



Architecture + Design

Second Floor
12-13 Poland Street
London, W1F 8QB

Tel: (+44) 02077343094
www.peekarchitecture.com

MAY 2021

To:

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

PLANNING STATEMENT – GARDEN ROOM

Address: 206A RANDOLPH AVENUE, W9 1PF

Planning Statement for a garden room

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.

Design Statement:

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.

Access Statement:

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

This application includes the following:

P1003 – PL201-A- LOWER GROUND FLOOR
P1003 – PL202-B- ELEVATIONS
P1003 – PL204-A-SECTION AA
P1003 – PL206- ROOF
P1003 - EX00 - LOCATION SITE PLAN
P1003 – EX001- SITE PLAN
P1003 - EX01 - LOWER GROUND FLOOR
P1003 - EX04 - SECTION AA
P1003 - EX06 - ROOF
P1003 – PL200- DESIGN AND ACCESS STATEMENT
P1003 – PL200 - PLANNING STATEMENT

Please consider the proposal favourably,
PEEK Architecture and Design Ltd.