

# Acacia Road, NW8

March 2024



Artist's Impression - Front Elevation

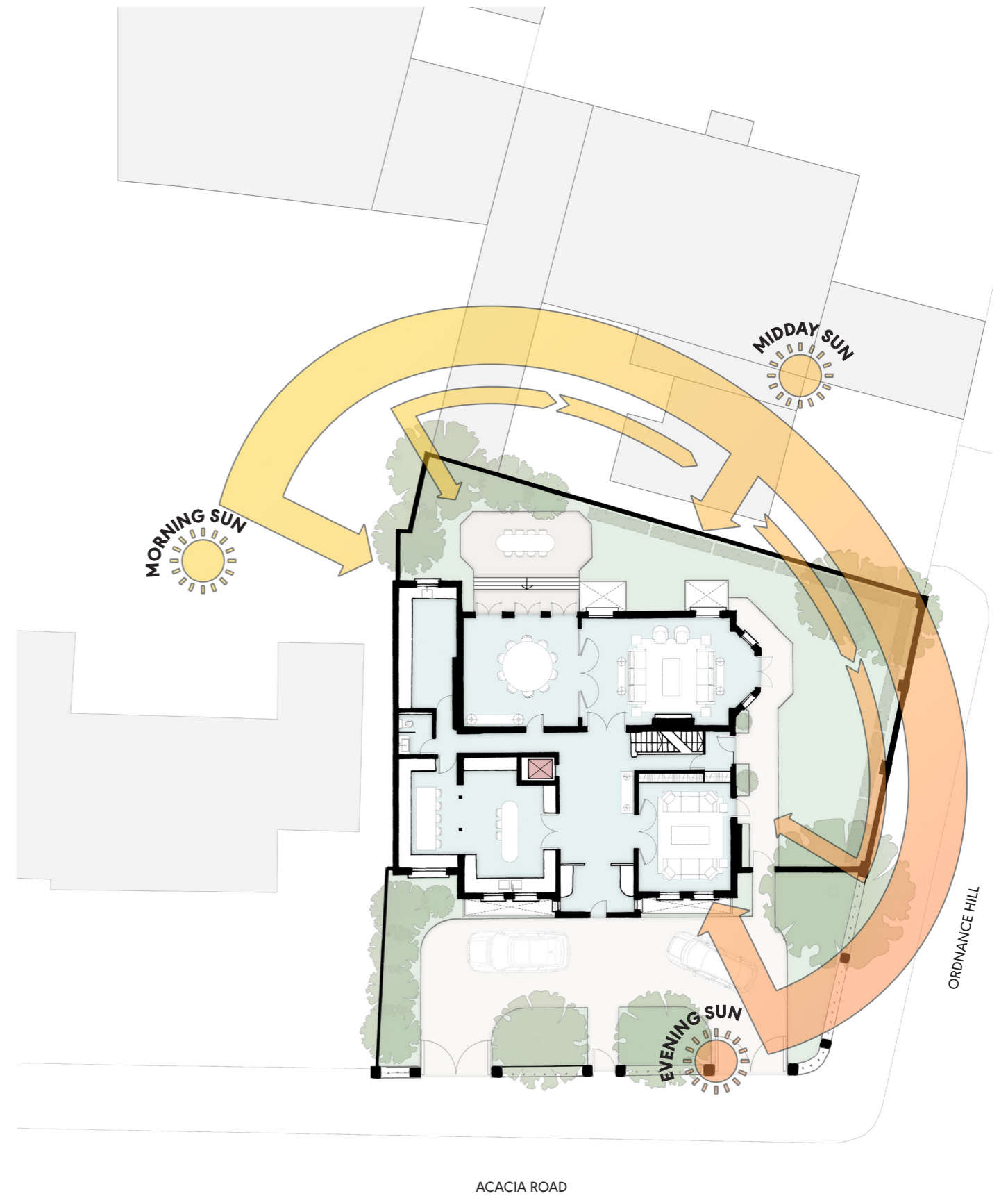


Artist's Impression - Aerial View



St John's Wood, London

# Proposed Site Plan



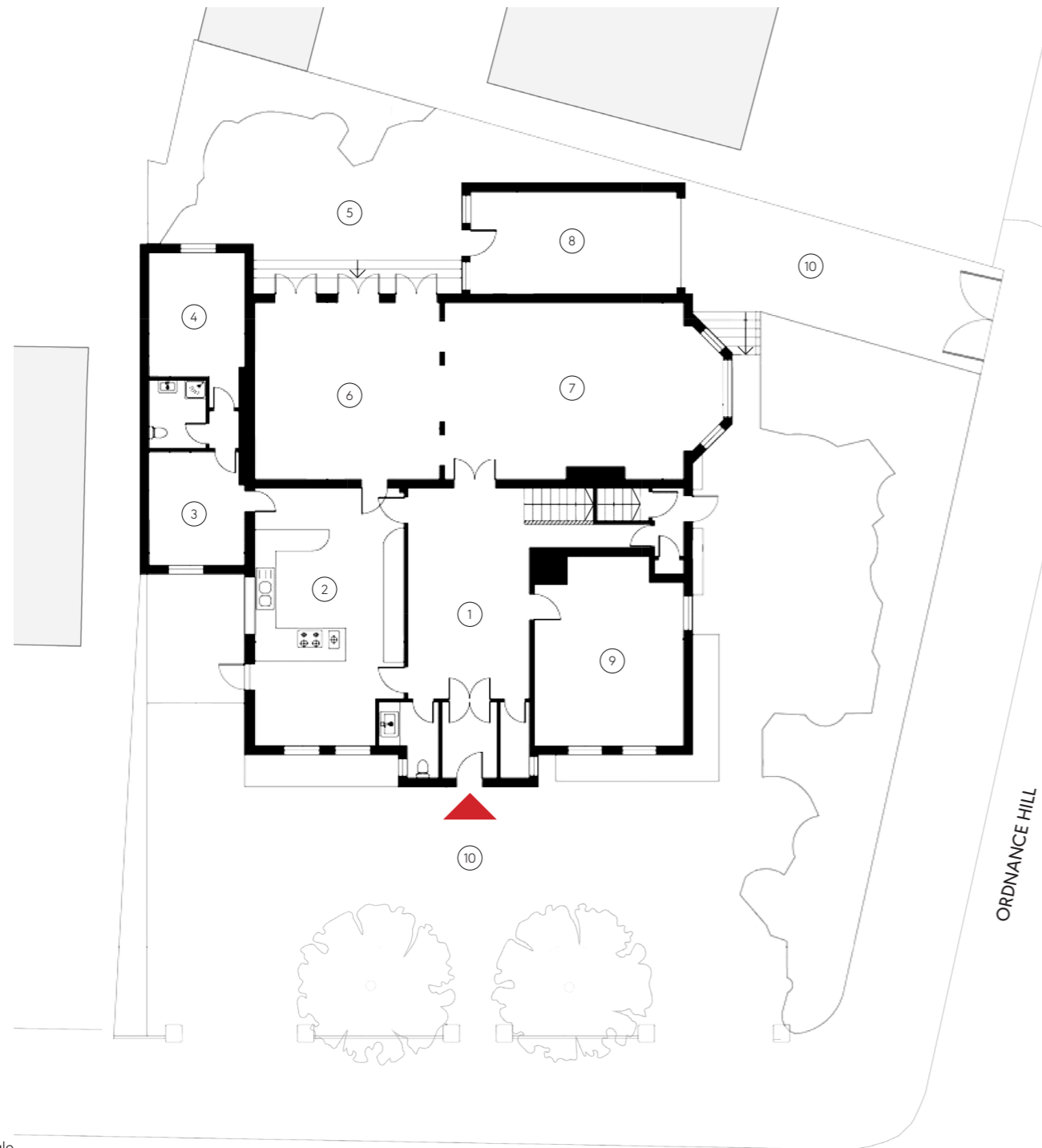
Not to scale

Acacia Road

# Existing Ground Floor Plan

230 sqm (2,476 sqft) *(including existing garage)*

- ① Entrance Hall
- ② Kitchen/Breakfast Room: 7.6m x 4.4m
- ③ Utility: 3.3m x 2.8m
- ④ Gym: 3.7m x 2.8m
- ⑤ Garden
- ⑥ Dining Room: 5.5m x 5.4m
- ⑦ Reception Room: 8.2m x 5.2m
- ⑧ Garage: 6m x 3m
- ⑨ Study/TV Room: 5.6m x 4.4m
- ⑩ Driveway



