

DISCLAIMER

This drawing has been prepared by **Arcadia Design Consultants** for the purposes of building regulations, planning condition discharge, and associated statutory submissions. The base information used in the preparation of this drawing was supplied by the client from a previously approved planning application. The original architectural design and associated intellectual property remain the copyright of the original author. Arcadia Design Consultants has redrawn and reformatted the information solely for compliance, coordination, and documentation purposes and does not claim authorship of the original design.

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.

All works must comply with current Building Regulations, British Standards, and manufacturer specifications.

PARTY WALL ACT 1986

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
- 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.

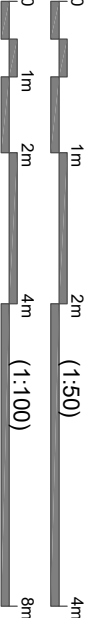
All existing information has been provided by the client. Any discrepancies between the drawing and site conditions must be reported immediately.

- Shallow decorative planting bed (max 150mm depth) using low ornamental grasses (Stipa tenuissima) or low native perennials. No excavation deeper than 150mm. Planting to remain clear of manhole cover and shall not interfere with tree pit.
- Existing tree to be removed and plant new replacement tree: Sorbus Aucuparia New replacement tree to be planted approx. 600-800mm offset from the position of the removed tree stump. New tree pit prepared in fresh, uncompacted soil.
- Dotted line shows the RPA, too close to the proposed new dwelling
- 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
- Betula pendula 'Youngli' with flower bed around
- Existing tree to be removed and plant new replacement tree: Malus sylvestris 600-800mm offset from the position of the removed tree stump.
- Dotted line shows the RPA, too close to the proposed new dwelling
- Eddle Eco Concrete permeable Paving slabs 450x450mm
- Proposed 1 parking space to front of dwelling. Parking area and paths surfaces to be permeable Woburn Rumblid block paving.
- Existing fence retained
- Perimeter Linear drain with pea shingle all around the building and paving edges
- Mixed native hedge (Hawthorn, Blackthorn, Hazel, Dogwood, Field Maple)



KEY:

- EXISTING
- PROPOSED



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

A	28/5/26	General amendment following ecology team comments		PROJECT	
REV. DATE		DESCRIPTION		NEW HOUSE DEVELOPMENT AT 23 NEW CHURCH LANE, READING - RG30 4XA	
DWG NO:		PL/A724/07	SCALE	1:100 @ A3	DRAWING TITLE
DATE		MAR. 2026	DRAWN BY	MQ	PROPOSED SITE PLAN
					HARD & SOFT LANDSCAPE LAYOUT



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