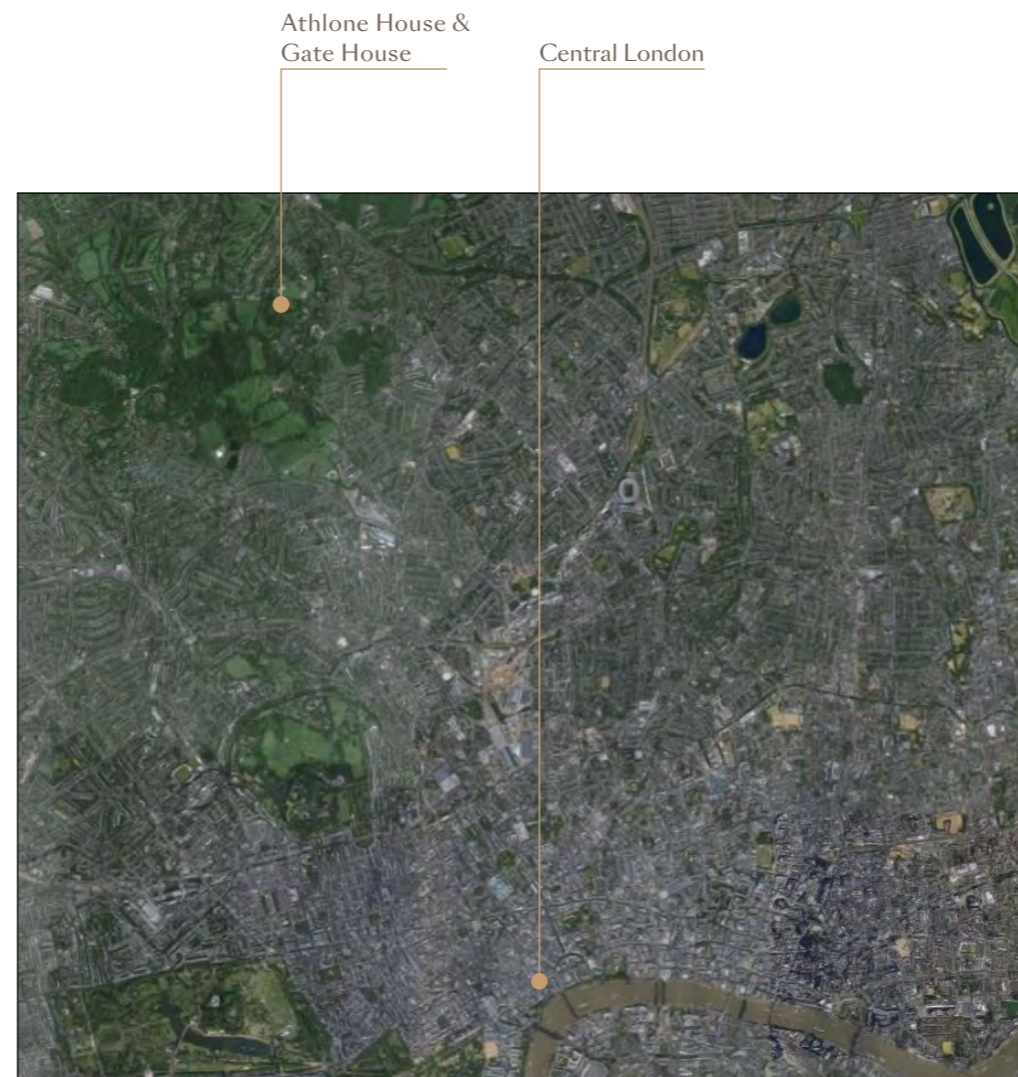


Image 2: Aerial view of London. Author: Google.

## Site Location:

The Gate House sits within the Athlone House estate on the north-eastern corner of Hampstead Heath, located in North London. Vehicular and pedestrian access is via Hampstead Lane that runs parallel to the sites northern boundary.

