

**Design Statement and Access Statement  
For  
Flat 1, 2 Gardnor Road,  
Hampstead, London NW3 1HA**

**Design Statement**

**Site:**

The application site is a 2 bedroom Maisonette located at lower ground and ground level in a 3 storey terraced Victorian property with a semi-basement (1880's) located on the south side of Gardnor Road. The property is located within the Hampstead Conservation Area. The property is not listed.

**Proposal:**

This proposal is for a 'Variation of Condition' for the approved planning permission for a single storey rear extension, **Ref: 2014/7688/P**

It's proposed to add an infill balcony between existing structures to the ground floor with traditional black railing balustrade.

**Similar and recently approved planning permission for similar design:**

- No. 3 Gardnor Road, application Ref: 2010/0120/P
- No. 8 Gardnor Road, application Ref: 2013/7266/P
- No. 12 Gardnor Road, Application Ref: 2013/4653/P

**Access Statement**

There are no proposed alterations to the current access arrangements. Therefore, access requirements do not apply in this instance.