

NOTE:

PARTY WALL:
PLEASE NOTE THAT BEFORE BUILDING WORKS COMMENCES IT IS THE RESPONSIBILITY OF BUILDER OR OWNER TO SERVE PARTY WALL NOTICES TO ALL NEIGHBOURS.

BUILDING OVER OR CLOSE TO PUBLIC SEWER:
ITS A RESPONSIBILITY OF THE OWNER TO APPLY FOR A BUILDING OVER OR CLOSE TO PUBLIC SEWER AGREEMENT IF;

- YOU ARE BUILDING WITHIN THREE METERS OF A PIPE SERVING JUST ONE ANOTHER PROPERTY - A LATERAL DRAIN.
- YOU ARE BUILDING WITHIN THREE METERS OF A PIPE SERVING MORE THAN ONE PROPERTY - A PUBLIC SEWER.

PLEASE CONSULT YOUR BUILDING PLANS WITH RELEVANT AUTHORITY IF YOUR ARE NOT SURE.

DO NOT SCALE FROM THIS DRAWING.DIMENSIONS STATED ARE FOR GUIDANCE ONLY, CONTRACTOR TO VERIFY ALL BOUNDARY POSITIONS AND DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORKS,MAKING WORKSHOP DRAWINGS OR OBTAINING ANY MATERIALS.

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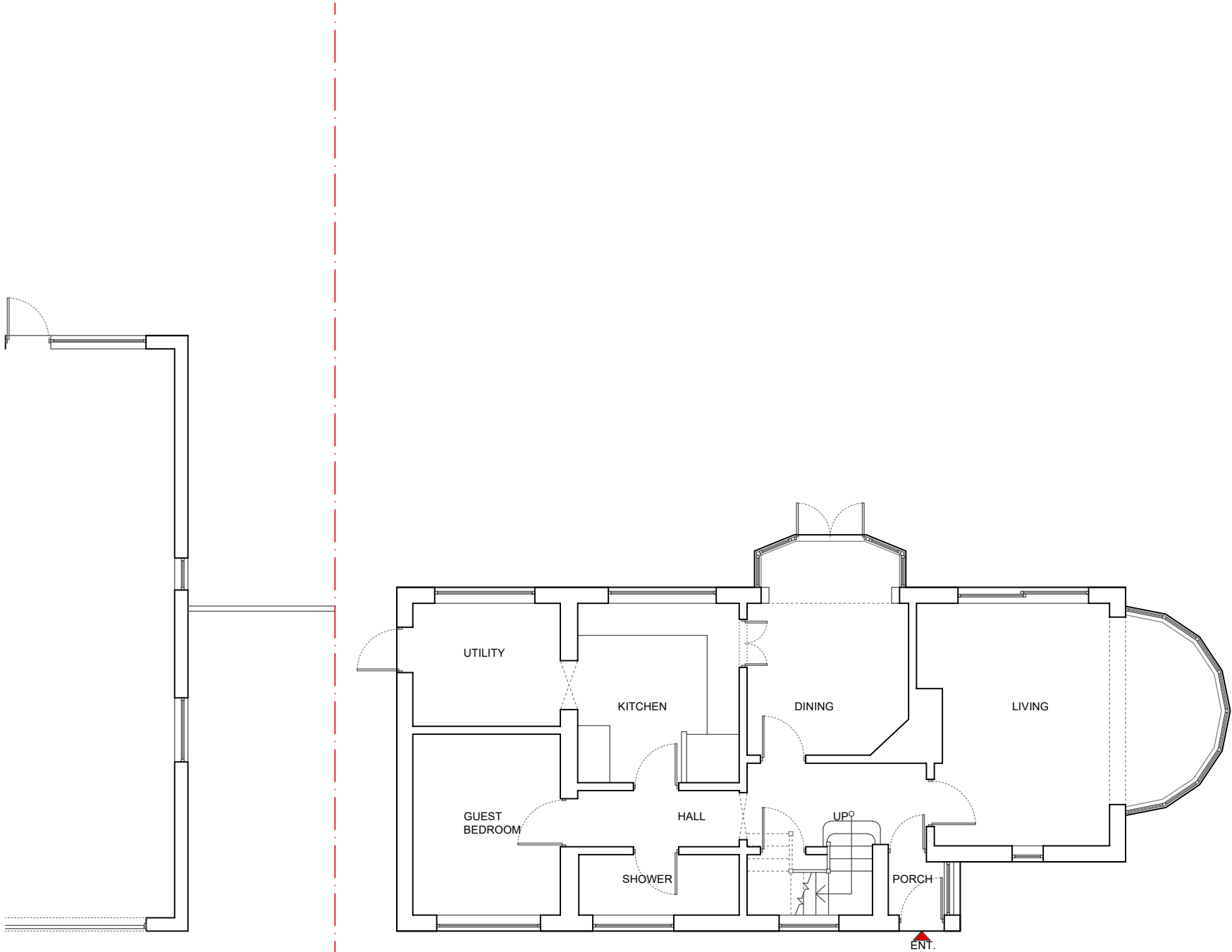
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IT IS THE RESPONSIBLTY OF OWNER TO DEMOLISH ANY EXTENSIONS WHICH WERE NOT PART OF ORIGINAL HOUSE BEFORE THE WORK ON PROPOSED LOFT COMMENCES.

NOTES:
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All measurements to be checked on site.

The owner has a duty under the Party Wall Act 1996 to serve a Party structure Notice to any adjoining owner if building work on or near an existing Party Wall involves:

- Support of Beam
- Insertion of DPC through wall
- Raising a wall or cutting off projections
- Demolition and rebuilding
- Underpinning
- Insertion of lead flashing
- Excavation within 3m of an existing structure where new foundations or within 6m of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations.

