

**DESIGN STATEMENT IN SUPPORT OF AN APPLICATION
FOR CONSENT TO THE RESERVED MATTERS - LANDSCAPING
PLANNING CONSENT 161507
FDF ARCHITECTURE DECEMBER 2021**

**2.4.6 WATER ROAD, 158 DEE ROAD READING BERKSHIRE RG30
2NN**

- 1.0 Landscape proposal hard and soft
- 2.0 Drainage design for sustainability.
- 3.0 List of drawings and documents .

1.0 LANDSCAPE PROPOSALS

This is a brief commentary on the proposals for hard and soft landscaping on the site.

It is supported by existing tree survey which formed part of the original application, and a proposal layout with details of species locations and protection strategy during the construction process. There is also a specification for maintenance.

.1 Soft landscape.

The drawing shows the planned removal of poor quality specimens and the retention of 2 silver birches to the Water Road elevation. It is now proposed to retain a selection of small trees alongside the boundary at the roundabout once pruned and tidied.

The retained silver birches will also be tidied and pruned and the driveway alongside laid using geoweb to provide long term root protection.

Elsewhere on the site there are fresh specimens planted at strategic locations to provide screening and form to the private gardens to the rear.

The individual plots will be laid to grass and divided by close boarded fencing 1800 mm high. Access to the rear gardens will be from the living rooms of the houses.

.2 Hard landscaping.

The principle area of surface landscape is the driveway parallel to Water Road running in front of the terrace of 7 houses. This provides access to the allocated parking spaces and the owners side of the bin store enclosures.

The space between the roadway and the front boundary hedging is grassed behind a repaired low brick wall against which hedging is planted.

The surface is to be permeable block paver to allow for rain water infiltration and under laid with geoweb over the root areas of the existing Silver Birches.

The car parking spaces will be indicated with contrasting colour Marshall brick pavers.

The walkways in front of each house will be laid slightly raised with concrete edging to protect the entrances and porch areas from traffic.

The bin enclosures have been agreed at planning stage and are roofed and contain the required space for refuse storage in accordance with the planning design guidelines.

2.0 DRAINAGE DESIGN FOR SUSTAINABILITY

.1 Storm water drainage design.

Geosmart Ltd have provided a design layout for approval which splits the surface water drainage into 3 main components.

The first is to reuse the existing road located storm water underground pipe system as shown on Thames Water's asset search plan and in the positions recorded. These are 450 mm dia running around the frontage of the property. This will receive the calculated run off from the front roofs and roadway gullies as shown on Geosmart's proposal plan.

The second part comprises infiltration crates to the rear gardens to accept the storm run off from the rear roofs. The gardens laid to grass will infiltrate naturally.

There are also 2 existing manholes for surface water located in the driveway to nos 8 and 10 Water Road and they will be used if feasible but the design assumes that they may be unsuitable and can be blocked up from the site. They will continue to be available for the existing run off from foul and surface water from Nos 8 and 10 Water Road.

.2 Foul water drainage design.

We have shown on our co ordinating layout the position and depth of new foul drainage that will discharge into existing trunk foul mains of 225 mm dia running in Water Road .

There is also a private drain running between the rear of the properties fronting Dee Road and joining the trunk sewer on the roundabout. The existing foul connections to this will be reused for the new house to the North West end of the development.

The new below ground drainage system will be Building Act compliant and formed in clay 100 mm main runs with 600 dia upvc inspection chambers as noted. Inspection chambers in trafficked areas will be upgraded to be suitable for vehicle loading.

The internal soil vent pipes in the houses all discharge forwards at ground level towards the roadway and existing connections with the exception of the two houses on the Dee Road side. Each property shares the final connections to the existing trunk sewer and has an inspection chamber within the car parking area for maintenance without the need to access the houses.

The invert levels shown are based on desktop information and will be subject to detailed survey on commencement.

3.0 LIST OF DOCUMENTS SUPPLIED

Tree survey - Simon Jones Associates

Landscape and planting plan - Creative Landscape

Suds drainage design report and scheme drawing - Geosmart

Overlay of drainage and planting - FDF Architecture

Design statement