The overall site area covers 7.11 acres in total and the co-ordinates are 51°34'17.4"N 0°09'32.4"W.



**Site History:**  
(words by Dr Mervyn Miller)

Athlone House and estate (originally Caen Wood Towers), built 1870-72 for the industrialist Edward Brooke, to a design by the architects Salomon's and Jones, is located south of Hampstead Lane about half a mile east of the centre of Highgate Village.

The estate, main house and ancillary houses maintained their prestige under a succession of owners, of whom Sir Robert Waley-Cohen was the most notable: in residence from 1919-40 (and owner until his death in 1952). Alterations were made to the site in the 1920s, and during the 1930s, there was some demolition and rebuilding in the service areas. The site was requisitioned by the Royal Air Force in 1940 and used as a school for intelligence officers, and appears to have suffered some damage. After the war, the building was purchased by the National Health Service and converted for use as a hospital. Extensive demolition, including the glass house, garden pavilion, and more of the service wings took place. The final NHS use was as a geriatric hospital, which ceased in 2003, since when the estate and buildings have been unoccupied.

Image 1: RAF Aerial Photograph, taken 29th of April, 1947. Author: Historic England.

# Site Context

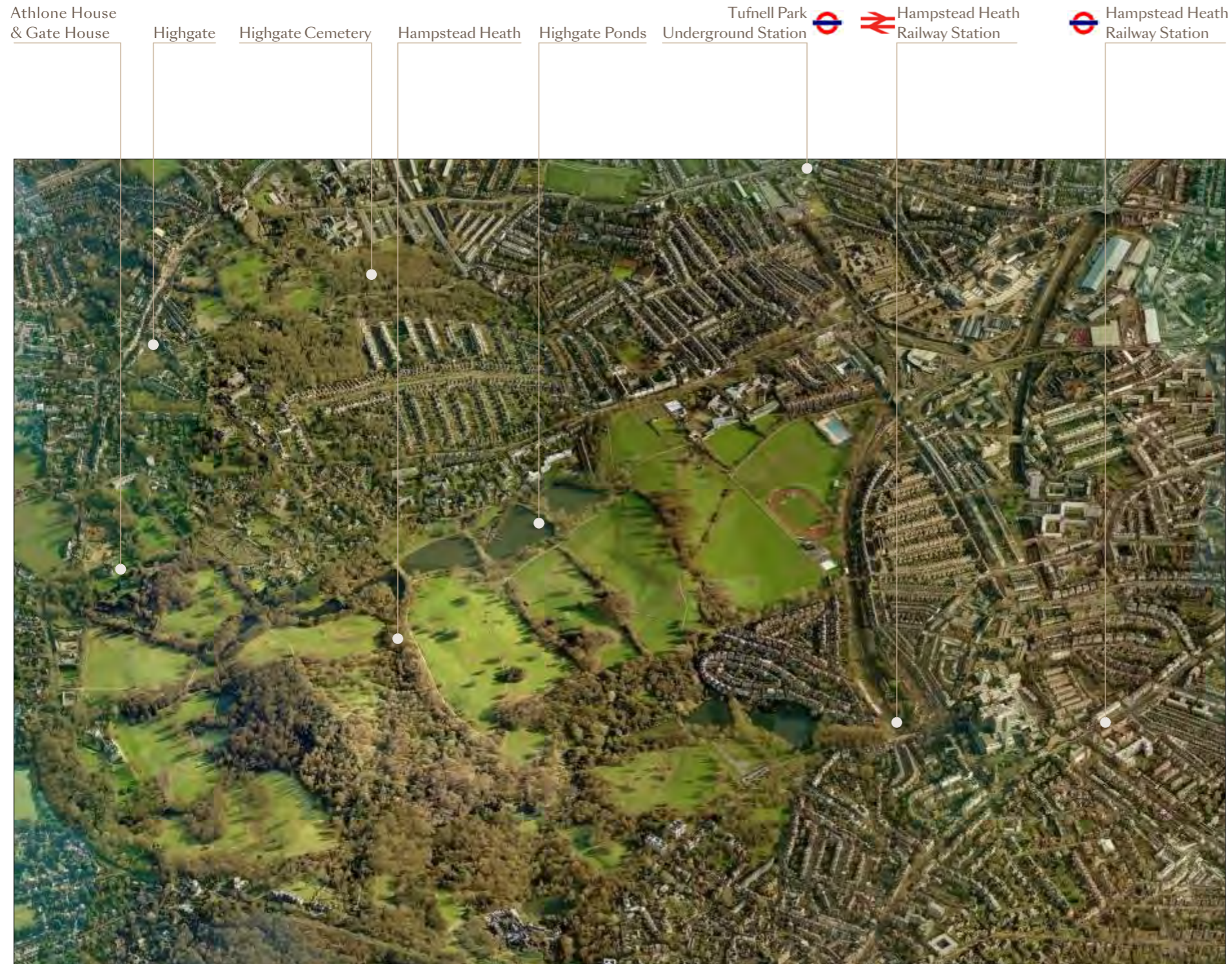


Image 1: Axonometric aerial view. Author: Bing maps.

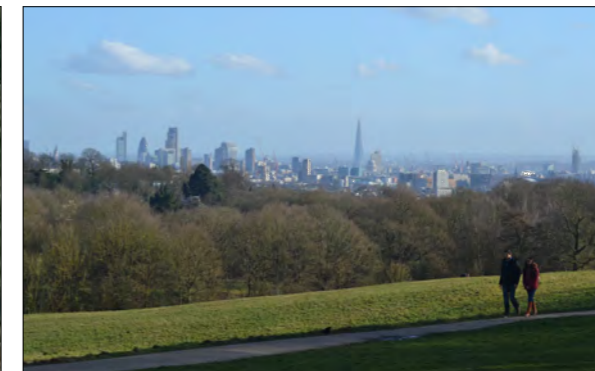


Image 2: Hampstead Heath. Author: Ashley Coates



Image 3: Hampstead Village. Author: David Howard



Image 4: Hampstead Ponds. Author: Paul Robertson

## Site Context:

The Athlone House estate shares most of its boundary with Hampstead Heath, a popular 790 acre open public space located north-west of central London. Located immediately to the south is Athlone Gardens and as the name suggests, this area was donated to the Heath in 2005.