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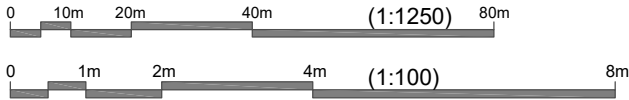


EXISTING GROUND FLOOR PLAN (GIA = 81.5m²)

43 OLD BATH ROAD, SONNING, BERKSHIRE - RG4 6SY



305 Reading Rd, Winnersh, Berkshire. RG41 5LR
Contact : 07912529720
<http://www.arcadia-design.co.uk/test/>



P L A N N I N G I S S U E

PROJECT			
REPLACEMENT DWELLING HOUSE AT 43 OLD BATH ROAD, SONNING - RG4 6SY			
DRAWING TITLE			
EXISTING GROUND FLOOR PLAN			
REV.	DATE	DESCRIPTION	
DWG NO:	PL/A598/01	SCALE	1:100 @ A3
DATE	JAN. 2024	DRAWN BY	MQ

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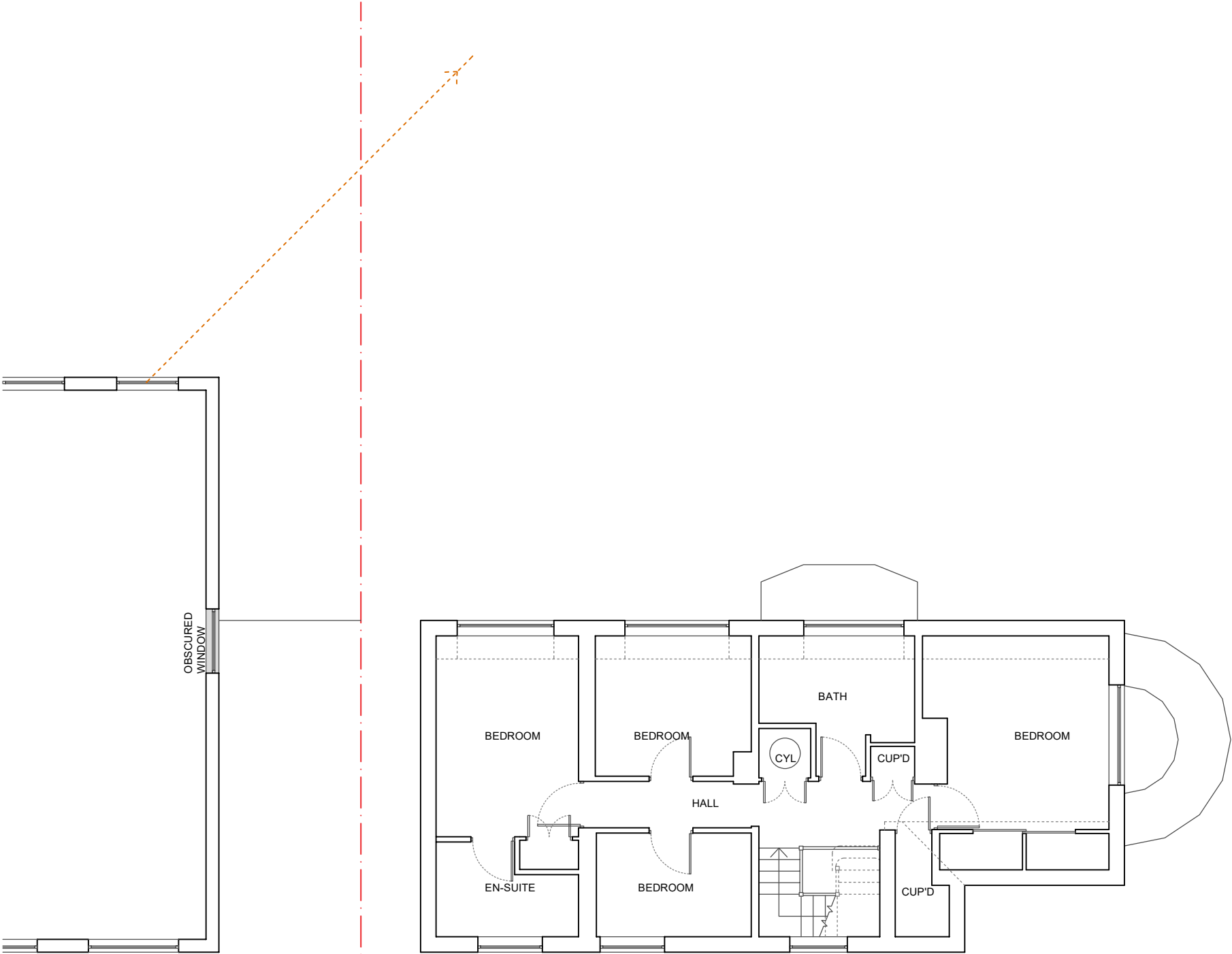
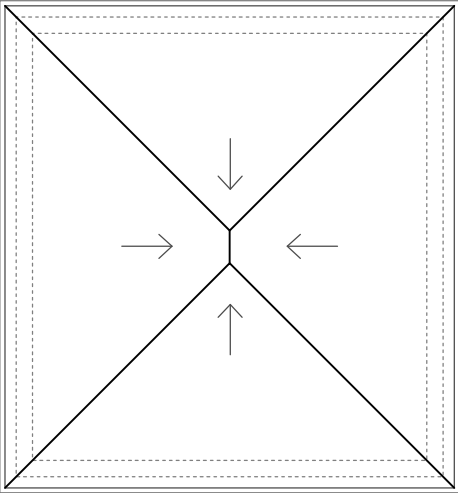
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EXISTING FIRST FLOOR PLAN (GIA = 72.5m²)

43 OLD BATH ROAD, SONNING, BERKSHIRE - RG4 6SY

P L A N N I N G I S S U E

PROJECT			
REPLACEMENT DWELLING HOUSE AT 43 OLD BATH ROAD, SONNING - RG4 6SY			
DRAWING TITLE			
EXISTING FIRST FLOOR PLAN			
REV.	DATE	DESCRIPTION	
DWG NO:	PL/A598/02	SCALE	1:100 @ A3
DATE	JAN. 2024	DRAWN BY	MQ



