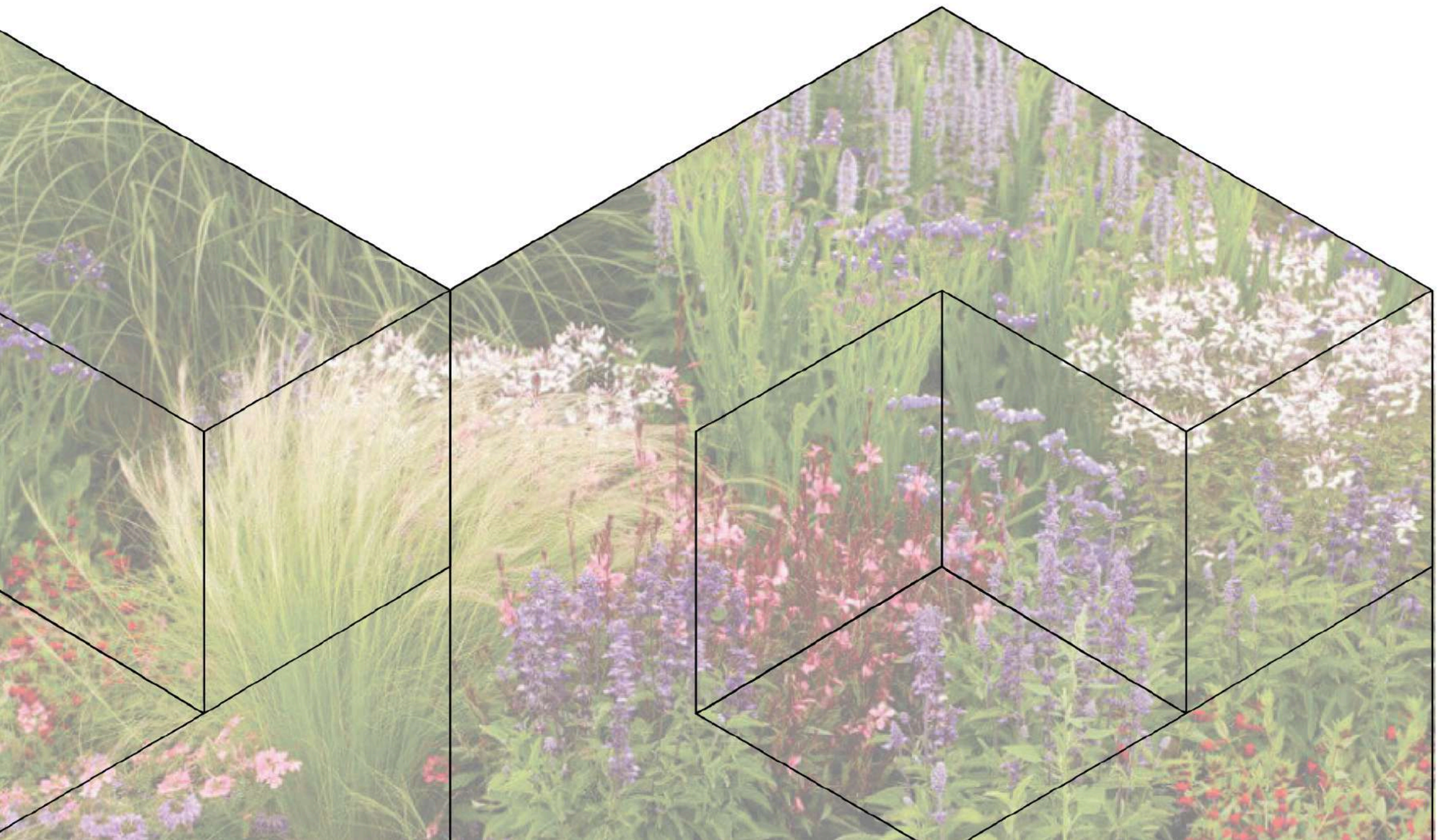
COLONY ARCHITECTS

Soft & Hard Landscaping Strategy

LAND AT HEADLEY ROAD EAST, WOODLEY, READING, RG5 4JG



Issue	P03
Date	OCT 2026
Ref	1098/LAND/01
Rev	P03: aligned with Site Plan Rev 5

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The proposed landscape strategy supports the demolition of the existing garages and storage buildings and the erection of a single 1.5 storey dwellinghouse with a private garden and two parking spaces.

The site, approximately 561.2 m², is previously developed land currently covered by an impermeable concrete slab, imaged to the right. The strategy replaces this with permeable surfacing, lawn and native planting, softening the new dwelling within its residential setting.

