Provenance Gardens
EN4 9QX

STATONS
NEW HOMES & LAND

Provenance Gardens, Barnet, EN4 9QX

**** COMING SOON - A SELECT DEVELOPMENT OF JUST 4 DETACHED HOMES ****

The four houses comprising Provenance Gardens are located within the former orchards of the stunning 2-acre grounds of Hadley Hall, built in 1896 by George William Kirkham. Over the last 125 years the site has been steeped in historical and cultural significance imbued by only three subsequent owners.

In the 1920's the site was owned by Father John Sebastian Ward who ran a religious community here and during which time the magnificent 13thC Tithe Barn was moved from Kent and erected on site (it remains in the centre of the estate and a consecrated building to this day). In 1934 Ward created the innovative 'Abbey Folk Park', which was visited later in the decade by the very young Princesses Elizabeth and Margaret, containing many salvaged historic buildings and shopfronts from Barnet and the surrounding areas, including a 17thC Smithy, parts of which remain on site today.

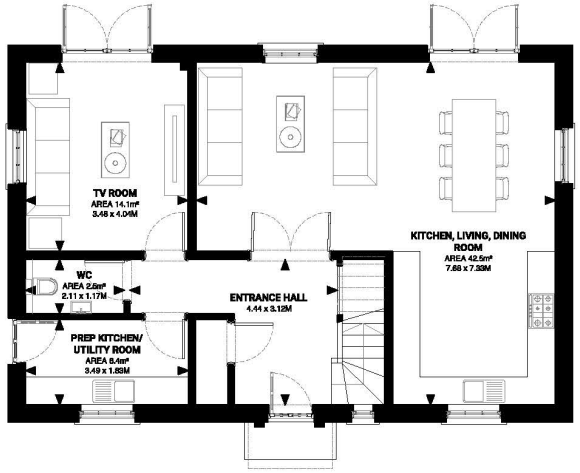
In 1945 ownership passed to eminent Oceanic and Ethnographic art dealer William Ohly who founded 'The Abbey Art Centre' and it has remained within the same family, known by the same name, for the past 77 years. Ohly founded this creative oasis as a place for artists to live and work, within the beautiful and stimulating surroundings, and he ran this alongside The Berkeley Galleries, in Davies Street Mayfair, which was at the forefront of the British, Australian, Oriental and Ethnographic art scene for more than three decades, exhibiting such luminaries as Henry Moore, Lucie Rie, Hans Coper, Michael Cardew, Lilian Colbourn and Milein Cosman.

The two worlds collided and through the years many artists of note have passed through The Abbey Art Centre doors from film animation pioneer Lotte Reiniger, to artists Alan Davie, Robert Klippel, Gerard Dillon and Bernard Smith, and friends of Ohly's such as Henry Moore, Lucian Freud and John Heartfield were all known to have visited The Abbey Art Centre on many occasions.

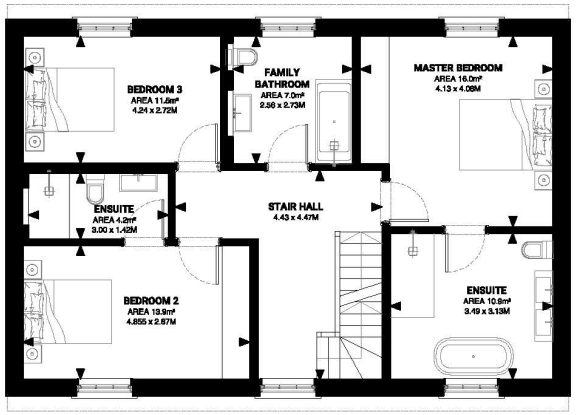
Latterly the secluded gated community has been a sanctuary of live and work studio space for a wide variety of creative industries including fine artists, musicians, ceramicists, fashion stylists, theatrical performers, needlework and embroidery artists, writers and and film makers including Jeff Nuttall, Mark Long, Mike Figgis, Willy Smax, Fleur Oakes, Charlene Mullen, Lisa Takahashi, David Shillinglaw and Bruce Gilbert.