Not to scale

Acacia Road

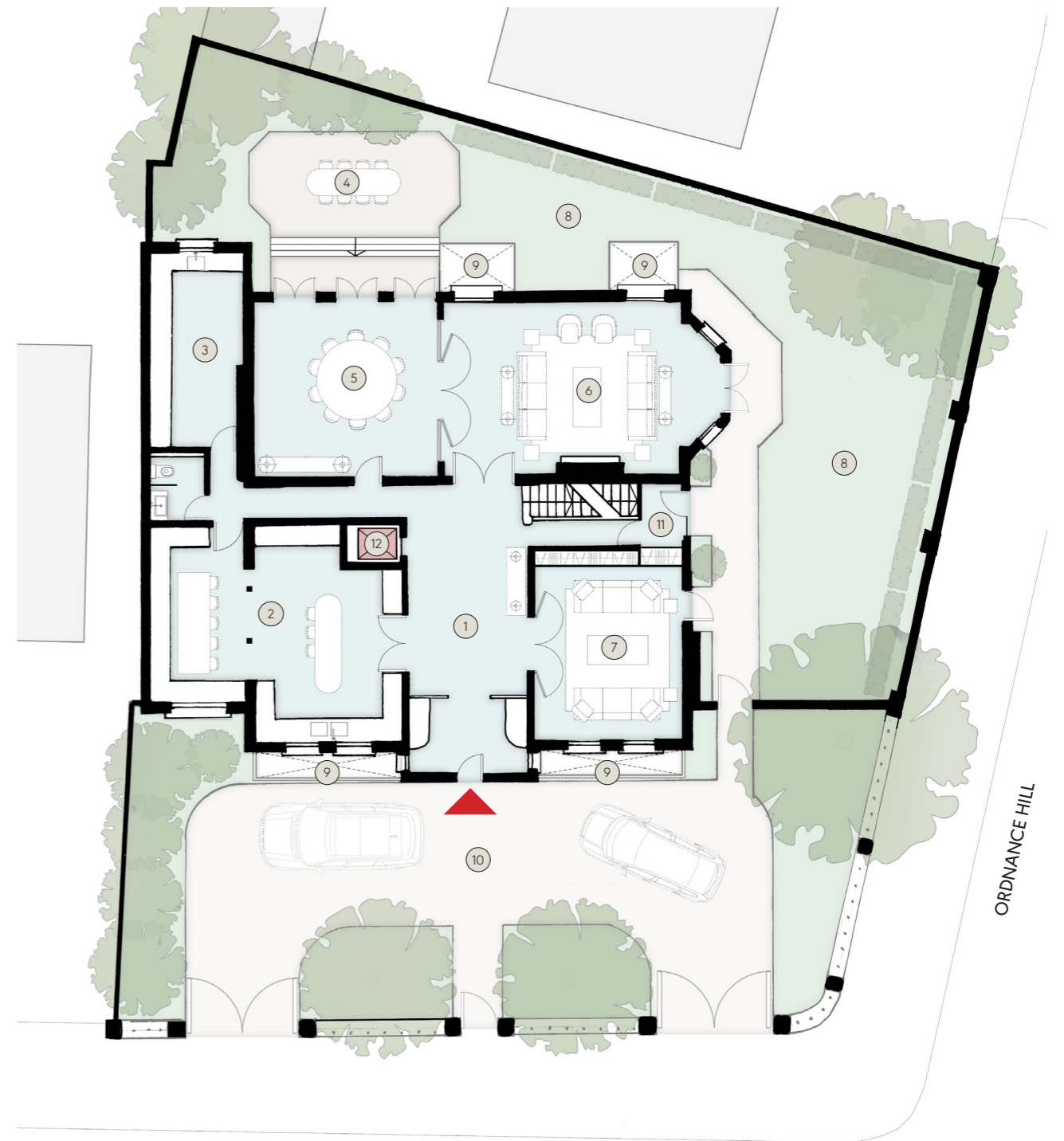
ACACIA ROAD

ORDNANCE HILL

# Proposed Ground Floor Plan

224 sqm (2,410 sqft)

- ① Entrance Hall
- ② Kitchen/Breakfast Room: 7.5m x 6.5m
- ③ Prep Kitchen: 2.8m x 5.7m
- ④ Terrace
- ⑤ Dining Room: 5.3m x 5.5m
- ⑥ Drawing Room: 7.4m x 5.5m
- ⑦ Family Room: 5.6m x 4.3m
- ⑧ Private Garden
- ⑨ Lightwell
- ⑩ Driveway
- ⑪ Boot Room
- ⑫ Lift



