

**DESIGN AND ACCESS STATEMENT.**  
**35 GREVILLE ROAD, LONDON, NW6 5JB**

Creation of new basement with rear and side lightwells.

Prepared by  
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## 1. Site description and context

The application site is located at 35 Greville Road, London, NW6 5JB. The building within the St John's Wood Conservation Area sits on a street of largely detached and semi-detached residential properties. The house is detached residential villa with large front garden and is obscured from view from the street by a series of mature trees.



Location plan

## **2. Proposed Development Strategy**

To be read in conjunction with the Application drawings

### **DESIGN PROCESS**

The design have been produced following scrutiny of current national and local planning policy.

The proposal is to create a new basement level below existing building and partly under the garden area. Create a new light well to the front and side of the building. There is no changes to the building facades and they will be kept to its original conditions.

The design aspirations respect the historical significance of the property and its current plan and appearance. The proposal aim to minimise the impact of the new development and at the same time to provide a quality space which would contribute to the owner's wellbeing and lifestyle

### **USE**

The current use is as a single family dwelling, which is unchanged.

### **LAYOUT**

The new layout is designed to use new space as the home SPA, fitness and study/library areas by the property owner, i.e. non habitable space.

### **SCALE**

The proposed basement is in keeping with the scale of the building and has little impact on the adjoining properties or the conservation area.

### **APPEARANCE**

The development is set below the garden level and is not visible from the neighbouring sites. The only manifestation of the subterranean development are the skylights and lightwells which are hardly visible from outside.

### **LANDSCAPING**

The landscaping is unchanged.

### **ACCESS**

The access is unchanged.