The hard landscaping palette is simple and robust. The existing access drive and turning area are retained and re-paved in Drivesett Tegula Priora® permeable block paving in Pennant Grey, and the residential patio is finished in Driveline Priora® in Charcoal on a 200 mm permeable sub-base. The patio west of the house and the rear path, which fall within or next to the root protection areas of the retained boundary trees, are built no-dig on existing ground levels, in a cellular geogrid with shingle infill. The two parking bays share the drive surface and are marked with a subtle dark line. Together with the new lawn, the proposals provide a net gain of 448.5 m² of permeable ground, with rainwater discharging to a new soakaway.

Refuse and cycle storage are modest, maintenance-free units. The bin store is located beside the access drive, screened by native planting, and the bike store sits within the rear garden, finished in grey to match the brickwork of the new house.

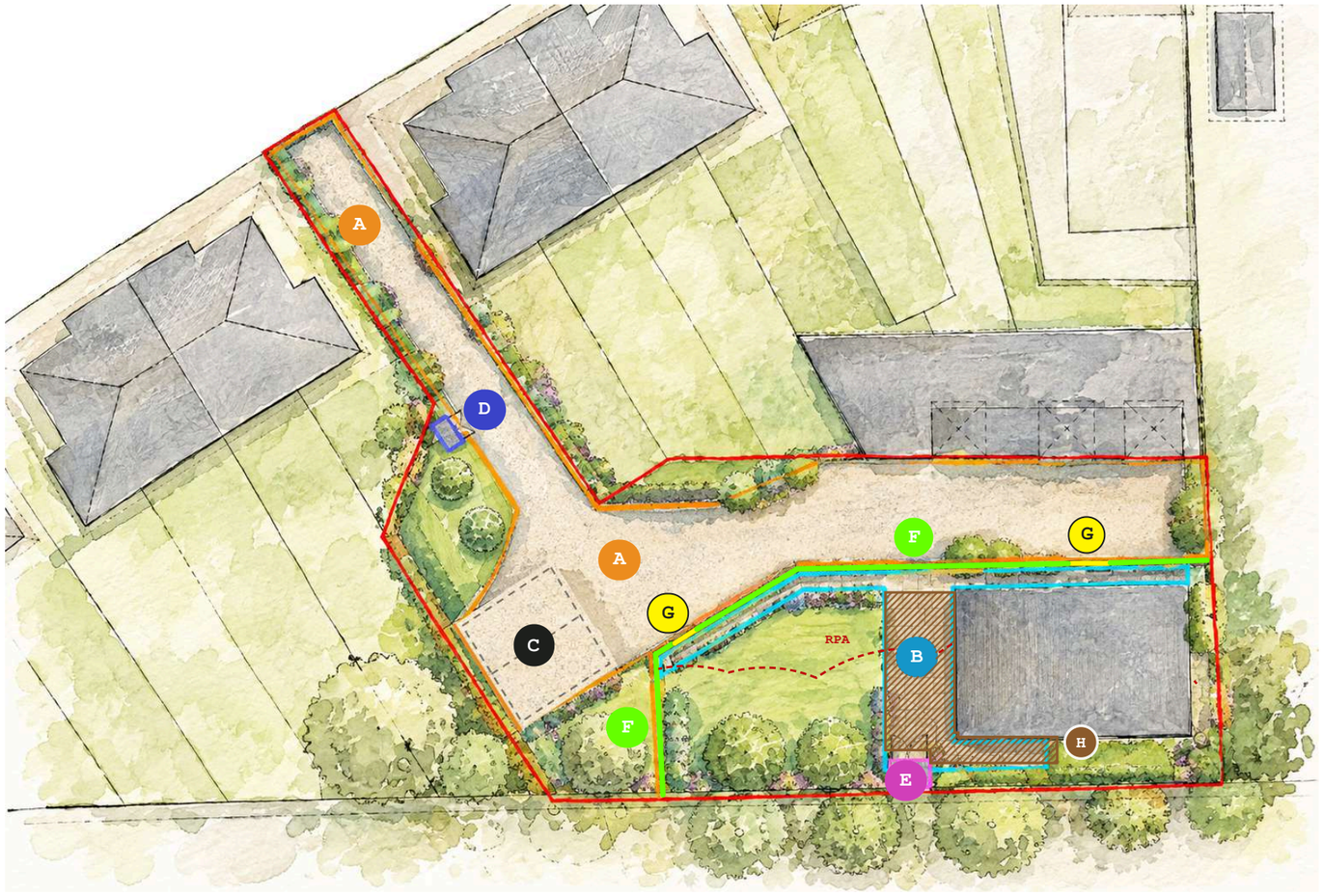
The soft landscaping adopts a native planting palette. Two small native trees are proposed beside the bin store. Mixed native shrub planting and hedging line the site boundaries, providing natural screening, defensible planting and garden privacy. Trees and shrubs in planters along the patio fence line in front of the house soften the built form without affecting foundations or services.