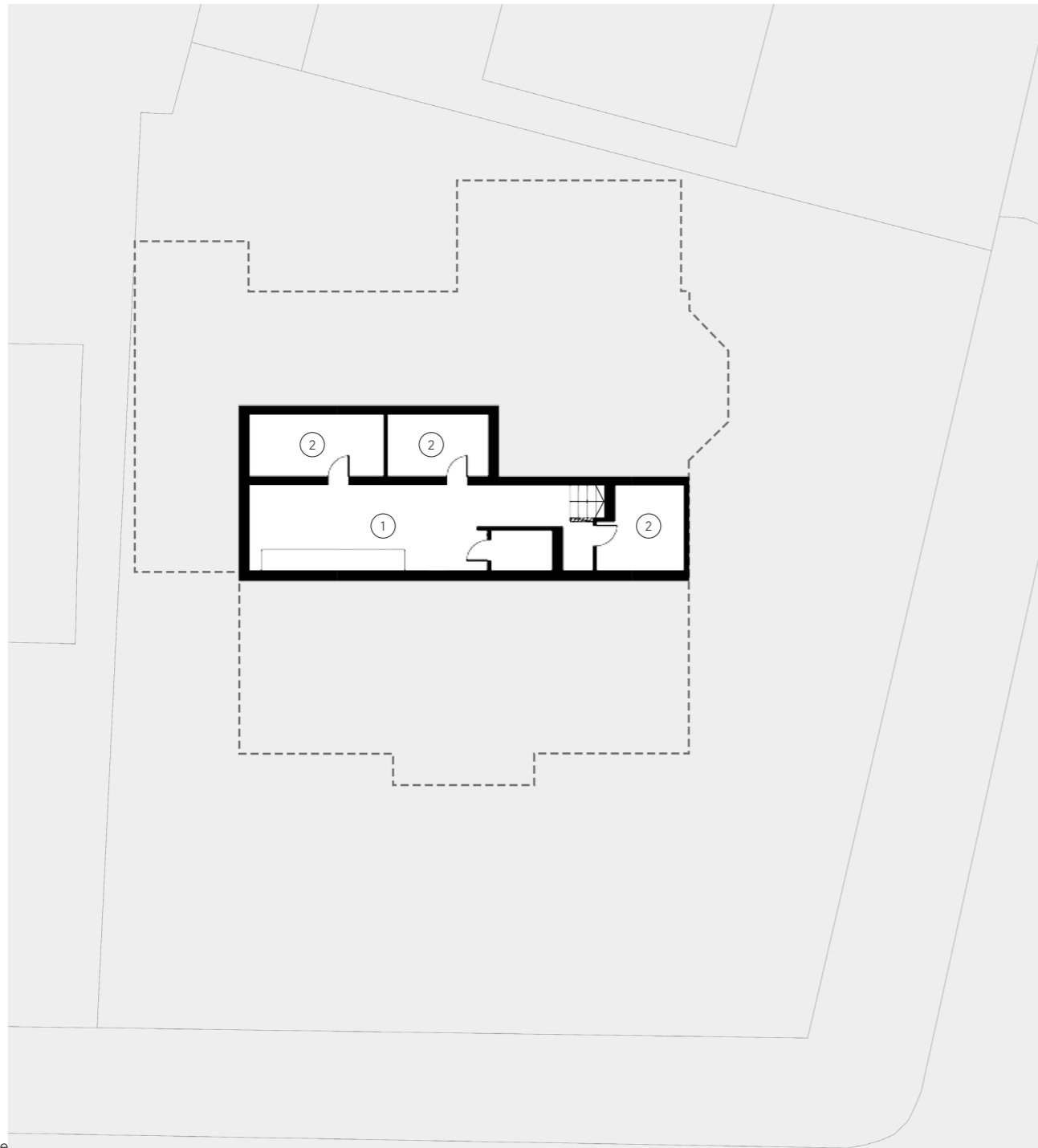
ACACIA ROAD

ORDNANCE HILL

## Existing Lower Ground Floor Plan

58 sqm (624 sqft)

- ① Storage: 7m x 2.5m
- ② Storage Rooms



Not to scale

## Proposed Lower Ground Floor Plan

212 sqm (2,278 sqft)