'Provenance' is a nod to this rich cultural history and current owner (and daughter of William Ohly) Bienchen Ohly and her children are passionate in continuing his artistic vision for the Art Centre for the next generation of family and artists to pass through this culturally significant Barnet landmark to which Provenance Gardens is intrinsically linked and now overlooks.

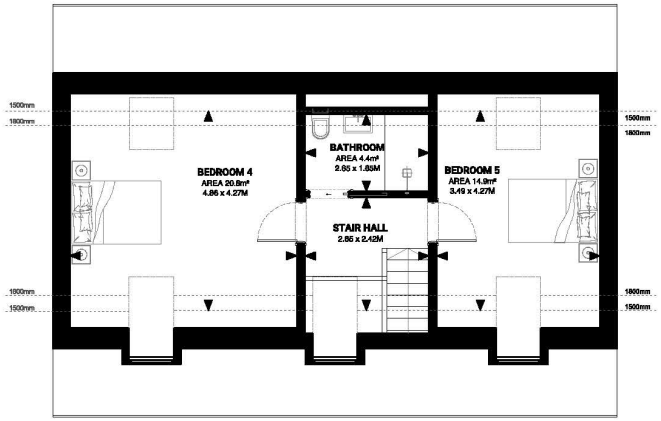
Location - Accessed from a private gated road, located approx 0.8 miles of New Barnet Mainline station as well as popular local schools including JCoss which is approx 0.8 miles and East Barnet Secondary school which is approx 0.5 miles away. 'High Barnet (Northern Line) and Cockfosters (Piccadilly Line) are the nearest tube stations and the area is also served by numerous bus routes. The Spires shopping centre is close with its many shopping amenities and LA Fitness gym is also nearby.



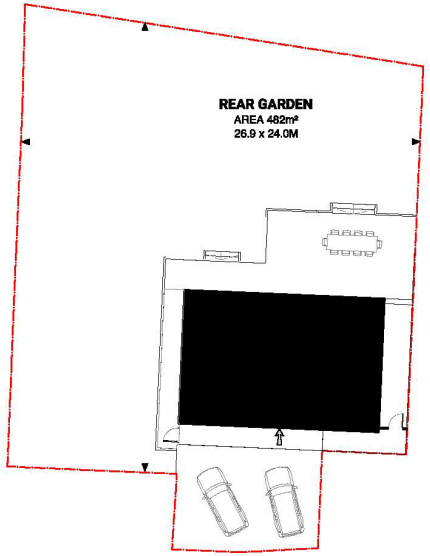
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

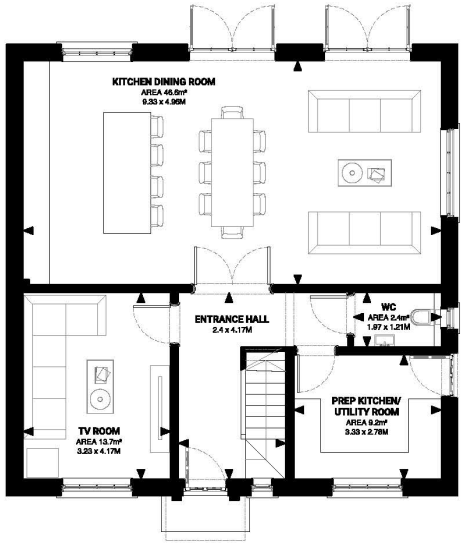


6 PROVENANCE GARDENS

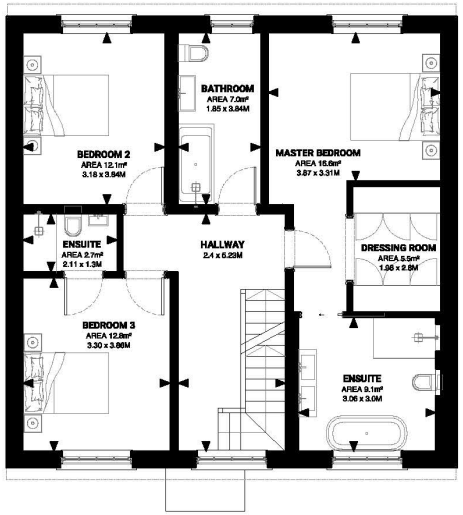
APPROXIMATE GROSS INTERNAL AREA:
GROUND FLOOR = 83.0m²
FIRST FLOOR = 83.0m²
SECOND FLOOR = 44.5m²
TOTAL = 210.5m²

