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**To:**  
Planning  
London Borough of Westminster  
P.O. Box 240,  
Westminster City Hall,  
London,  
SW1E 6QP

## DESIGN & ACCESS STATEMENT: GARDEN ROOM

**Address: 206A RANDOLPH AVENUE, W9 1PF**

206A Randolph Avenue is a lower ground flat in a terraced house in the London Borough of city of Westminster. It is a short walk from both Kilburn High Road Station and London Paddington Station.

### Proposal:

This application seeks planning permission for a small garden room to the very rear of the garden. The garden room would measure 5.5 meters across (set in from the boundary) and 3.5 meters wide. It would be single story, measuring 3 meters at its highest point. The garden house is proposed to have a sloped tiled roof with the lowest point (nearest to the rear existing wall) to be 2 meters. This has been designed to reduce impact on rear boundary in terms of overbearing to neighboring properties. No existing trees will be affected by this proposal.

The garden room would be of simple timber framed design with brick foundations. The proposal is to have simple glazed bi-folding aluminum doors and a glazed aluminum door with a glazed fixed panel to the front elevation. It will have a small internal area so the opportunity for large gatherings of people (including allowing for furniture) is limited therefore the opportunity for noise disturbance would be similarly restricted. It would be reasonable to assume that noise from this outdoor living space would not pose a significant disturbance to the neighbours.

The proposal is to replace an existing shed and a paved area, therefore there will be no loss of greenery as the area has already been built on. By lowering the levels of the existing paving, the design intent is to reduce any impact on the neighbouring properties.

### Planning History

The design seeks to be in keeping with other garden houses already built along the street and although the sloped roof proves to differ from other designs, it has been designed with the intention to improve maintenance issues which are often met with flat green roofs and to be in keeping with the surrounding architecture. The sloped roof design as opposed to a flat roof allows for a better visual impact from flats above and also means that the side walls are lower, thus affects the neighbors' amenity less.

### Access:

The application is a private dwelling. Pedestrian and vehicular access will remain unchanged.

### Conclusion:

We consider this proposal to be keeping in character with the property's surrounding as well as providing a better living space for a growing family. The amenity of the host building and neighbouring properties are not adversely affected by this development

Please consider this proposal favourably,

On behalf of PEEK Architecture + Design Ltd