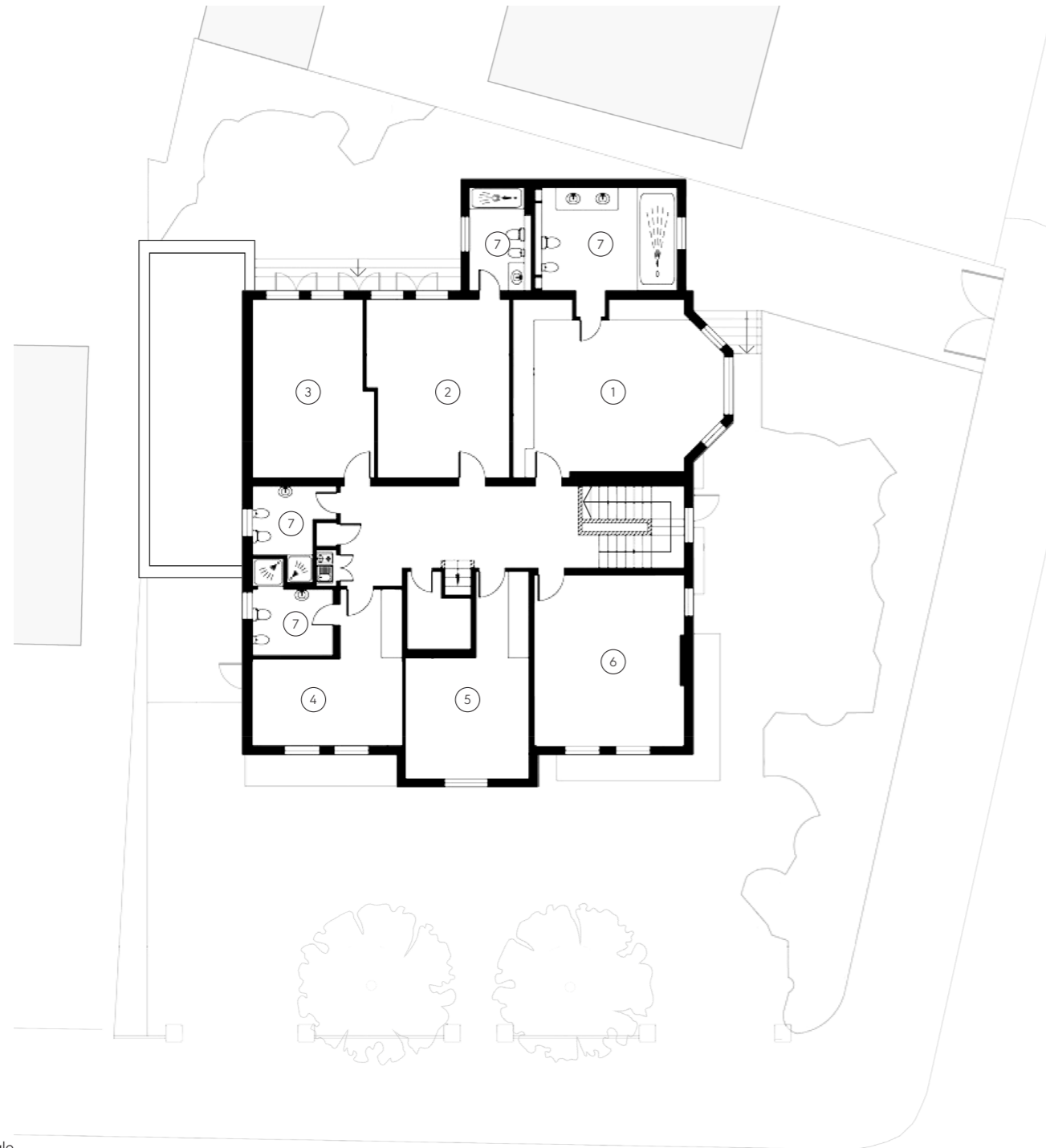
- ① Hall
- ② Laundry: 3.4m x 4m
- ③ Plant
- ④ Gym: 4m x 6m
- ⑤ Lift
- ⑥ Spa: 4.8m x 4.1m
- ⑦ Steam Room
- ⑧ Sauna
- ⑨ Media/Games Room: 5m x 8.8m
- ⑩ Bedroom VI: 3.9m x 3.1m
- ⑪ Lightwell
- ⑫ Powder Room
- ⑬ En Suite



## Existing First Floor Plan

206 sqm (2,217 sqft)

