



DISCLAIMER
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All dimensions must be checked on site. Do not scale from this drawing. Any discrepancies must be reported to Arcadia Design Consultants prior to commencing any work. This drawing is to be read in conjunction with all relevant architectural, structural, civil, and specialist consultant information. Arcadia Design Consultants accepts no responsibility for the accuracy of information provided by third parties or for any changes made on site without prior written approval.
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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 piling or commencing works. Except within or adjacent to RPA's where hand-digging only applies.
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:
Insertion of beams
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.

Total hedge length:
5.219 + 2.064 + 2.354 = 9.637m
At 6 plants per metre: 9.637 x 6 = 57.8, round up to 58 plants
Species breakdown:
40% Hawthorn: 23 plants
20% Blackthorn: 12 plants
20% Hazel: 12 plants
10% Dogwood: 6 plants
10% Field Maple: 6 plants
Total: 59 plants

Existing brick wall retained with opening for driveway access

3 no. mammal gaps (13x13cm) at base of fence to north, east and south boundaries.

Tree protection fencing to BS5837:2012 to be installed prior to commencement and retained for duration of works.

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

Mixed native hedge (Hawthorn, Blackthorn, Hazel, Dogwood, Field Maple)

Eddie Eco Concrete permeable Paving slabs 450x450mm

Any excavation within or immediately adjacent to the RPA will be carried out carefully using hand tools only.

Dotted line shows the Root Protection Area (RPA). No machinery, storage or excavation permitted within this area, except for minor hand-digging adjacent to patio edge as noted.

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PLANNING ISSUE

REV.	DATE	DESCRIPTION	SCALE	DRAWN BY	MQ	DRAWING TITLE
C	05/6/26	General amendment following landscape & ecology team comments				PROJECT NEW HOUSE DEVELOPMENT AT 23 NEW CHURCH LANE, READING - RG30 4XA
DWG NO:	PL/A7/24/07		SCALE			PROPOSED SITE PLAN
DATE	MAR. 2026			DRAWN BY	MQ	HARD & SOFT LANDSCAPE LAYOUT

