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GENERAL NOTES
This drawing is for statutory planning and building control purposes only.
Contractor must verify all dimensions, levels, and boundary positions on site before commencing any works or ordering materials.
No site supervision is implied or undertaken unless separately agreed in writing.
This drawing does not indicate the structural condition of the existing property.
Extent of excavation works is to be determined by the contractor prior to pricing or commencing works.
All works must comply with current Building Regulations, British Standards, and manufacturer specifications.

PARTY WALL ACT 1996
The owner is responsible for serving the appropriate Party Wall Notices to all affected adjoining owners where works fall within the scope of the Act, including but not limited to:
Support of beams
Insertion of DPC
Raising or rebuilding a party wall
Cutting into or cutting off projections
Underpinning
Excavation within 3m or 6m of neighbouring structures depending on foundation depth
A Party Wall Agreement must be in place prior to commencing any notifiable works.

BUILDING OVER / NEAR PUBLIC SEWERS
The owner is responsible for obtaining a Build Over Agreement where required, including:
Building within 3m of a lateral drain serving one other property
Building within 3m of a public sewer serving multiple properties

If unsure, the owner must consult the relevant water authority before works begin.

SITE INFORMATION
No check dimensions of the existing site have been taken by Arcadia Design Consultants.
All existing information has been provided by the client.
Any discrepancies between the drawing and site conditions must be reported immediately.

Minimum 1.8m high close boarded fence

Proposed 2m high close boarded fence

Perimeter Linear drain with pea shingle all around the building and paving edges

Existing trees to be retained

Bicycle store to fit 2x bikes

Fine Rye Turf (amenity/sports grade)

Proposed privacy screen formed with 25 x 150mm treated softwood up rights at 75mm centres fixed to supporting framework

Proposed mixed hedge planting to screen north and east boundaries for private amenity space.

Betula pendula 'Youngii' with flower bed around

Edale Eco Concrete permeable Paving slabs 450x450mm

Proposed 1 parking space to front of dwelling. Parking area and paths surfaces to be permeable Woburn Rumbled block paving.

Existing fence retained

Perimeter Linear drain with pea shingle all around the building and paving edges

Stipa tenuissima Mexican feather grass planted with mixed gravel and rocks border

Photinia Red Robin Hedging Plants 20-30cm Bushy Evergreen Hedge Shrubs

P R E - L I M I N A R Y I S S U E

PROJECT			
NEW HOUSE DEVELOPMENT AT 23 NEW CHURCH LANE, READING - RG30 4XA			
DRAWING TITLE			
PROPOSED SITE PLAN			
HARD & SOFT LANDSCAPE LAYOUT			
REV.	DATE	DESCRIPTION	
DWG NO:	PL/A724/07	SCALE	1:100 @ A3
DATE	MAR. 2026	DRAWN BY	MQ

1. Project Information

Site Address: 23 Church End Lane, Tilehurst, Reading, RG30 4XA

Drawing Reference: PL/A724/07 – Proposed Site Plan Hard & Soft Landscape Layout

Document Reference: PL/A724/D03 – Landscape Specifications

The accompanied drawing PL/A724/07 is for statutory planning and building control purposes only... Contractor must verify all dimensions, levels, and boundary positions on site before commencing any works.”

2. General Requirements

- All works must comply with current Building Regulations, British Standards and manufacturer specifications.
- All dimensions and levels must be checked on site.
- Any discrepancies between drawings and site conditions must be reported immediately.
- This specification must be read with all architectural, structural and civil drawings.
- No site supervision is implied unless separately agreed.

“Any discrepancies must be reported to Arcadia Design Consultants prior to commencing any work.”

3. Site Preparation & Earthworks

3.1 Vegetation Removal

- Remove all vegetation shown hatched on the plan.

“All existing site vegetation shown hatched to be removed... vegetation conflicts with the approved development layout.”

3.2 Retained Trees

- Protect all trees marked Existing trees to be retained.

3.3 Topsoil Handling

- Strip and store good quality topsoil for reuse.
- Remove rubble, debris and unsuitable material.

