**Design and Access Statement**

Hollycroft Avenue forms part of “The Crofts” within the Redington Frognal Conservation Area. Hollycroft Avenue is characterised by large Edwardian houses, many of which were designed by CHB Quennel, featuring front gardens with low retaining walls and hedges. However, large numbers of these have now been lost to off-street parking, with a negative impact on the setting of the buildings, on the street scene and on biodiversity.

A bike store with a living roof, borders the communal side alley between numbers 12 and 10 Hollycroft Avenue. The bike store is screened from view from the car park of number 10 by bamboo bushes growing in plant troughs. The bike store additionally incorporates a living roof (measuring 210 cm by 75 cm) and a planter with box and lavender between the pavement and the storage unit.

**Use**

The bicycle owners are no longer resident at number 12 and the storage area therefore not used as a bike store. It is ideally suited to house three large recycling bins, but this would involve removing the wooden doors in order to accommodate them.

**Access**

Access to the storage area will be unchanged: from the path running between nos. 12 and 10 Hollycroft Avenue within the curtilage of 12 Hollycroft Avenue.

**Scale**

The dimensions for the storage unit are:

Width: 75 cm

Length: 210 cm

Height: 135 cm.

**Landscaping and Appearance**

Further greenery has been introduced at street level by the incorporation of a green roof (measuring 210 cm by 75 cm) on the bicycle store and a planter between the pavement and the storage area.

The removal of the wooden doors from the storage unit would enable the bins to be stored out of sight, screened by the bamboo planters.