

Design & Access Statement

Proposed detached garage at 11 & 11A Blackwater Close, Caversham

Introduction

This Design & Access Statement has been prepared in support of a Planning Application at 11 & 11A Blackwater Close, Caversham for the proposed construction of a garage. The statement is to be read in conjunction with StudioCBD drawings 039-200, 201, 202 & 203.

Site

Blackwater Close is set within Caversham towards the North East of Reading. The application site comprises the original 1970s dwelling at No.11, as well as the recently constructed new dwelling to the side of the original (11A).

Planning

The new dwelling that has recently been created (11A) was granted Planning Permission at Appeal (ref.APP/E0345/W/15/3130890) and following the clearing of reserved matters and conditions has slowly been constructed over the last number of years by the owner of No.11. The shell of the new structure has recently become substantially complete, although the interior is yet to be completed so that the dwelling is habitable.

Proposal

It is proposed to create a new detached garage which will incorporate the bin and cycle store for the new dwelling. This garage will be flat roofed and constructed in a buff facing brick to match the main houses in the street. The garage will be set at a lower level so will not have any prominence in the street

**StudioCBD
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