The retained boundary trees, new native planting and the bat box proposed on the dwelling combine to provide biodiversity enhancement, consistent with the Preliminary Ecological Appraisal (GS Ecology, ECO4028).

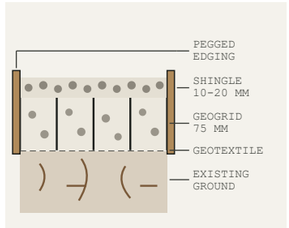


Landscape strategy — Existing View of the Site

448.5 m²	102.9 m²	561.2 m²
Net gain in permeable surface	Permeable house garden	Site area



Tegula Priora® Pennant Grey · Driveline Priora® Charcoal · ------ Parking bays · Bin store · Bike store · Timber slatted fence · Garden gate · Site boundary · No-dig geogrid & shingle



H — No-dig Patio & Path (within and next to RPA)

The patio west of the house and the rear access path lie within or next to the root protection areas (RPA, dashed) of the retained boundary trees (AIA GHA/DS/160491:26). No 200 mm sub-base is used; the hatched area, about 32 m² (Site Plan Rev 5), is built no-dig on existing levels. Existing hard surfacing is lifted by hand, with no excavation into the soil below; a non-woven geotextile is laid on the existing ground and a 75 mm cellular confinement geogrid (Cellweb TRP by Geosynthetics Ltd, or similar approved) is pinned in place, then filled and topped with 25 mm of clean, angular 10-20 mm shingle, no fines. Timber edging is pegged, not dug in. Fully permeable. Roots over 25 mm are referred to the arboriculturist.



A — Access Drive & Turning

Existing access retained and re-paved in Drivesett Tegula Priora® permeable block paving by Marshalls, in Pennant Grey, or similar. Rainwater passes through the open joints into an open-graded sub-base (DoT Type 3 or similar, not Type 1), so no separate drainage is needed and the drive forms part of the site's Sustainable Drainage System (SuDS). Laid to BS 7533-13 and CIRIA C753, with the sub-base depth to the drainage design. Permeable drive area 256.7 m².



B — Patio & Access Path

Driveline Priora® by Marshalls in Charcoal, or similar, on a 200 mm open-graded permeable sub-base (DoT Type 3 or similar, not Type 1). For the patio and paths outside the no-dig area (H). Patio and paths total 63.5 m², incl. 32 m² no-dig (H).



C — Parking Spaces

Two standard 2.5 m × 5 m bays finished in the same Tegula Priora® paving as the drive, with a subtle dark line to mark each bay. A 500 mm perimeter is kept to the grass boundary and one car charging connection (minimum 7 kW) is provided.



D — Bin Store

Store-It-Out NOVA all-weather store (880 L), holding two 120 L wheelie bins. Located beside the access drive and screened by native planting.



E — Bike Store

Asgard Annexe Plus E (or similar) galvanised steel store for 2-4 bicycles, electric-ready for e-bike charging, within the rear garden. Finished grey to match the house brickwork.



F — Garden Fence

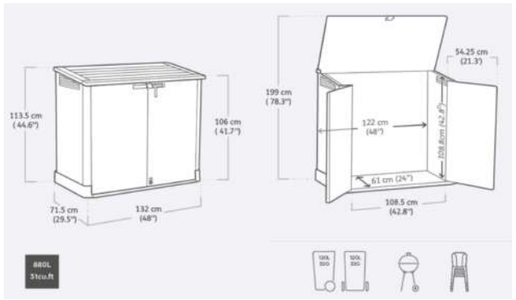
Single sided slatted fence panels by Slatted, 900 mm high × 1800 mm wide (1795 mm finished). 14 × 45 mm planed horizontal slats in pressure treated softwood, fixed to the face of timber posts for a continuous finish. 15-year guarantee against rot.



G — Garden Gate

Single sided timber garden gate by Slatted, 900 mm wide × 900 mm high, matching the slatted fence. Ironmongery (hinges, bolts and latch) to suit.