ARCADIA
DESIGN CONSULTANTS

305 Reading Rd, Winnersh,Berkshire. RG41 5LR
Contact : 07912529720
<http://www.arcadia-design.co.uk/test/>





EXISTING FRONT ELEVATION

43 OLD BATH ROAD, SONNING, BERKSHIRE - RG4 6SY

EXISTING SIDE ELEVATION

43 OLD BATH ROAD, SONNING, BERKSHIRE - RG4 6SY



EXISTING REAR ELEVATION

43 OLD BATH ROAD, SONNING, BERKSHIRE - RG4 6SY

EXISTING SIDE ELEVATION

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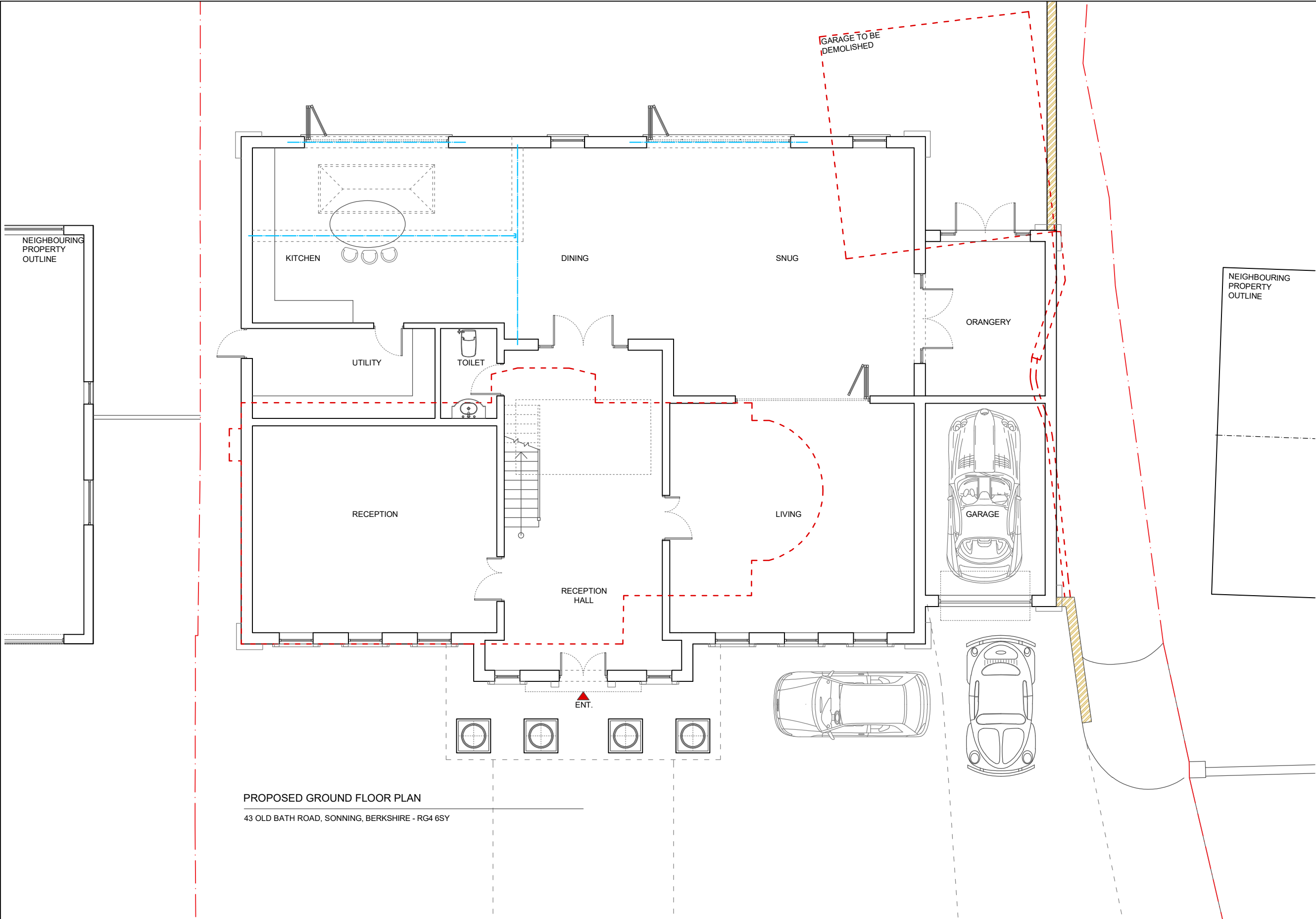
P L A N N I N G I S S U E

PROJECT			
REPLACEMENT DWELLING HOUSE AT 43 OLD BATH ROAD, SONNING - RG4 6SY			
DRAWING TITLE			
EXISTING ELEVATIONS			
REV.	DATE	DESCRIPTION	
DWG NO:	PL/A598/03	SCALE	1:100 @ A3
DATE	JAN. 2024	DRAWN BY	MQ



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NEIGHBOURING
PROPERTY
OUTLINE