The suburbs surrounding Hampstead Heath and to the north of Athlone House are primarily medium-density residential, typical of this area of north-west London. Demand for the large detached family homes around Hampstead Heath have created an exclusive residential population and have established the area as one of the more affluent in the capital, with high property prices and low unemployment levels.

The local architecture consists of a mix of traditional and modern buildings with various conservation areas (including both Highgate Conservation Areas) maintaining styles and forms deemed significant to the local area.

Nearby hubs such as Highgate and Hampstead Village offer commercial, transport and community services.

# Aerial Photograph



Image 1: Aerial view. Author: Google maps.

## Gate House - The Restoration



# Site Photographs - External



Image 1: Author SHH



Image 3: Author SHH



Image 2: Author SHH



Image 4: Author SHH

## Existing external images:

- 1) Gate House: view looking north-east showing the main entrance and original timber tree trunk posts.
- 2) Gate House: view looking south-west showing the rear of the Gate House from the existing entrance.
- 3) Gate House: view looking south-west showing the rear of the Gate House. The clay roof tiles will be restored and reused.
- 4) Gate House: view looking west of the Gate House. The timber frame joinery will be restored.

# Site Photographs - Internal



Image 1: Author SHH



Image 2: Author SHH



Image 3: Author SHH



Image 4: Author SHH

## Existing internal images:

- 1) Ground level internal view of the main entrance to be restored.
- 2) Internal view of bay windows on the ground level showing derelict state of the internal space.
- 3) Existing condition of timber hip roof to be restored.
- 4) Dilapidated fireplace on the ground level to be restored.

