

Land adjacent to 24 George Street, Caversham, Reading RG4 8DG – the construction of 5 no 3 bedroom town houses

Landscape Principles Statement- checklist 13

1.0.0. Existing site & buildings.

The existing site incorporates hard standing and soft landscaping including urban trees.

The site is partially bordered by some developed land by way of 6 billboards.

1.1.0. The proposal.

The proposal is to create 5 no 3-bedroom town houses with bin & cycle storage.

A car-free development is proposed.

Soft landscaping proposed within the front gardens & to the northern corner of the site on the Gosbrook/George Street Junction.

No overhead services are proposed to service the new dwellings.

Bat & bird boxes will be incorporated within the proposed scheme to encourage wide life.

Open space Statement-checklist 16

2.0.0. Existing site & buildings

The site is situated on the corner of George Street, opposite a row of residential dwellings on the opposite side of Gosbrook Road.

The current site does not incorporate any buildings and has been the subject of advertising with soft landscaping taking up most of the frontage.

2.1.0. The Proposal

The proposal is to construct 5 no 3-bedroom town houses on the land adjacent to 24 George Street, which has been designed to complement the surrounding architecture and provide well designed buildings using appropriate materials within the public realm.

Utilities Statement- checklist 24

3.0.0. Existing site & buildings.

The existing site has no existing sewage or utility connections.

3.1.0. The proposal

The proposed dwellings will be connected to the existing drainage system along with the electrical/BT infrastructure.