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PROPERTY
OUTLINE

PROPOSED GROUND FLOOR PLAN
43 OLD BATH ROAD, SONNING, BERKSHIRE - RG4 6SY

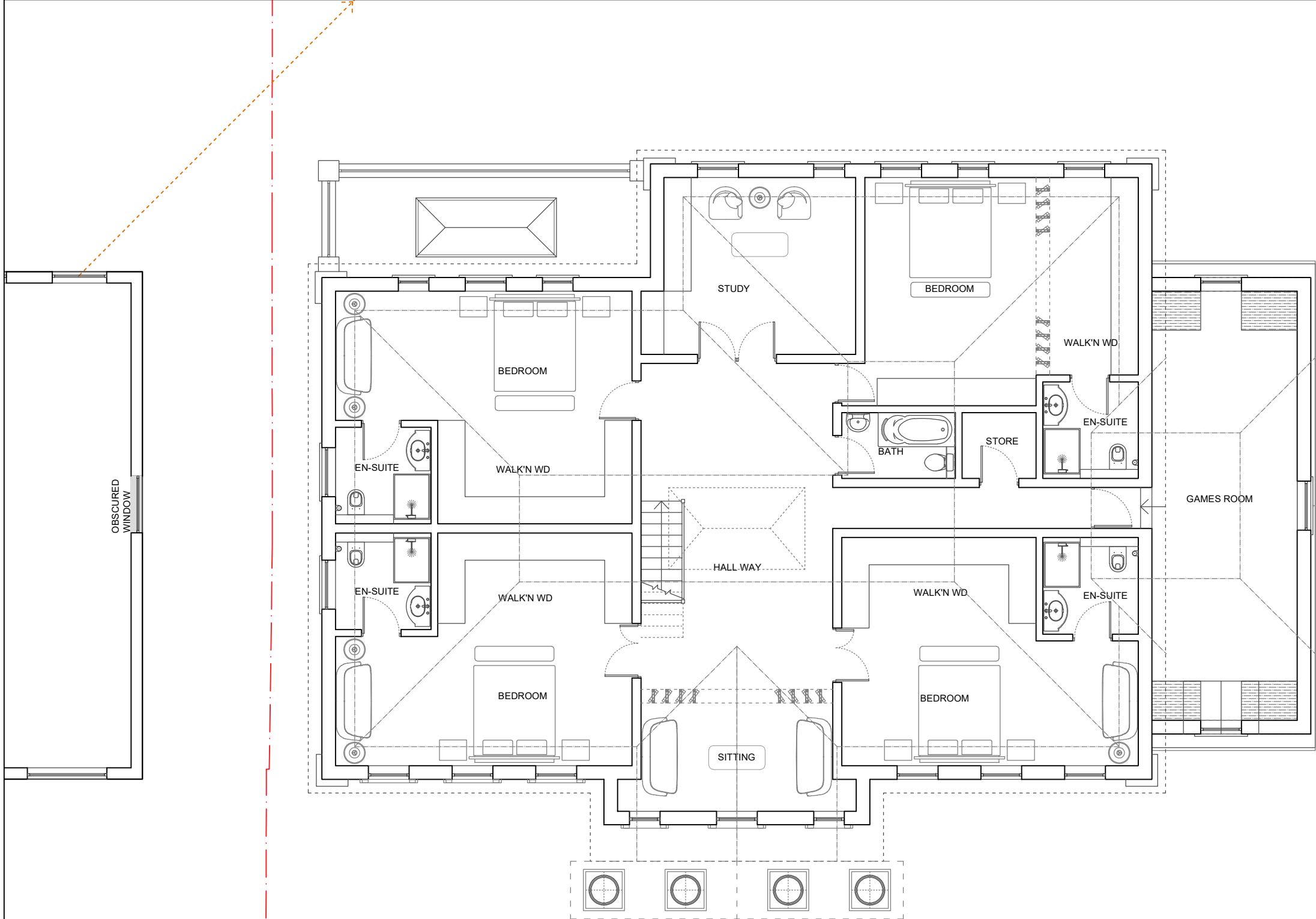
P L A N N I N G I S S U E

PROJECT			
REPLACEMENT DWELLING HOUSE AT 43 OLD BATH ROAD, SONNING - RG4 6SY			
DRAWING TITLE			
PROPOSED GROUND FLOOR PLANS			
REV.	DATE	DESCRIPTION	
DWG NO:	PL/A598/04	SCALE	1:100 @ A3
DATE	JAN. 2024	DRAWN BY	MQ



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PROPOSED FIRST FLOOR PLAN
43 OLD BATH ROAD, SONNING, BERKSHIRE - RG4 6SY

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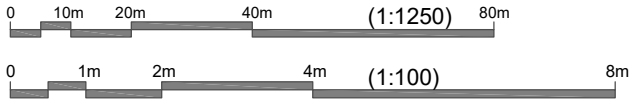
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P L A N N I N G I S S U E			
REV. DATE		DESCRIPTION	
DWG NO:		PL/A598/05	SCALE 1:100 @ A3
DATE		JAN. 2024	DRAWN BY MQ
PROJECT			REPLACEMENT DWELLING HOUSE AT 43 OLD BATH ROAD, SONNING - RG4 6SY
DRAWING TITLE			PROPOSED FIRST FLOOR PLAN

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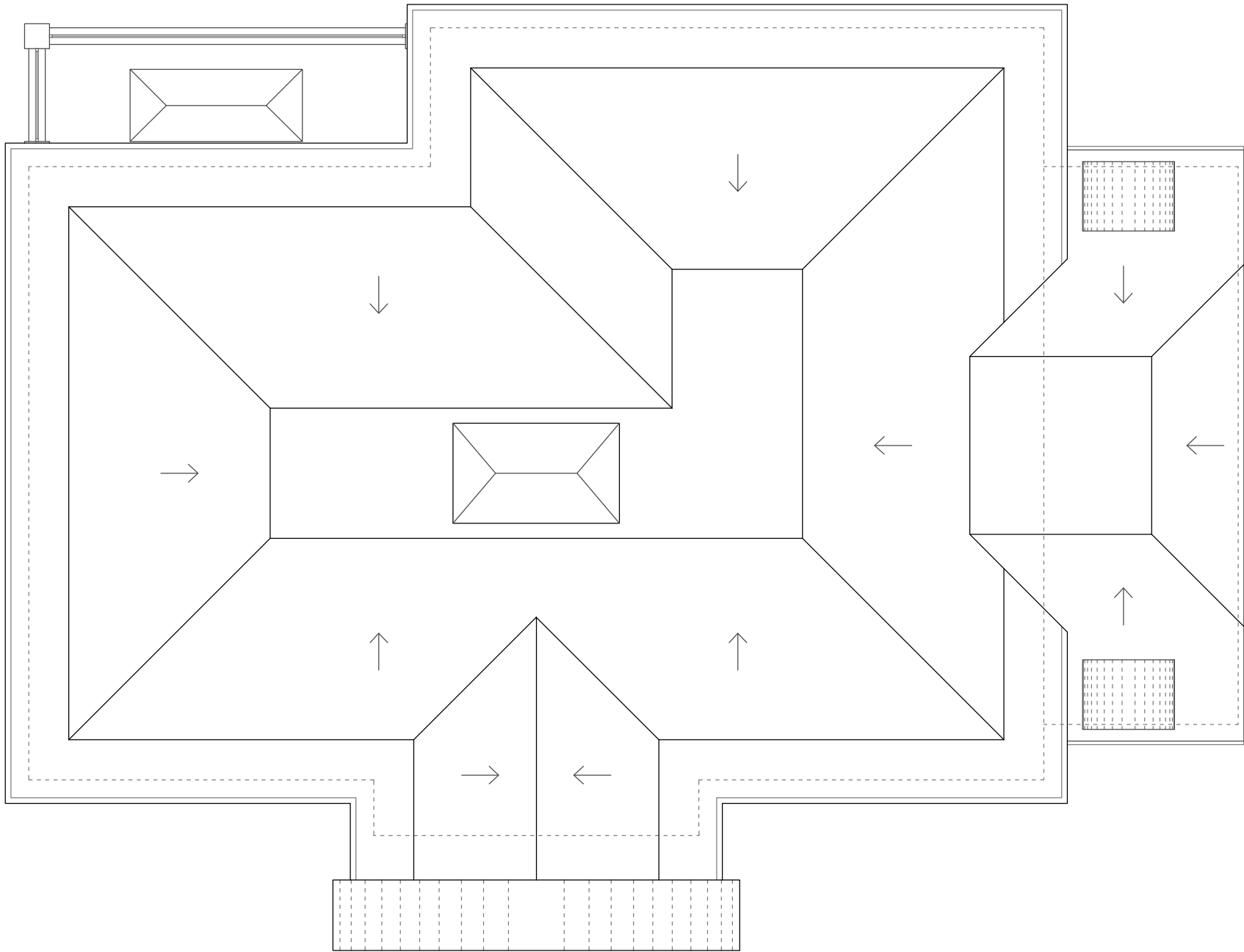
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PROPOSED ROOF PLAN