# Local Context

conservation area  
local transport



# Conservation Area



## Conservation Area: (words by Savills Planning)

The site sits within London Borough of Camden's Highgate Conservation Area, and adjacent to London Borough of Haringey's Highgate Conservation Area. It is within an area of Metropolitan Open Land, which covers the whole of Hampstead Heath. To the west, on the Heath, lies Kenwood House (a Grade I listed building) and several associated buildings and structures (some of which are independently listed), and the Kenwood estate (a Grade II\* registered landscape). A little distance to the east lies Beechwood House, a Grade 2 listed mansion within extensive grounds.

The LBC Highgate Conservation Area Appraisal and Management Plan (HCAAMP) refers to Athlone House as being representative of the large private villas which formerly occupied the Fitzroy Park sub-area of Highgate, and notes a number of features that have long since been removed. The building is said to be a positive contributor to the Conservation Area, but, in its current form 'detracts from the character of the area and would benefit from enhancement because of the vacant buildings on the site'.

The Gate House is very dilapidated and in need of thorough restoration. This application ensures the eccentric Tudor-style facade and terrace decor will be sustained and restored to match the original features. This will make a positive contribution to the Conservation Areas. The new work is 1.29m<sup>2</sup> single storey in height extension to be unobtrusive. It will be invisible or scarcely visible when viewed from the various vantage points. Insofar as it will be visible, it will be clearly subordinate to the main building and respectful in form and materials.

Image 1: Area Map of the Highgate Conservation Area. Author: Camden

## Gate House - The Restoration



**Key**

- Connections with London Underground
- Connections with London Overground
- Connections with National Rail
- Connections with Docklands Light Railway
- Connections with river boats
- Mondays to Fridays only (limited service)

Red discs show the bus stop you need for your chosen bus service. The disc appears on the top of the bus stop in the street (see map of town centre in centre of diagram).

**Route finder**  
Day buses including 24-hour services

Bus route	Towards	Bus stops
43	Friern Barnet	G O P F G
134	London Bridge	H D U V W
143	North Finchley	G O P F G
143	Tottenham Court Road	H D U V W
234	Archway	A X Y Z
263	Brent Cross	A X Y Z
603	Barnet	H L
603	Barnet Hospital	A G H I J K
603	Holloway	H O P Q R S T U
603	Muswell Hill	A X Y Z
603	Swiss Cottage	H O P Q R

**Night buses**

Bus route	Towards	Bus stops
N20	Barnet	H O P Q R
N20	Trafalgar Square	H O P Q R S T U



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.

