

4th May 2016

Design & Access Statement

For:

Carport Garage Extension

Address of proposal:

Pantiles,
Upper Warren Avenue,
Caversham,
Reading,
Berkshire,
RG4 7ED

Context

Pantiles is a generous property set in large grounds. It currently has a detached three bay garage.

Usage & Amount Of Development Proposed

The proposed carport extension to the existing garage will be open on all sides and the existing garage roof will be extended above for cover from the elements. It will provide an open sheltered parking bay.

The proposed carport measures 4m x 5.82m, giving a footprint of just 23.28m sq. With 2.1m to eaves and a ridge height to tie in with the existing garage. The overall size of the curtilage is large, and the proposed structure will sit comfortably within this.

Layout & Scale

The proposed carport garage extension will sit north east of the house where the existing garage is situated.

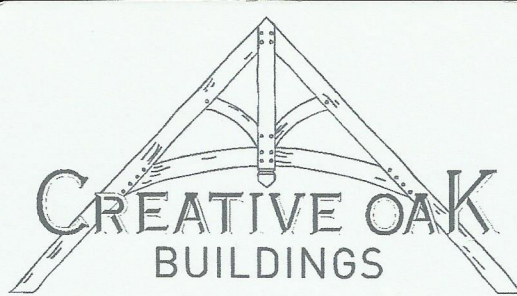
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Landscaping

There will be minimal changes to the existing site, and no disruption to any existing trees.

Appearance

The combination of a traditionally jointed oak frame, complemented by matching roof tiles and roof timbers as on the existing garage will make for a handsome structure. The oak frame will weather down to a pleasing silver grey tone, and the tiles will further add to the buildings appearance.

Access

Access to the proposed building will remain as existing.

Joseph Oakley
Creative Oak Buildings Ltd
Agent to Mr & Mrs Reeves



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