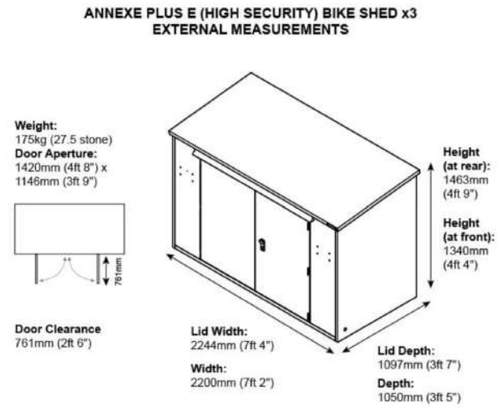


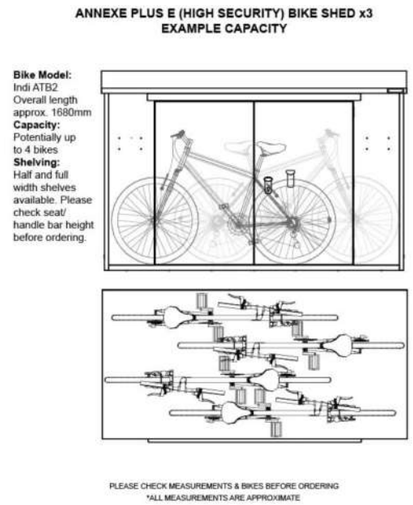


Store-It-Out NOVA

All-weather storage providing 880 L / 31 cu. ft. The locking system allows the doors and top lid to be locked together, or the doors only with the lid left open for easy access from above. Built-in floor panel.

Accommodates two 120 L wheelie bins. Durable, weather-resistant design with no maintenance or fading. Assembled dimensions 132 × 71.5 × 113.5 cm (L × W × H); internal 122 × 61 × 108.8 cm.





Asgard Annexe Plus E (or similar)

A small metal store in the garden for 2 to 4 bicycles, including e-bikes, measuring roughly 8 ft × 4 ft. Strong galvanised steel with a police-approved secure locking system, bolted down to a flat concrete base. Located 8.5 m from the front door.

Used only for domestic bike storage, kept low in height and finished in a neutral grey to match the proposed house brickwork. The unit is electric-ready for e-bike charging and includes a shelf for cycling gear. Maintenance-free and fully weatherproof.

Sizes, numbers and densities are set out in the plant schedule on page 7.

T Specimen Trees





Two trees beside the bin store, framing the entrance to the garden.

Acer campestre (field maple) — compact native tree with autumn colour, tolerant of pruning and urban conditions.

Betula pendula, multi-stem (silver birch) — light canopy and white bark; casts little shade on neighbouring gardens.

Alternative: *Sorbus aucuparia* (rowan) for spring blossom and berries for birds.

S Mixed Native Shrubs





Boundary beds shown dark green on the site plan, providing screening and wildlife value.

Euonymus europaeus (spindle), **Viburnum opulus** (guelder rose), **Cornus sanguinea** (dogwood), **Corylus avellana** (hazel), **Ilex aquifolium** (holly) for evergreen cover.

Underplanted with **Digitalis purpurea**, **Primula vulgaris**, **Geranium sanguineum** and **Origanum vulgare**.

H Native Hedging





Natural screening to the bin store and defensible planting for garden privacy.

Taxus baccata (yew) — dense evergreen screen around the bin store.

Carpinus betulus (hornbeam) and **Fagus sylvatica** (beech) — retain brown winter leaves.

Crataegus monogyna (hawthorn) — thorny with blossom and berries.