“Planting areas are to be cleared of all plant growth rubble and any other waste material.”

3.4 Grading

- Grade soil to smooth, even falls.
- Ensure positive drainage away from the building.

4. Hard Landscaping Specification

4.1 Driveway & Parking

- **Surface:** Permeable Woburn Rumbled block paving.
- **Location:** Front of dwelling, 1 parking space.
- **Sub-base:** Permeable, free-draining, suitable for vehicular load.
- **Falls:** Direct water to permeable sub-base and linear drains.

“Parking area and paths surfaces to be permeable Woburn Rumbled block paving.”

4.2 Patio

- **Surface:** Edale Eco Concrete permeable paving slabs, 450×450 mm.
- **Sub-base:** Free-draining granular base.
- **Falls:** Away from building.

“Edale Eco Concrete permeable Paving slabs 450x450mm.”

4.3 Paths

- Paths to match driveway or patio materials as indicated.
- Construct on permeable sub-base.

4.4 Perimeter Linear Drain

- Install linear drainage channel around building and paving edges.
- Surround with pea shingle.

“Perimeter Linear drain with pea shingle all around the building and paving edges.”

4.5 Fencing

Existing Fence

- Retain and repair where required.

“Existing fence retained.”

New Close-Boarded Fence

- **Height:** 1.8 m where shown.
- **Height:** 2.0 m where indicated for privacy.
- **Construction:** Treated timber posts, rails and boards.

“Minimum 1.8m high close boarded fence... Proposed 2m high close boarded fence.”

4.6 Privacy Screen

Construction:

- 25×150 mm treated softwood uprights
- Set at 75 mm centres
- Fixed to supporting framework

“Proposed privacy screen formed with 25 x 150mm treated softwood up rights at 75mm centres.”

4.7 Bicycle Store

- Provide secure store for **2 bicycles**.

“Bicycle store to fit 2x bikes.”

5. Soft Landscaping Specification

5.1 Turf

Type: Fine Rye Turf (amenity/sports grade).

Preparation:

- Cultivate topsoil to 150 mm depth.
- Remove stones >25 mm.



Laying:

- Lay in broken bond.
- Water thoroughly.

“Fine Rye Turf (amenity/sports grade).”

5.2 Photinia Red Robin Hedge

- **Location:** As shown on plan (front/side boundary).
- **Plant Size:** 20–30 cm bushy evergreen shrubs.
- **Spacing:** 3–4 plants per metre (typical for Photinia).
- **Maintenance:** Light trimming to encourage dense growth.

“Photinia Red Robin Hedging Plants 20-30cm Bushy Evergreen Hedge Shrubs.”

5.3 Stipa tenuissima Ornamental Grass Border

Location: As shown on plan.

Planting:

Stipa tenuissima grouped informally.

Planted into gravel and rock border.

Base: Free-draining substrate.

“Stipa tenuissima Mexican feather grass planted with mixed gravel and rocks border.”

5.4 Betula pendula ‘Youngii’ Tree

Location: As shown on the drawing.

Planting:

- Tree pit twice rootball width.
- Root collar at finished ground level.

Surround:

- Flower bed around tree as shown.
- 50 mm bark mulch.

“Betula pendula ‘Youngii’ with flower bed around.”

6. Mulch

- Apply **50 mm bark mulch** to all planting beds.

“Provide 50mm bark mulch dressing to plating areas.”

7. Timing of Works

- Turfing: Spring or autumn.
- Planting: Early spring or autumn.
- Avoid frozen or waterlogged ground.

8. Maintenance (First 5 Years)

- Watering during establishment.
- Keep beds weed-free.
- Top up mulch annually.
- Replace any failed plants like-for-like.

9. Summary of Planting (ONLY what appears on plan)

Plant Type	Species	Notes
Hedge	Photinia Red Robin	Evergreen boundary hedge
Ornamental Grass	Stipa tenuissima	Gravel/rock border
Tree	Betula pendula ‘Youngii’	Feature tree with flower bed
Turf	Fine Rye Turf	All lawn areas