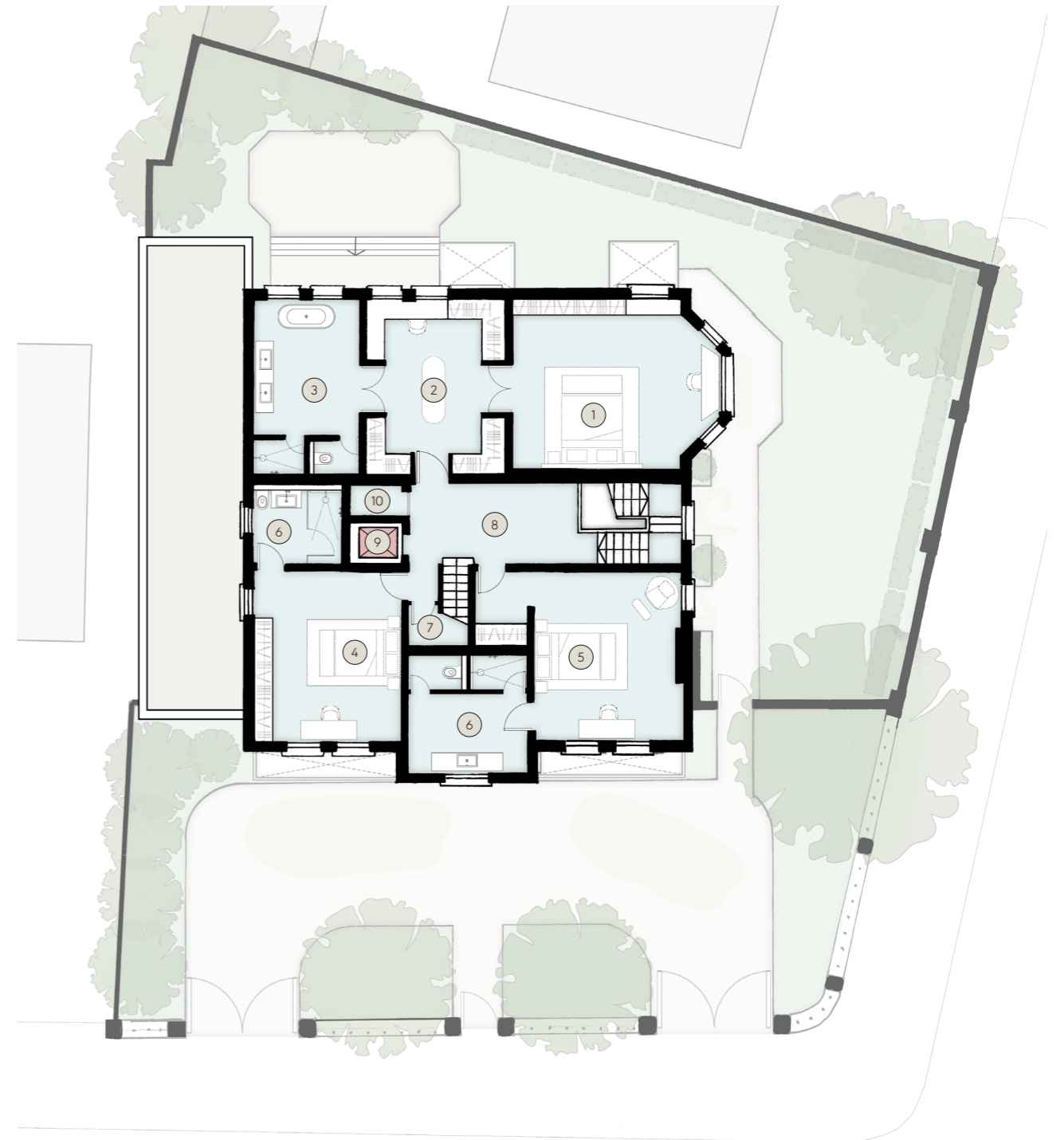
- ① Master Bedroom: 6.2m x 5m
- ② Bedroom II: 5.3m x 4.2m
- ③ Bedroom III: 5.3m x 3.5m
- ④ Bedroom IV: 4.7m x 4.5m
- ⑤ Bedroom V: 3.6m x 3.3m
- ⑥ Bedroom VI: 5m x 4.6m
- ⑦ En Suite



## Proposed First Floor Plan

184 sqm (1,977 sqft)

- ① Master Bedroom: 5m x 6.1m
- ② Dressing Room: 4m x 5.2m
- ③ Master Bathroom: 3.1m x 5.2m
- ④ Bedroom II: 4.3m x 5m
- ⑤ Bedroom III: 5m x 4.3m
- ⑥ En Suite
- ⑦ Store
- ⑧ Hall
- ⑨ Lift
- ⑩ Linen Store