P Planters to Patio Fence





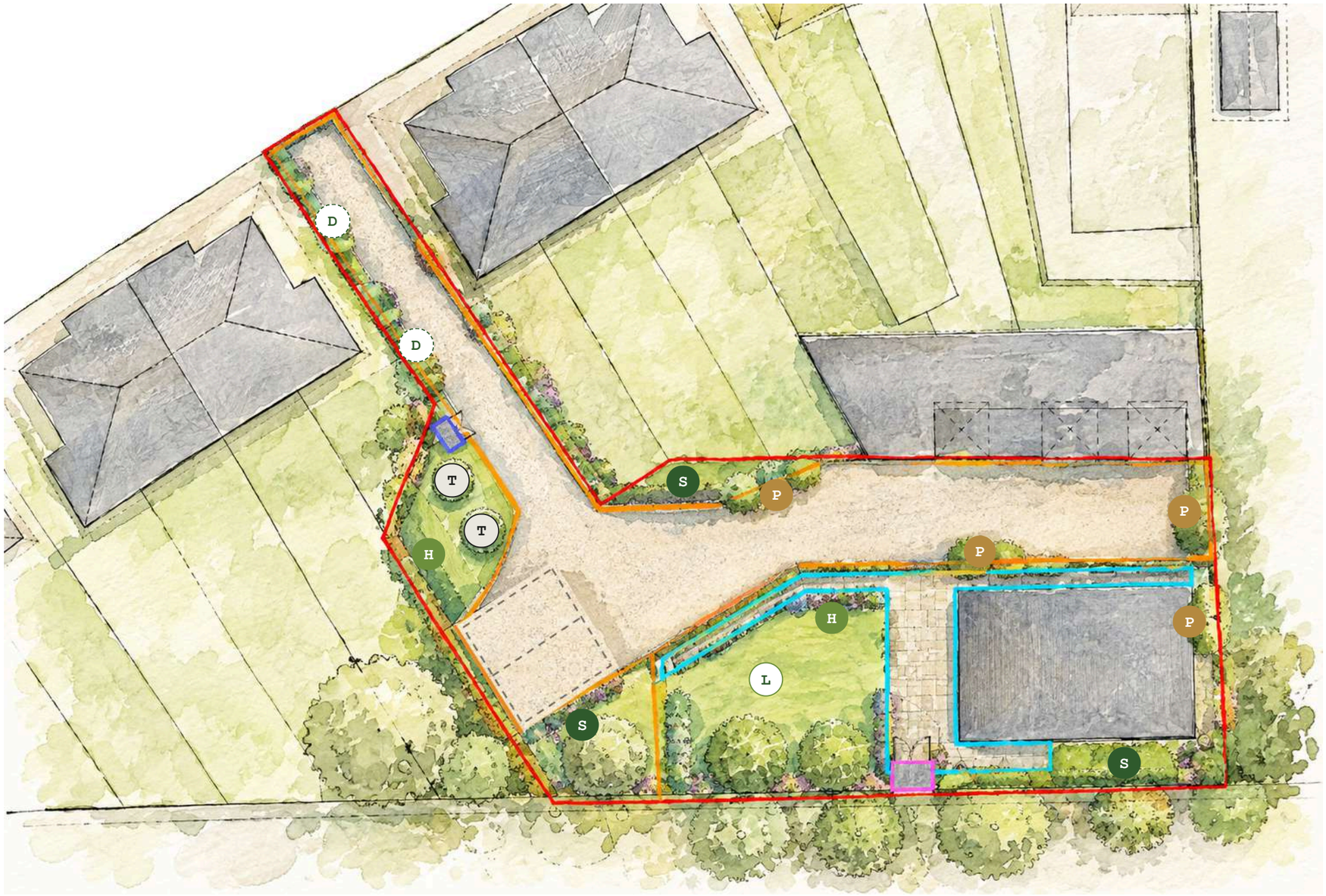
Trees and shrubs in large planters along the patio fence line in front of the house, softening the built form without roots near foundations or drainage.

Carpinus betulus half-standards or **Ilex aquifolium** standards, with clipped **Taxus baccata** in smaller pots.

Underplanted with **Hedera helix** trailing over the edges and **Primula vulgaris** for spring colour.

Access drive. The drawing shows planting along the edges of the access drive. Native planting here could be pursued, but the width of the drive is likely to limit it. Where a strip of 300–500 mm can be kept, low clipped *Ligustrum vulgare* (wild privet) or native climbers such as *Lonicera periclymenum* (honeysuckle) trained on the boundary fences would green the approach while taking up very little ground.

Garden lawn. The 102.9 m² garden is laid to grass. A strip along the boundary beds can be left longer and seeded with a native wildflower mix to add biodiversity value at low cost.



T **Specimen trees**
Acer campestre and multi-stem Betula pendula beside the bin store

H **Native hedging**
Natural screening to the bin store and defensible planting for garden privacy

S **Mixed native planting**
Shrub and perennial beds to the site boundaries

P **Planters**
Trees and shrubs in pots along the patio fence line in front of the house

D **Access drive planting**
Potential native edging or fence climbers, subject to available width

L **Lawn**
Garden area laid to grass, 102.9 m²

Planting locations from drawing 1098-4 Proposed Site Plan 1:200 Rev 5. Bin store shown in its revised position beside the access drive. Not to scale.