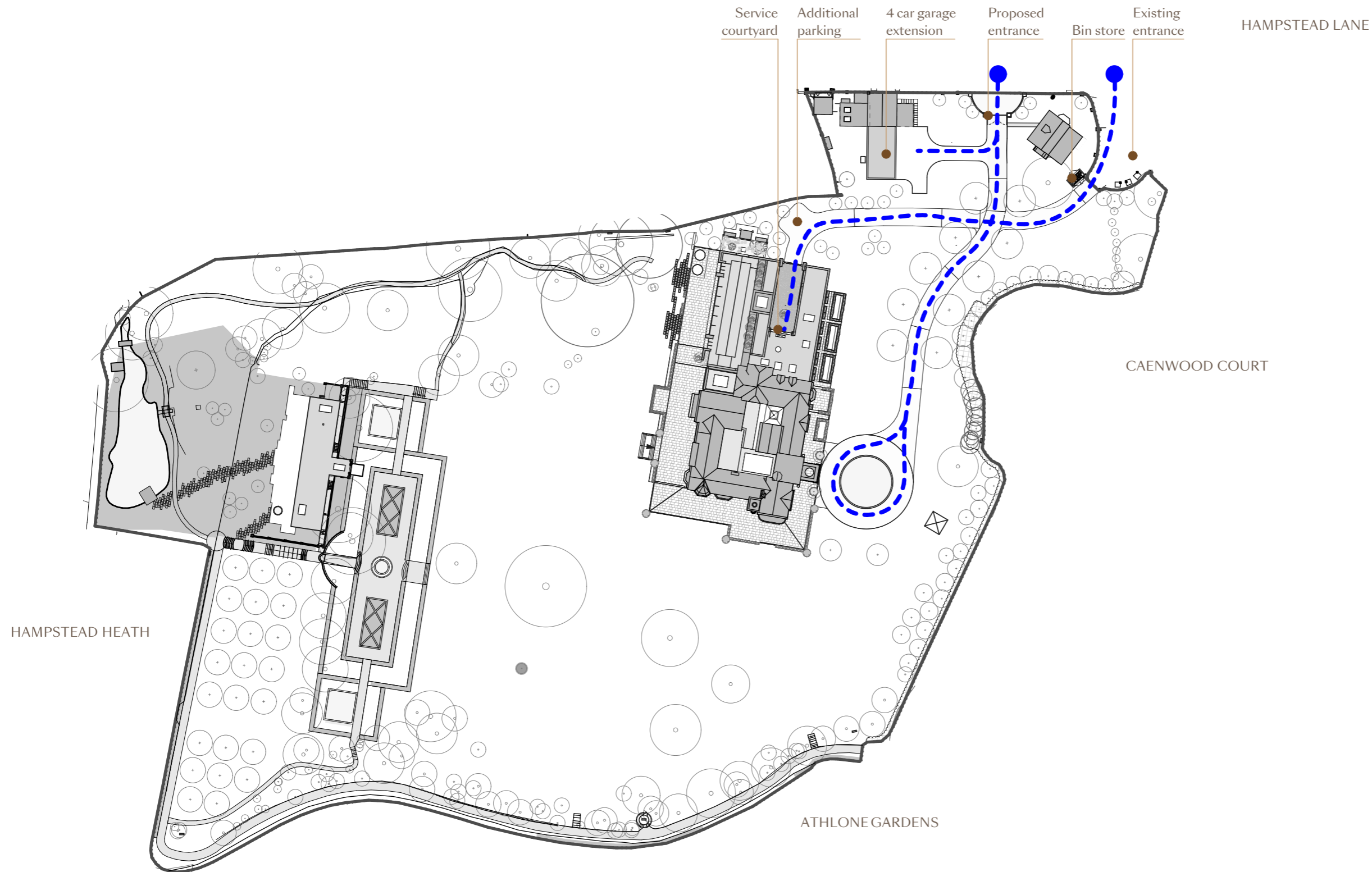
Image 1: Local bus routes around Highgate. Author: TFL.