43 OLD BATH ROAD, SONNING, BERKSHIRE - RG4 6SY



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Contact : 07912529720
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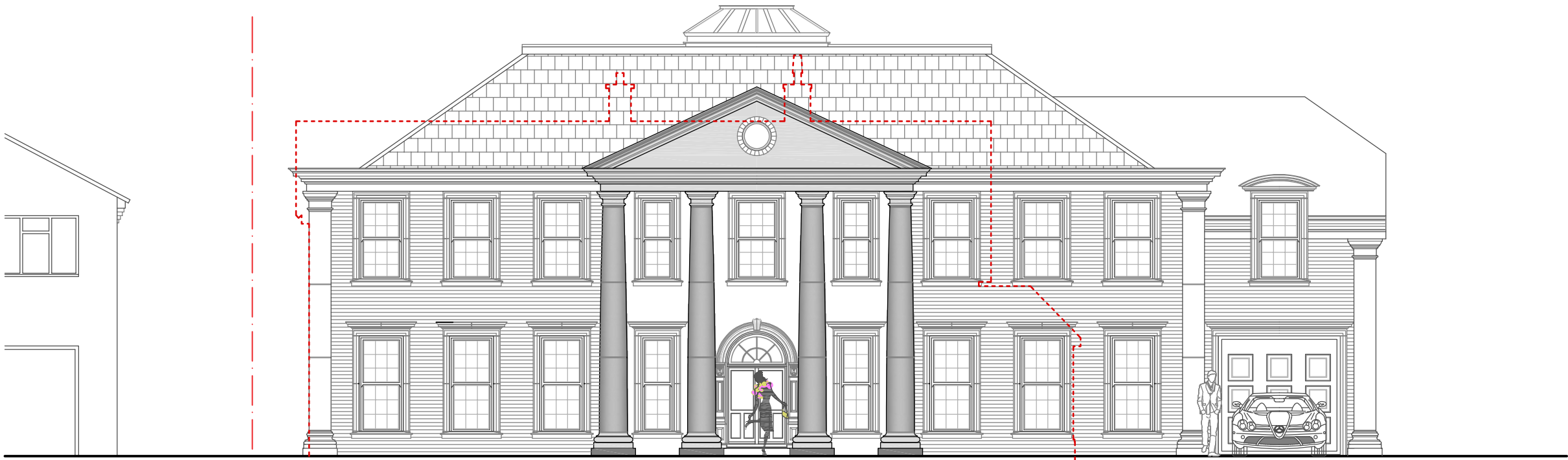
KEY:
Existing Proposed

0 10m 20m 40m (1:1250) 80m

0 1m 2m 4m (1:100) 8m

P L A N N I N G I S S U E

PROJECT			
REPLACEMENT DWELLING HOUSE AT 43 OLD BATH ROAD, SONNING - RG4 6SY			
DRAWING TITLE			
PROPOSED ROOF PLAN			
REV.	DATE	DESCRIPTION	
DWG NO:	PL/A598/06	SCALE	1:100 @ A3
DATE	JAN. 2024	DRAWN BY	MQ