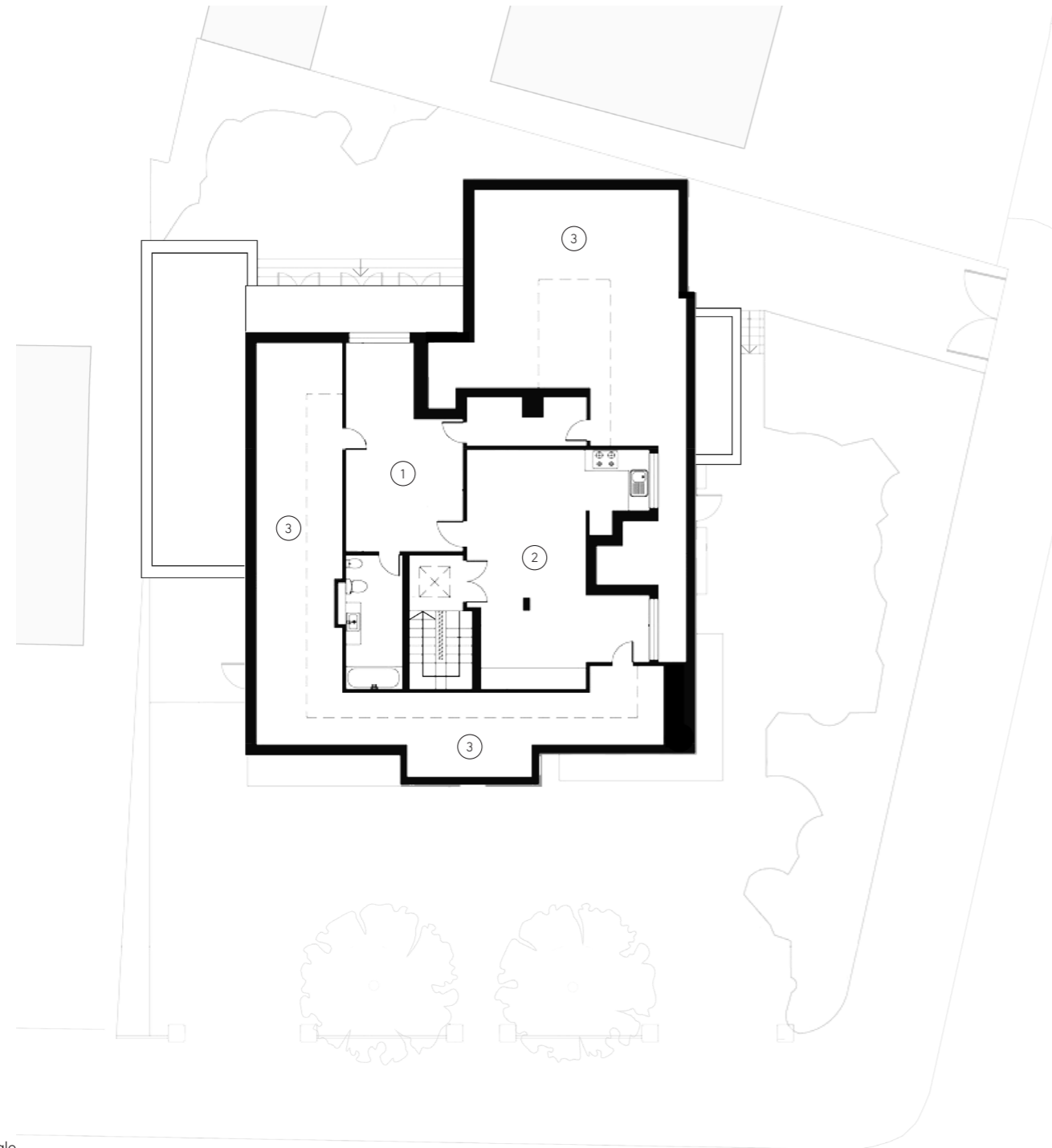
Not to scale



## Existing Second Floor Plan

77 sqm (829 sqft) *(excluding low eave space)*

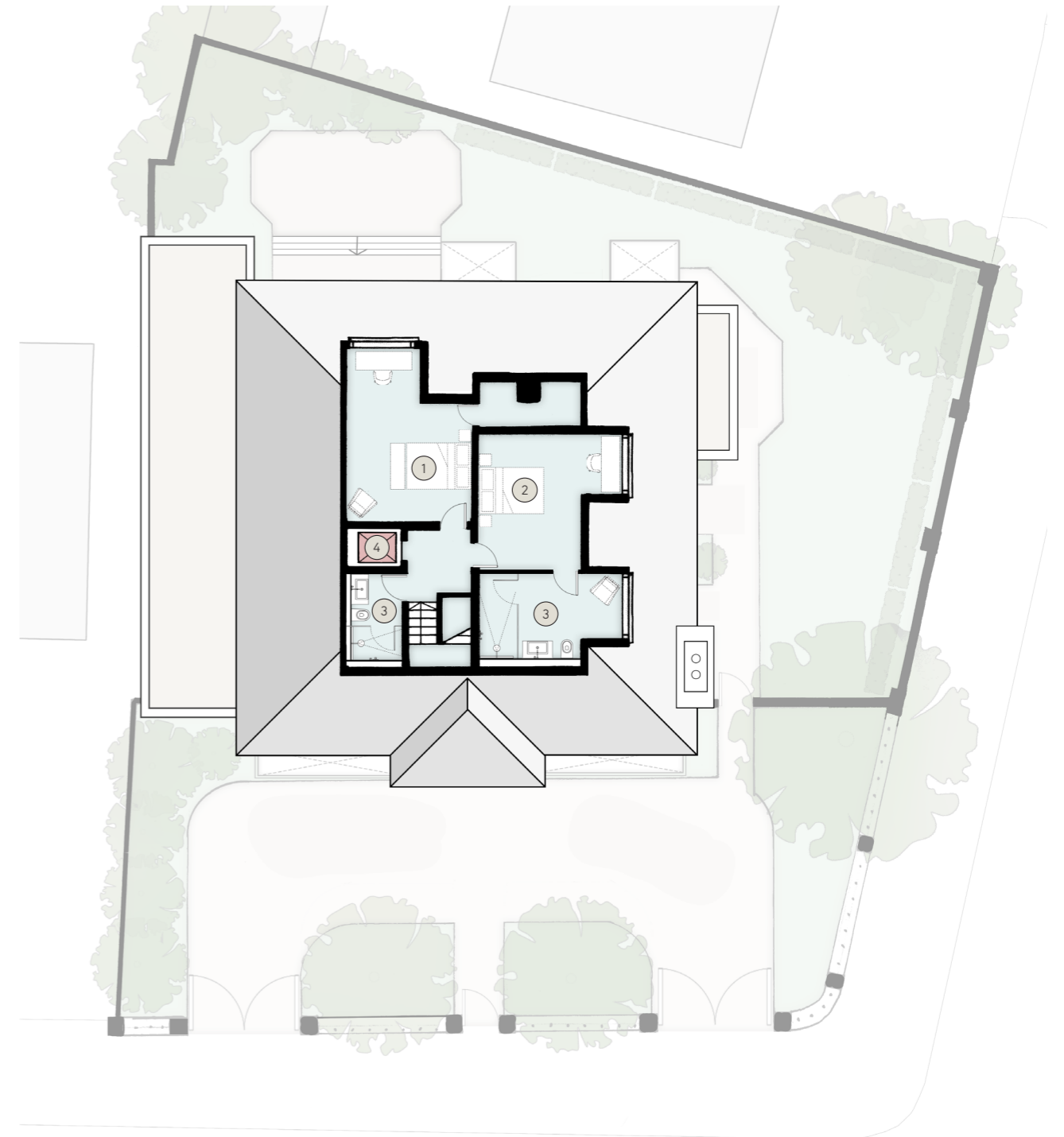
- ① Bedroom VI: 6.1m x 3.4m
- ② Playroom: 7m x 5m
- ③ Low Eaves



