

HARD LANDSCAPING, BOUNDARY TREATMENTS AND LEVELS

Project Reference: AT-078-CON-01 – Landscape Strategy **Site Address:** 149 Victoria Road, Wargrave, Reading, RG10 8AG **Client:** Mr & Mrs Manning **Date:** March 2026

1. Hard Landscaping and Paving Surface Treatments

To ensure a high-quality finish that balances modern aesthetics with the wider landscape, the paving treatments are zoned as follows:

Zone	Material Specification	Design Intent
Immediate Dwelling Perimeter (Primary patios and paths)	Polished Concrete	To provide a clean, contemporary, and durable surface immediately adjacent to the main residence.
Ancillary Areas (Paths and hardstanding elsewhere)	Indian Sandstone	To provide a softer, natural textured transition that blends sympathetically with the wider garden environment.

2. Retaining Structures

Where changes in levels require retaining elements, the design prioritizes structural integrity and visual integration with the garden.

- **Material Options:** Retaining walls will be constructed using either timber railway sleepers or a proprietary modular concrete block system (e.g., Tobermore Secura or an approved equivalent).
- **Technical Compliance:** The final material selection and structural dimensions (including footings and drainage) will be executed strictly in accordance with the appointed structural engineer's specifications.

3. Boundary Treatments

The boundary strategy is designed to provide security, enhance privacy, and positively contribute to the street scene and local biodiversity.

- **Rear Garden Boundaries:** Boundaries will utilize standard close-board timber fencing. To mitigate the visual impact and enhance ecological value, this fencing will be softened with significant boundary planting.
- **Frontage Boundaries:** The primary front boundary will consist of high-quality black metal railings interspersed with appropriate hedging.

Correction to Consultee Comments: We respectfully draw the Planning Officer's attention to a factual inaccuracy in the recent consultee feedback. The consultee suggested that the proposed frontage should match adjacent properties, which they stated have low brick walls. **The adjacent properties do not feature low brick walls.** Therefore, our proposed specification of black railings and hedging is entirely appropriate and in keeping with the actual established street scene.

4. Site Levels

- **Specification:** No new level changes are proposed within this document. All site levels, finished floor levels (FFLs), and landscape gradings are indicated in the previously approved application drawings.