PROPOSED FRONT ELEVATION
43 OLD BATH ROAD, SONNING, BERKSHIRE - RG4 6SY



PROPOSED SIDE ELEVATION
43 OLD BATH ROAD, SONNING, BERKSHIRE - RG4 6SY

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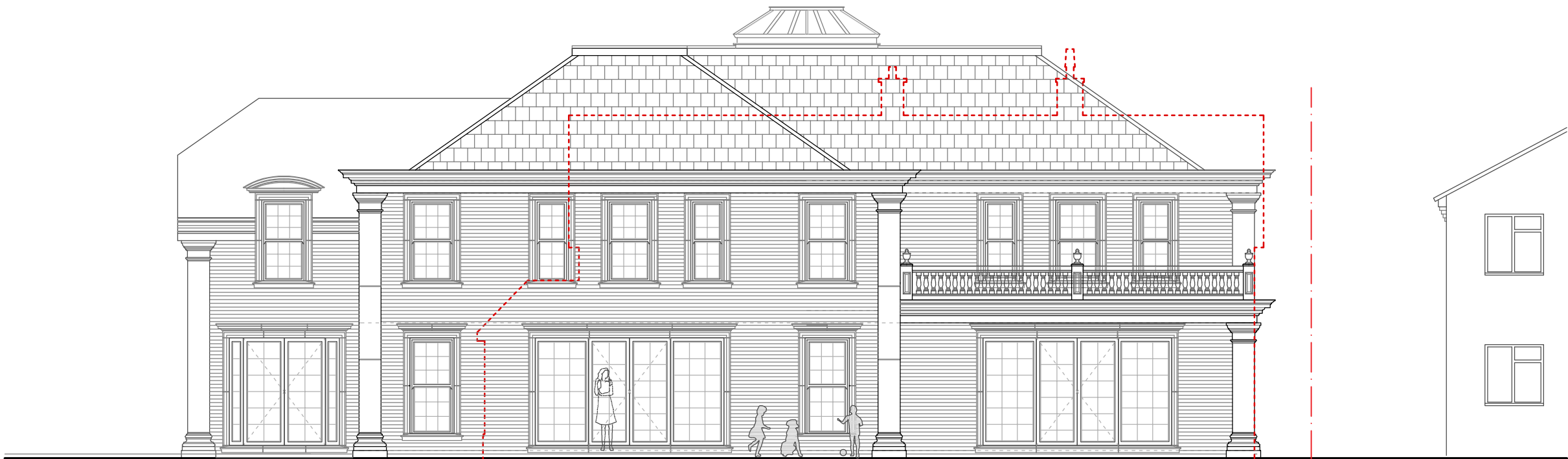
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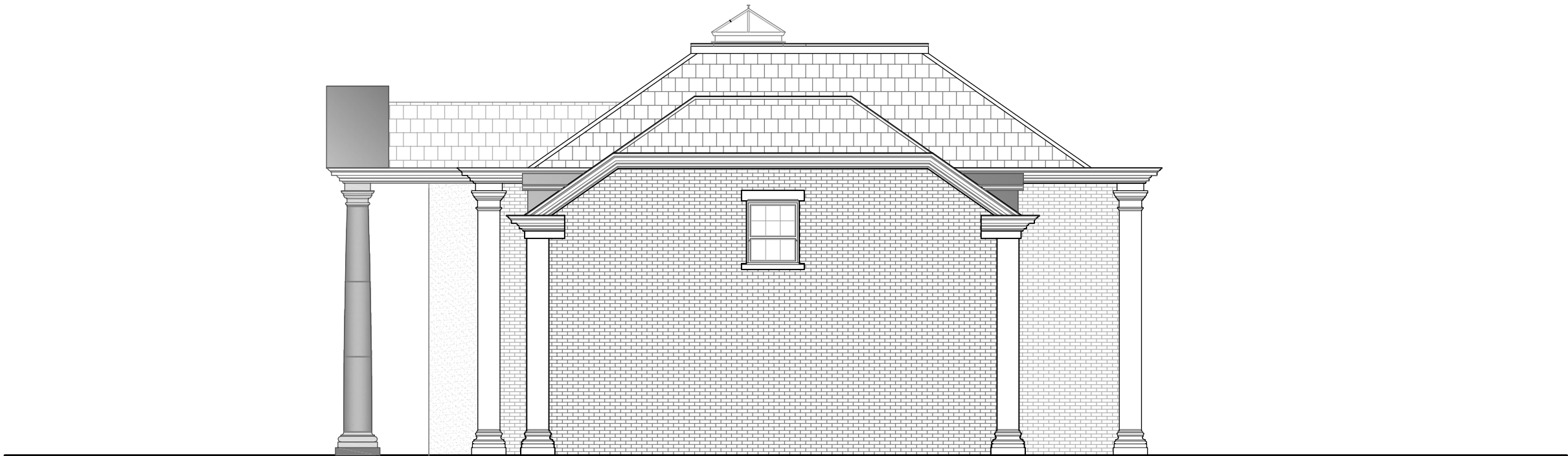
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P L A N N I N G I S S U E			
REV.		DATE	
DESCRIPTION		PROJECT	
DWG NO:		PL/A598/07	
DATE		JAN. 2024	
SCALE		1:100 @ A3	
DRAWN BY		MQ	
DRAWING TITLE		PROPOSED FRONT & SIDE ELEVATIONS	



PROPOSED REAR ELEVATION

43 OLD BATH ROAD, SONNING, BERKSHIRE - RG4 6SY



PROPOSED SIDE ELEVATION

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IT IS THE RESPONSIBLTY OF OWNER TO DEMOLISH ANY EXTENSIONS WHICH WERE NOT PART OF ORIGINAL HOUSE BEFORE THE WORK ON PROPOSED LOFT COMMENCES.

NOTES:
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A Party Wall Agreement is required to be in place prior to construction work on site.



305 Reading Rd, Winnersh,Berkshire. RG41 5LR
Contact : 07912529720
<http://www.arcadia-design.co.uk/test/>

KEY:
Existing Proposed

0 10m 20m 40m (1:1250) 80m

0 1m 2m 4m (1:100) 8m

P L A N N I N G I S S U E

PROJECT			
REPLACEMENT DWELLING HOUSE AT 43 OLD BATH ROAD, SONNING - RG4 6SY			
DRAWING TITLE			
PROPOSED REAR & SIDE ELEVATIONS			
REV.	DATE	DESCRIPTION	
DWG NO:	PL/A598/08	SCALE	1:100 @ A3
DATE	JAN. 2024	DRAWN BY	MQ

NOTE:

PARTY WALL:
PLEASE NOTE THAT BEFORE BUILDING WORKS COMMENCES IT IS THE RESPONSIBILITY OF BUILDER OR OWNER TO SERVE PARTY WALL NOTICES TO ALL NEIGHBOURS.

BUILDING OVER OR CLOSE TO PUBLIC SEWER:
ITS A RESPONSIBILITY OF THE OWNER TO APPLY FOR A BUILDING OVER OR CLOSE TO PUBLIC SEWER AGREEMENT IF;

- YOU ARE BUILDING WITHIN THREE METERS OF A PIPE SERVING JUST ONE ANOTHER PROPERTY - A LATERAL DRAIN.
- YOU ARE BUILDING WITHIN THREE METERS OF A PIPE SERVING MORE THAN ONE PROPERTY - A PUBLIC SEWER.

PLEASE CONSULT YOUR BUILDING PLANS WITH RELEVANT AUTHORITY IF YOUR ARE NOT SURE.

