



Design and Access Statement

My name is Jonathan Snow. I work for Arne Maynard Garden Design and we have redesigned and built the garden at 34 Hollycroft Avenue, London NW3 7QL.

During the process of redesigning the front garden, the client decided that she wanted an alternative solution to the bin storage area, which was going to go near the front door as it had previously been. She was concerned that there was not enough space for the large bins provided by the council and that the refuse collectors had complained about having to come up the steps to take all the rubbish down to the refuse lorry.

We came up with the solution shown on the attached drawings and photographs. Please note that the photographs show the front garden finished, less the doors and the new paving. This application is being submitted before the paving goes in, to speed up the process and before the doors go in, because we have been advised to stop work until permission is granted or otherwise. In effect, there are now bin storage areas underneath the beds of the front garden that are concealed on top by metal trays filled with plants and compost and enclosed from the street by a series of painted timber doors. The bins (3 on each side) are accessed through these doors and simply slide out on the same level as the pavement. The doors are mounted on a spring-loaded mechanism that ensures that they close after use thereby keeping the pavement free from obstacles. They are also lockable, via a discrete hole in the timber of each door. We have rebuilt the walls using reclaimed London stock, rather than the modern engineering bricks that were in place, so that it is more in keeping with the local area. The tray is in effect a green roof; it will give the impression that the flower bed extends right to the front of the wall and will hide the bins. Please refer to attached documentation and photographs.

Please note that while there is a change in the overall height of the front wall, it falls inside the permitted 1m restriction (as advised and confirmed by the visiting planning officers, Alan Gillespie and Jackie Bailey on 30th July). This is the only change in dimension. All other walls are being rebuilt as they were, but this time using bricks that are more sympathetic to the local area and in keeping with the house bricks. In addition, the paving in the front garden for pedestrian and vehicular access is being replaced with softer looking sandstone.

We have been advised that the main issue with the proposed construction may be regarding the doors opening out onto the pavement. We would be

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happy to look at a system of discrete sliding doors that would mean that doors do not open onto the pavement, in order to obtain planning permission. At present, we are planning on painting the doors (and gate) in a colour by Farrow and Ball, called French Grey. The link below shows this colour

<http://www.farrow-ball.com/productdetails.aspx?cid=PC&pid=0018FG&language=en-GB>

Alternatively please refer to www.farrow-ball.com to see a sample of this colour

Please do not hesitate to contact me if you have any questions.

I look forward to hearing from you.

Regards,



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