## Proposed Second Floor Plan

77 sqm (829 sqft) *(excluding low eave space)*

- ① Bedroom IV: 3.7m x 5.5m
- ② Bedroom V: 4.5m x 4m
- ③ En Suite
- ④ Lift



Not to scale

## Area Schedule: Existing and Proposed

Accommodation Gross Internal Area (GIA*)		Existing		Proposed	
		SQ M	SQ FT	SQ M	SQ FT
Floor					
Ground Floor	<i>(including existing garage)</i>	230	2,476	224	2,410
Lower Ground Floor		58	624	212	2,278
First Floor		206	2,217	184	1,977
Second Floor	<i>(excluding low eave space)</i>	77	829	77	829
<b>Total</b>		<b>571</b>	<b>6,146</b>	<b>696</b>	<b>7,494</b>

\* All areas are based on drawings provided by Robert Irving Burns.

\*\* All measurements are approximate. They relate to the likely areas of the project at the current state of design and are based on the Gross Internal Area and Net Internal Area following the RICS Code of measuring Practice 6th Addition. Any decisions to be made on the basis of these predictions, whether as to project viability, pre-letting, lease agreements or the like, should include due allowance for the increase and decreases inherent in the design development and building processes.

Existing GIA are as per the Robert Irving Burn particulars.



Hanover Terrace (Grade I listed) | 7,500 sqft  
Regent's Park Conservation Area



Park Square West (Grade I listed) | 5,500 sqft  
Regent's Park Conservation Area



Hamilton Terrace | 7,800 sqft | On site  
St John's Wood Conservation Area



Bell Yard | 10,300 sqft  
The Strand Conservation Area



Langford Place, St John's Wood | 6,000 sqft  
St John's Wood Conservation Area



Mansion House, Cowley Street (Grade II listed) | 11,400 sqft  
Smith Square Conservation Area



Clifton Hill (Grade II listed) | 3,725 sqft  
St John's Wood Conservation Area



Hamilton Terrace | 8,537 sqft  
St John's Wood Conservation Area



Hanover Terrace (Grade I Listed) | 6,000 sqft | On site  
Regent's Park Conservation Area



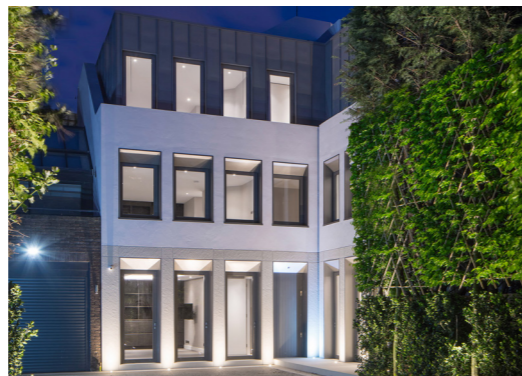
Cavendish Avenue (Grade II listed) | 5,500 sqft  
St John's Wood Conservation Area



Melina Place | 7,400 sqft  
St John's Wood Conservation Area



Carlton Hill | 5,683 sqft | On site  
St John's Wood Conservation Area



Elm Tree Road | 4,991 sqft  
St John's Wood Conservation Area



Elm Tree Road | 4,944 sqft | Planning Consent 2023  
St John's Wood Conservation Area



Elm Tree Road | 5,988 sqft  
St John's Wood Conservation Area



Melina Place | 10,500 sqft  
St John's Wood Conservation Area

# Marek Wojciechowski Architects: Westminster Listed Building and Conservation Area Experience

Marek Wojciechowski Architects:  
St John's Wood Conservation Area Experience  
2012 - 2024