REAR GARDEN = 482m²

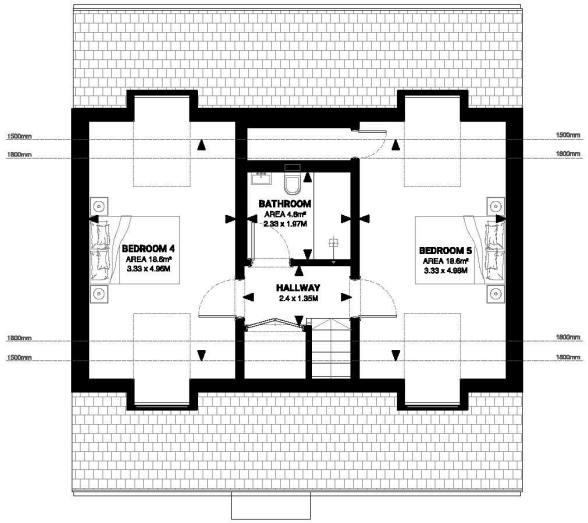
THIS PLAN IS FOR LAYOUT GUIDANCE ONLY. NOT DRAWN TO SCALE UNLESS STAGED. WINDOWS AND DOOR OPENINGS ARE APPROXIMATE. WHILST EVERY CARE IS TAKEN IN THE PREPARATION OF THIS PLAN, PLEASE CHECK ALL DIMENSIONS, SHAPES AND COMPASS BEARINGS BEFORE MAKING ANY DECISIONS RELIANT UPON THEM.



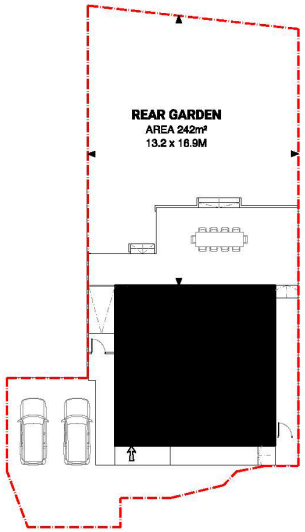
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