Species	Common name	Size at planting	Number / density	Notes
T — SPECIMEN TREES				
Acer campestre	Field maple	Extra heavy standard, 12–14 cm girth, 3.5–4.0 m, rootballed	1 no.	Double stake and tie
Betula pendula	Silver birch, multi-stem	3–5 stems, 3.0–3.5 m, 45 L container	1 no.	Underground guying
H — NATIVE HEDGING				
Taxus baccata	Yew	60–80 cm, 3 L container	5 per m, double staggered row	Bin store screen
Carpinus betulus	Hornbeam	60–90 cm, bare root / cell grown	5 per m, double staggered row	Boundary hedge
Fagus sylvatica	Beech	60–90 cm, bare root / cell grown	5 per m, double staggered row	Boundary hedge
Crataegus monogyna	Hawthorn	60–90 cm, bare root	5 per m, double staggered row	Defensible boundary
S — MIXED NATIVE SHRUBS				
Euonymus europaeus	Spindle	60–80 cm, 3 L container	1 per m², groups of 3–5	Boundary beds
Viburnum opulus	Guelder rose	60–80 cm, 3 L container	1 per m², groups of 3–5	Boundary beds
Cornus sanguinea	Dogwood	60–80 cm, 3 L container	1 per m², groups of 3–5	Boundary beds
Corylus avellana	Hazel	80–100 cm, 3 L container	1 per m², groups of 3	Boundary beds
Ilex aquifolium	Holly	40–60 cm, 5 L container	1 per 2 m²	Evergreen cover
Digitalis, Primula, Geranium sanguineum, Origanum	Perennial underplanting	9 cm pot / 1 L	5 per m², drifts of 5–9	Beneath shrubs
P — PLANTERS TO PATIO FENCE				
Carpinus betulus / Ilex aquifolium	Hornbeam or holly half-standard	1.5–1.8 m, 25 L container	1 per planter	Min. 600 mm planter
Taxus baccata	Yew, clipped	40–60 cm, 5 L container	1–2 per planter	Evergreen structure
Hedera helix, Primula vulgaris	Ivy, primrose	9 cm pot	3–5 per planter	Trailing edge
L — LAWN				
Amenity grass	Hard-wearing lawn	Cultivated turf or seed at 35 g/m²	102.9 m²	Wildflower strip optional

OUTLINE SPECIFICATION

Ground preparation

- Break up and remove the existing concrete slab and sub-base from all planting and lawn areas.
- Decompact the subsoil to 300 mm depth and remove stones over 50 mm.
- Import topsoil to BS 3882 (multipurpose grade): 450 mm depth to shrub and hedge beds, 150 mm to lawns.
- Tree pits 1.0 × 1.0 × 0.75 m minimum, backfilled with topsoil and mycorrhizal inoculant.

Planting

- All stock to BS 3936 and of UK provenance where available.
- Plant in the dormant season. Water thoroughly on planting.
- Stake and tie trees; install a root barrier where trees are within 3 m of hard surfaces or drainage.
- Mulch beds and tree pits with 75 mm composted bark.
- Planters: peat-free loam-based compost (John Innes No. 3), drainage layer and feet to allow free drainage.

Lawn

- Rake to a fine tilth and apply a pre-seed fertiliser.
- Lay cultivated turf or sow at 35 g/m², then roll and water.
- First cut when the grass reaches 75 mm; do not cut below 40 mm in the first season.

IMPLEMENTATION & MAINTENANCE

Implementation timetable

- Hard landscaping, fence, gate, bin and bike stores installed during construction and completed before occupation.
- Soft landscaping carried out in the first planting season (November–March) after completion of the dwelling and before occupation, or as otherwise agreed in writing with the local planning authority.
- Protective fencing to retained trees kept in place until all hard and soft works are complete.

Maintenance and replacement

- Keep beds weed-free by hand; no residual herbicides.
- Trim hedges once a year in late summer, outside the bird nesting season (March–August).
- Check tree stakes and ties twice a year
- Any trees or plants that are removed, die or become seriously damaged or defective within five years of planting will be replaced in the next planting season with others of the same species, size and number, and permanently retained.

LEVELS, ENCLOSURE & LIGHTING

Levels: the site is broadly level at approximately 46 m above sea level (AOD). Existing ground levels are retained and no significant re-grading is proposed. No-dig surfacing is laid on existing ground levels within root protection areas.

Enclosure: the existing surrounding boundary fences are retained unaltered. The only new enclosure is the 900 mm slatted timber fence and gate (F and G, page 3).

Lighting: no external lighting is proposed.