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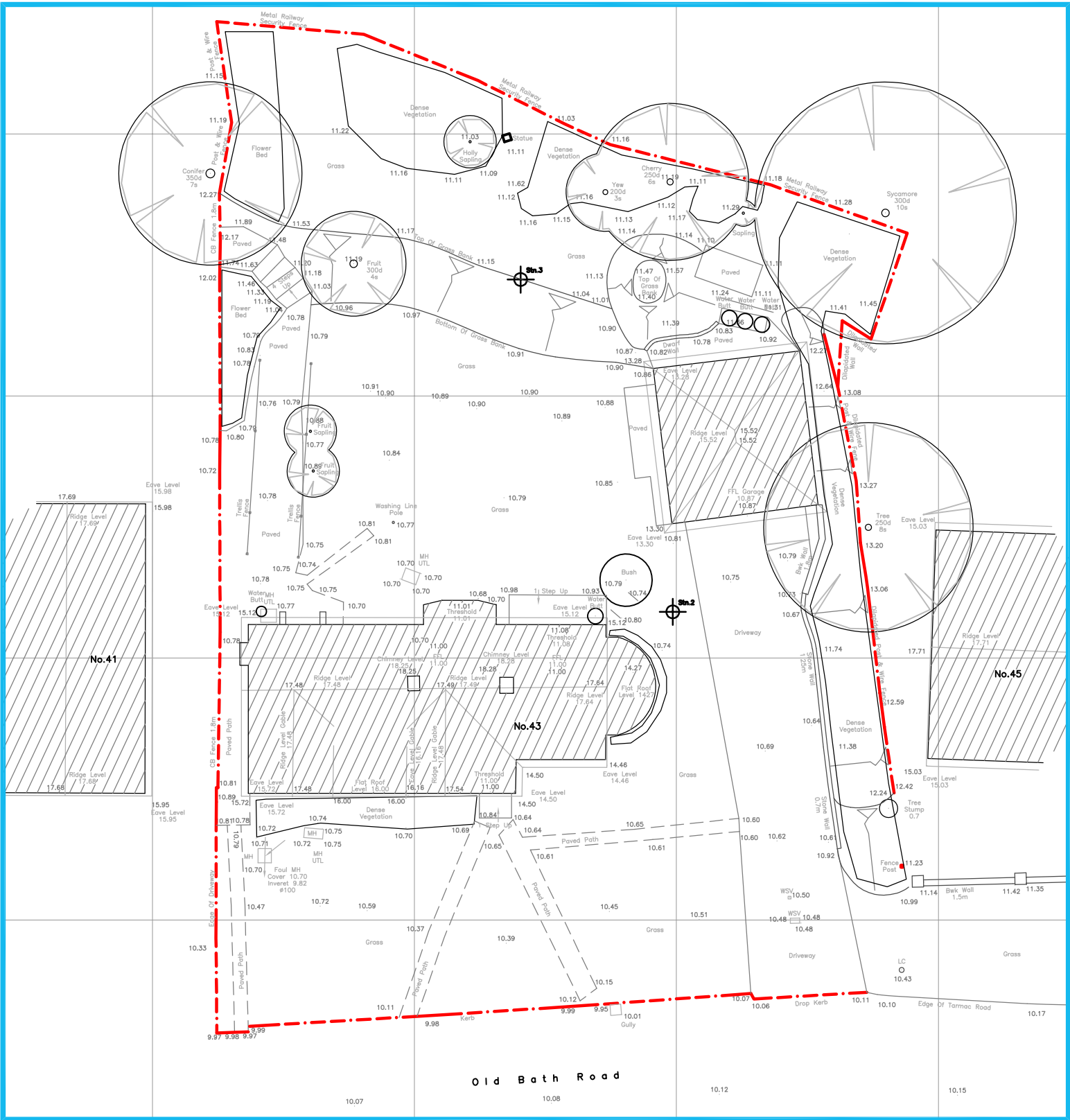
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EXISTING BLOCK PLAN

SCALE 1:200



KEY:

Existing Proposed



0 10m 20m 40m 80m (1:1250)

0 2m 4m 8m 16m (1:200)

P L A N N I N G I S S U E

PROJECT			
REPLACEMENT DWELLING HOUSE AT 43 OLD BATH ROAD, SONNING - RG4 6SY			
DRAWING TITLE			
EXISTING SITE PLAN			
REV.	DATE	DESCRIPTION	
DWG NO:	PL/A598/09	SCALE	1:200 @ A3
DATE	JAN. 2024	DRAWN BY	MQ

NOTE:

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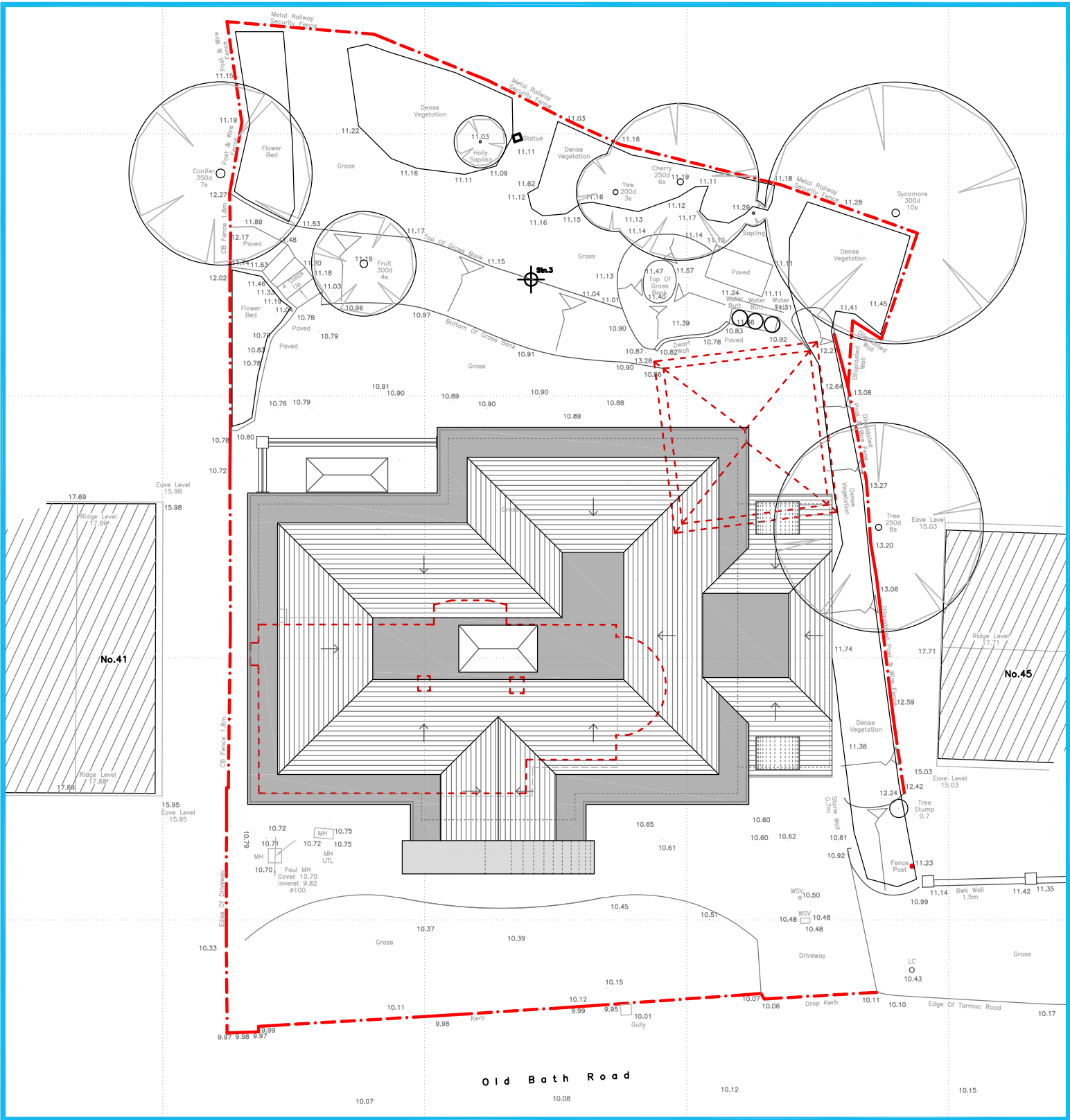
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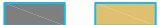
PROPOSED BLOCK PLAN

