



**SHAUN•TANNER**  
ARCHITECTURE & PLANNING

STL Architecture Ltd  
15 Bridge Street  
Caversham  
Reading  
RG4 8AA

## **DESIGN & ACCESS STATEMENT**

**Part retrospective application for amending site levels and  
repairs to waterfront edging.**

at

**Penguin  
Wargrave Road  
Henley-on-Thames  
RG9 3JD**

Oct 2025



## PROPOSAL

This statement is submitted in support of a householder planning application for the following works:

- **Amendment of site levels** using a cut-and-fill approach, involving the reduction of ground levels in selected areas and the reuse of excavated material to raise levels elsewhere. This has created a more balanced and accessible topography. *As this work has already been completed, this aspect of the application is retrospective.*
- **Repair, reinstatement, and raising of levels** to the existing waterfront edging to improve stability and visual integration with the amended ground levels.

## SITE ASPECTS & CONTEXT

The site is located along the A321, with the River Thames bordering the southwest edge of the plot. The existing waterfront dwelling sits on the eastern side of a generous plot that also includes two garden sheds and a garage. Access to the site is provided via a footpath running parallel to the A321. The site lies within Flood Zone 3a but is not situated within a designated conservation area.

## DESCRIPTION

The completed **ground works** to improve accessibility and ensure long-term landscape stability were carefully designed to minimise both visual and environmental impacts. A total of approximately **48m<sup>3</sup> of material** was removed from the site, consisting of **36m<sup>3</sup> of soil** and **12m<sup>3</sup> of soil and vegetation** (including tree roots). The infilled areas were stabilised using **gabion retaining walls**, constructed with around **26m<sup>2</sup> of stone**. These are designed to incorporate **planters**, allowing vegetation to grow and soften the visual appearance of the walls over time. To complete the landscaping and re-establish natural ground cover, **5m<sup>3</sup> of topsoil** was brought in for grading, dressing, and seeding. Additionally, **5m<sup>2</sup> of Type 1 aggregate** was used to top off existing hardcore remnants from previous structures, ensuring a level and durable surface finish. Overall, the proposed re-grading and landscaping works aim to enhance the usability and character of the site while being sensitive to its riverside setting.

The existing path along the river is currently **damaged, broken, and sunken in several areas**, making it uneven and potentially unsafe. Additionally, the **riverfront edging has deteriorated**, primarily due to **tree root intrusion and localised erosion**, resulting in sections beginning to give way.

The proposal seeks to **stabilise the riverfront** by installing appropriate **edge treatment** to prevent further erosion and safeguard the bank. As part of the works, the **riverside path will also be renewed and raised**, bringing it in line with the levels of neighbouring properties to improve accessibility, visual continuity, and long-term resilience.

## CONCLUSION

Given that the proposed works are primarily for repairs and reinstatement, aimed at stabilizing landscape levels and improving accessibility, we respectfully request that planning permission is granted to allow these essential improvements.

## PHOTOS

### PHOTOS OF GROUND WORKS COMPLETED

Land reduced along the boundary and new path put in.









PHOTOS OF EXISTING DAMAGED RIVER FRONT EDGING AND PATH