# Proposal

site access & egress  
the Gate House  
area table



# Site Access & Egress



## Site Access and Egress:

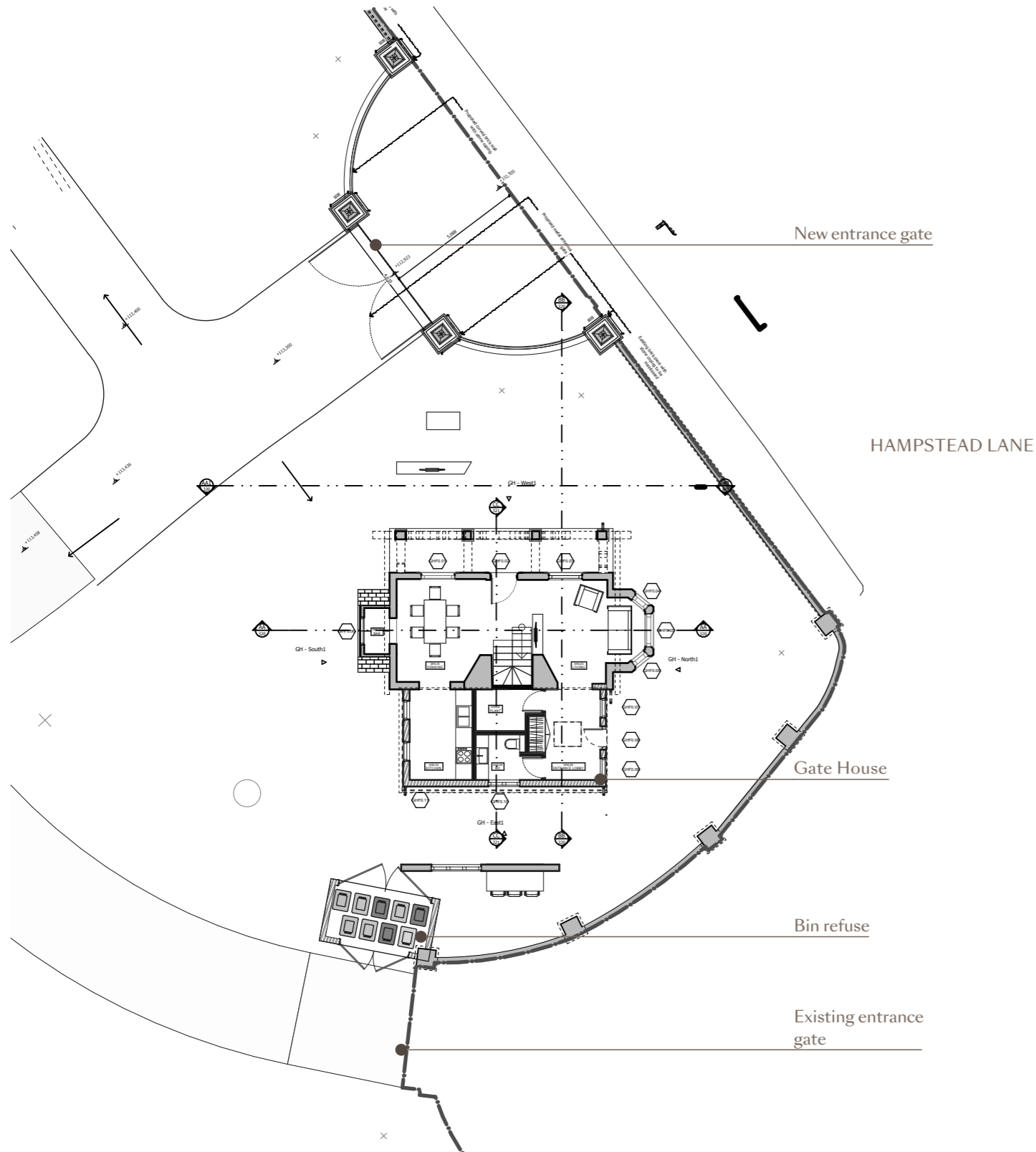
The only existing vehicle access to Athlone House is on the site's northern boundary off Hampstead Lane. Currently the only access to the site is via a shared driveway with the residents at Caenwood Cottage to the east. We have planning approval for a new entrance directly off Hampstead Lane, the details of which are found on the next page 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 and the Gate 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, with refuse being put out by staff for collection as appropriate

VEHICLE ACCESS

# 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. Permission was granted to use the house as an ancillary residential accommodation.

A small extension of 1.29m<sup>2</sup> is proposed on the ground level which will be unobtrusive to the existing structure and the site. It will be invisible or scarcely visible when viewed from the various vantage points. The extension will be subordinate to the main building and respectful in form and materials. The interior layout will be respectful to all original features.



Gate House North-east Elevation



# Area Table



17

## Gate House

### AREAS:

#### EXISTING/ORIGINAL

990 ft<sup>2</sup>

#### PROPOSED

1003 ft<sup>2</sup>

#### TOTAL AREA ADDED

13 ft<sup>2</sup> (1.29m<sup>2</sup>)

\*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.

# Thank you

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