SCALE 1:200



KEY:

Existing Proposed



0 10m 20m 40m (1:1250) 80m

0 2m 4m 8m (1:200) 16m

P L A N N I N G I S S U E

PROJECT			
REPLACEMENT DWELLING HOUSE AT 43 OLD BATH ROAD, SONNING - RG4 6SY			
DRAWING TITLE			
PROPOSED SITE PLAN			
REV.	DATE	DESCRIPTION	
DWG NO:	PL/A598/10	SCALE	1:200 @ A3
DATE	JAN. 2024	DRAWN BY	MQ

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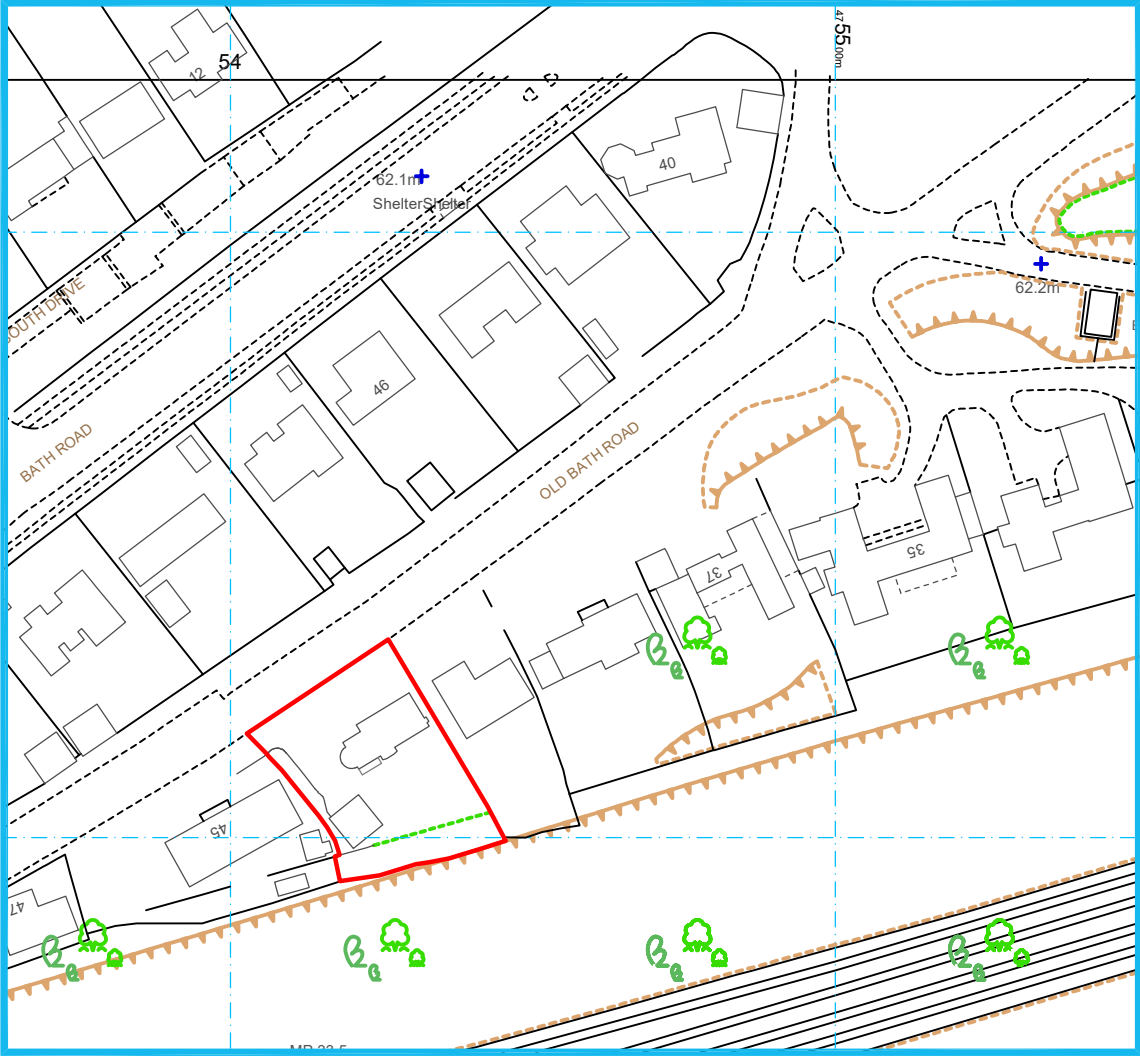
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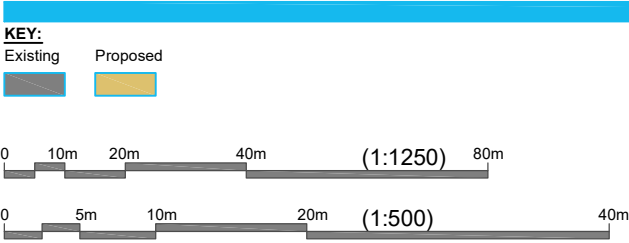
LOCATION MAP
SCALE 1:1250



SITE PLAN
SCALE 1:500



305 Reading Rd, Winnersh,Berkshire. RG41 5LR
Contact : 07912529720
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P L A N N I N G I S S U E

PROJECT			
REPLACEMENT DWELLING HOUSE AT 43 OLD BATH ROAD, SONNING - RG4 6SY			
DRAWING TITLE			
LOCATION & SITE PLAN			
REV.	DATE	DESCRIPTION	
DWG NO:	PL/A598/11	SCALE	as shown @ A3
DATE	JAN. 2024	DRAWN BY	MQ