

Design and Access Statement for the separation of  
the ground and 1st floor maisonette at  
58 Aberdare Gardens NW6 3QD

## 1.0 Introduction

This is a planning application for the ground and first floor maisonette at 58 Aberdare Gardens, London NW6 3QD.

Approval is sought for the following proposals:

- The separation of the ground and first floor maisonette back into two self-contained flats
- Alterations to the front boundary wall and driveway

## 2.0 Site

58 Aberdare Gardens is located within the borough of Camden. The property is not listed and is situated within the South Hampstead Conservation Area.

The existing building is semi-detached, three storeys high with a pitched roof. Originally built as three self-contained flats over three floors, the ground and first floor flats have since been combined into a maisonette. The second floor of the property has remained a self-contained flat.

## 3.0 Planning History

January 2009 - 2009/0691/P

Erection of rear ground floor level extension in connection with existing maisonette.

Permission Granted

#### 4.0 Proposed Works

The existing ground and first floor maisonette is to be separated back into two self-contained flats.

##### Ground floor flat

The existing staircase within the maisonette will be removed and the front room will be converted into a master bedroom with an en-suite bathroom. A new hallway will be created, providing access to the second bedroom, the study, and a new separate shower / wc. The kitchen and dining room to the rear will remain unchanged.

##### First floor flat

The original entrance door from the common stairwell will be reinstated and repositioned. The existing staircase within the maisonette will be removed and the floor filled in. Along the front of the property there will be a large open-plan living room, dining room and kitchen. To the rear there will be three double bedrooms, a shower room and an en-suite bathroom to the master bedroom.

An existing window to the side elevation will be reinstated, to provide additional light and natural ventilation to the kitchen at the front of the property.

#### 5.0 Areas

The area of the site is 504.6 sqm. The GIA of the existing property is 265.4 sqm, which includes the maisonette of the ground and first floor, and the existing cellar. When separated, the GIA of the ground floor flat including the cellar will be 169.6 sqm, and the first floor flat will be 95.8 sqm.

## 6.0 External Works

### 1. Front Boundary Wall

The existing boundary wall to the front of the property will be demolished and replaced by a new brick wall. The length of the wall will be extended, the height raised and the brickwork pier rebuilt.

The wall will be built to match the front boundary wall next door at No 56, which features a recessed brick detail. There will be a new area of planting and soft landscaping behind, which will help to provide a visual screen to the front bedroom.

### 2. Driveway

The existing driveway is currently asphalt. This will be removed and replaced with a new driveway of natural stone, which will improve the amenity of the front of the house. Both the new driveway and boundary wall will improve and enhance the existing street scene and Conservation Area.