4 PROVENANCE GARDENS

APPROXIMATE GROSS INTERNAL AREA:
GROUND FLOOR = 87.0m²
FIRST FLOOR = 87.0m²
SECOND FLOOR = 50.6m²
TOTAL = 224.6m²

REAR GARDEN = 242m²

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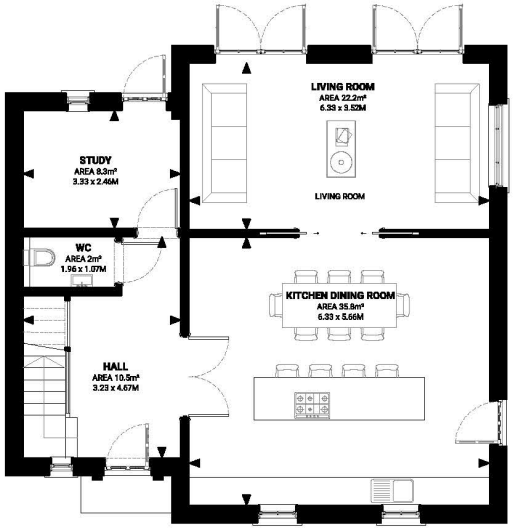
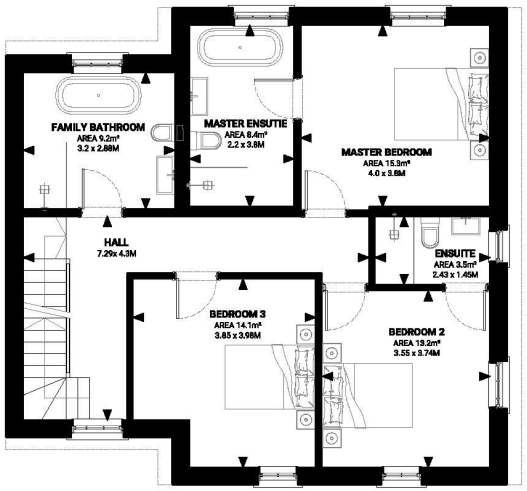
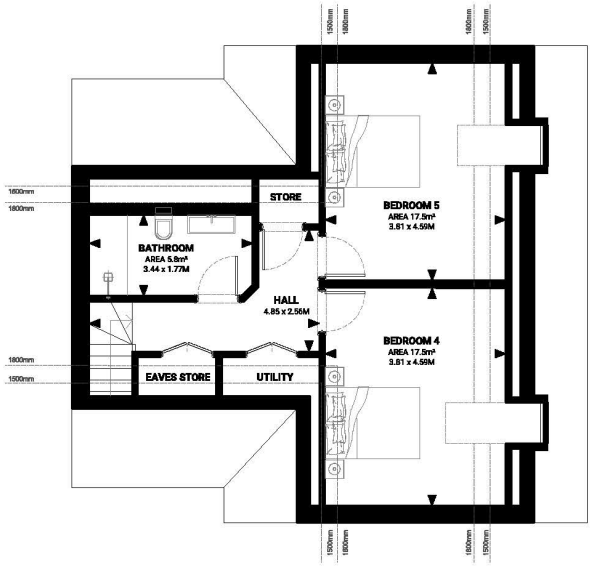


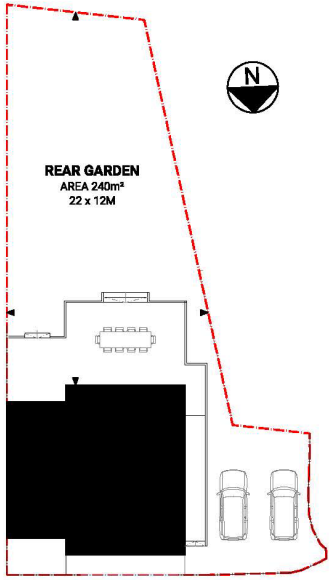
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



