

Design & Access Statement on behalf of

Maverick Property Investments Ltd

3 Prospect Street, Caversham, Reading, RG4 8JB

Project Ref. 9148 - 24

Date – 05/06/2024

1.0.0 Purpose of Application

The purpose of this application is a change of use from class E to class C3 relating to the rear section of the ground floor commercial premises. This area is rather remote from the shop frontage and is better integrated with the residential development off North Street.

1.0.1 History

Planning consent was obtained for the construction of 4 flats off North Street which are near in completion. Incorporating parking, bins and bike stores and a small amount of amenity area.

A second application has recently been approved to convert the first floor of 3 Prospect Street to provide 2 flats with upward extension to create an additional self-contained flat.

1.1.0 The site & its surroundings

The site is located to the rear of 3 prospect street amongst a mix of commercial and residential properties. It is a highly sustainable location within the Caversham centre.

1.2.0 The Proposal

Proposal is to convert the ground floor rear of 3 prospect street into a 2 bed 3 person flat of 61.3sm.

Access will be provided past the new development at North Street. The bins and bike stores will be shared with North Street flats.

A small area of amenity space has been provided leaving an amenity area for north stg flats.

1.3.0 The Design

The structure is already complete with just minor alterations to create the flat in question.

1.4.0 The layout

Please see enclosed plans.

1.5.0 The scale

The scale is not altered from what had already been approved for the commercial premises.

1.6.0 Landscaping

There is a small amount of amenity space behind the proposed flat which will be for private use and fenced with 1.5m close boarded fence and gate.

1.7.0 Appearance

The appearance is basically as built.

1.8.0 Refuse Storage

As exists for North Street flats.

1.9.0 Parking & Cycling

No parking is provided as this is in a highly sustainable location in Caversham centre close to all public services and shops and restaurants.

1.9.1 Amenity

Small amount of amenity is provided directly behind the new flat.

2.0.0 Noise

This flat is located in the rear courtyard, well screened by substantial buildings in both north street and prospect street and will therefore benefit from a quiet location.

We enclose a noise report from the prospect street development but consider that it will not be particularly relevant due to the location of this flat.

3.0.0 Pollution

The flat in question is within the rear courtyard and remote from the highway in prospect street and north street.

4.0.0 CIL

Cil form is enclosed

5.0.0 Conclusions

We believe this provides an opportunity for a pleasant courtyard flat in a quiet location within the Caversham centre.

6.0.0 Affordable Housing:

The scheme is proposing 1 additional dwelling, on the ground floor. We are proposing to convert the large flat into 2 One-bedroom flats and extend upwards to provide additional dwelling which will attract a 10% (5%) payable contribution towards affordable housing. The applicant will pay the council's reasonable legal costs of the preparation of the relevant s106 agreement.