2 PROVENANCE GARDENS

APPROXIMATE GROSS INTERNAL AREA:
GROUND FLOOR = 84.7m²
FIRST FLOOR = 84.7m²
SECOND FLOOR = 51.2m²
TOTAL = 220.6m²

REAR GARDEN = 240m²

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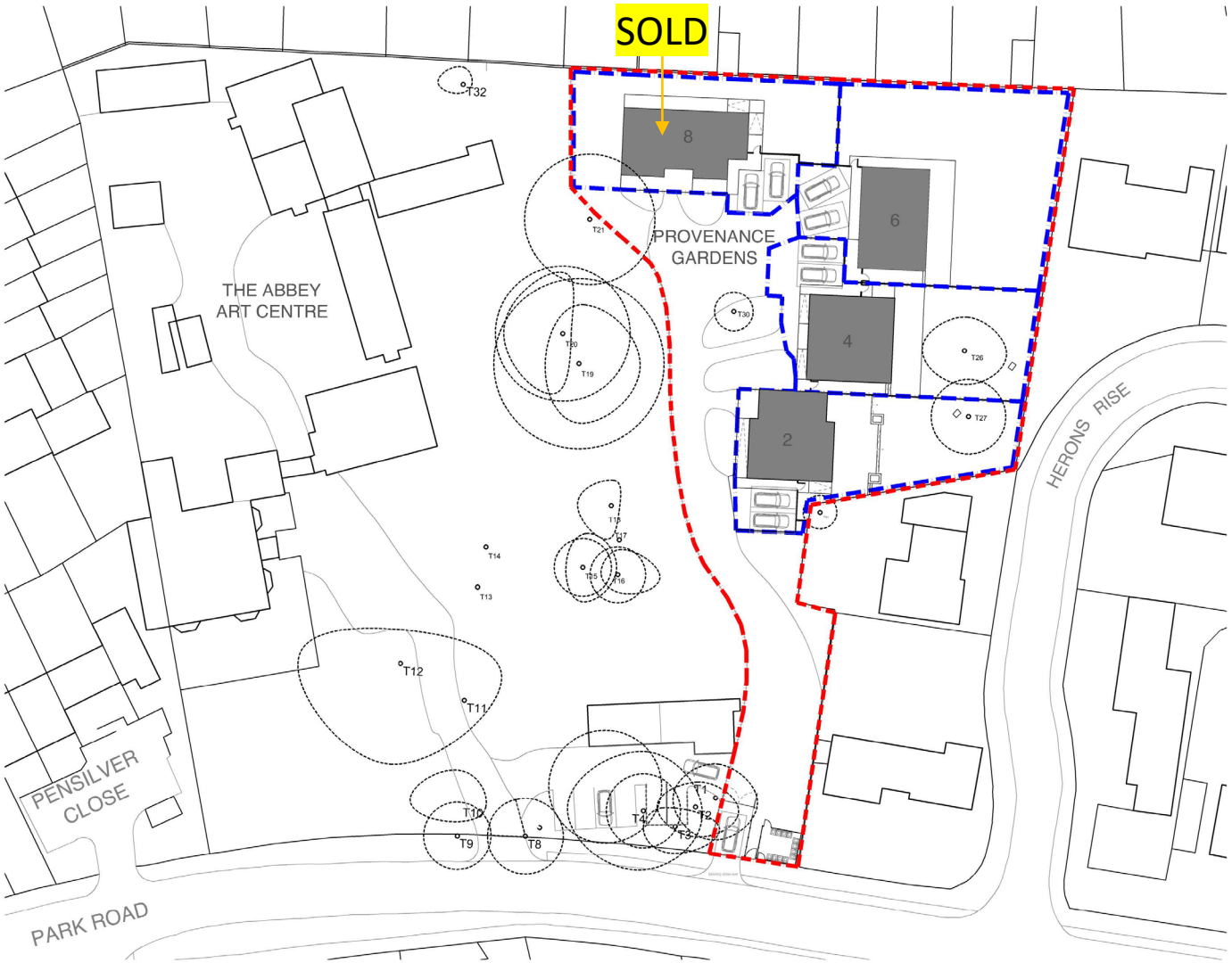
NEW HOMES & LAND



02 **SITE PLAN**
SCALE: 1:500 @ A3

DISCLAIMER
Dimensions to be verified on site. Only figured dimensions to be used and any discrepancies in dimensions are to be reported to Holloway and Holloway. No dimensions are to be scaled from printed drawings. Any areas indicated on this drawing are for guidance only. No responsibility is taken for their accuracy.
There is a risk of injury or death in construction if works are not properly planning and supervised. The contractor must not undertake any elements of the work without first having carried out the necessary risk assessments and prepare detailed method statements.

SCALE RULE

REFERENCE KEY

NOTES/ KEY PLAN

REVISION	DESCRIPTION	BY	DATE
REV - A	ISSUED FOR INFORMATION	NJH	17.06.2020
REV - B	ISSUED FOR PRE-APP	NJH	12.10.2020
REV - C	ISSUED FOR PLANNING	NJH	17.12.2020
REV - D	ISSUED FOR PLANNING	NJH	08.02.2021

STAGE
PLANNING

HOLLOWAY+HOLLOWAY
13 HARCOURT ROAD, BROCKLEY, LONDON SE4 2AJ
HELLO@HOLLOWAY-HOLLOWAY.COM

CLIENT	HADLEY HALL DEVELOPMENTS
SITE	89 PARK ROAD
TITLE	SITE & LOCATION PLAN
DWG	PR-P-001
REV.	REV-D
STATUS	PLANNING

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