



DISCLAIMER NOTE

ADJACENT PROPERTIES AND BOUNDARIES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND HAVE NOT BEEN SURVEYED UNLESS OTHERWISE STATED.

ALL AREAS SHOWN ARE APPROXIMATE AND SHOULD BE VERIFIED BEFORE FORMING THE BASIS OF A DECISION. DO NOT SCALE OTHER THAN FOR PLANNING APPLICATION PURPOSES.

ALL DIMENSIONS MUST BE CHECKED BY THE CONTRACTOR BEFORE COMMENCING WORK ON SITE. NO DEVIATION FROM DRAWING WILL BE PERMITTED WITHOUT THE PRIOR WRITTEN CONSENT OF ASCOT DESIGN.

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GROUND FLOOR SLABS, FOUNDATIONS, SUBSTRUCTURES, ETC. ALL WORK BELOW GROUND LEVEL IS SHOWN PROVISIONALLY. INSPECTION OF GROUND CONDITIONS IS ESSENTIAL PRIOR TO WORK COMMENCEMENT.

REASSESSMENT IS ESSENTIAL WHEN THE GROUND CONDITIONS ARE APPARENT, AND REDESIGN MAY BE NECESSARY IN THE LIGHT OF SOIL CONDITIONS FOUND. THE RESPONSIBILITY FOR ESTABLISHING THE SOIL AND SUB-SOIL CONDITIONS RESTS WITH THE CONTRACTOR.

KEY

- PROPOSED TREES
- EXISTING TREES TO BE RETAINED
- PROPOSED SITE BOUNDARY
- PROPOSED NATIVE HEDGE PLANTING
- EXISTING HEDGE PLANTING
- BANK
- EXISTING SPOT SITE LEVELS
- PROPOSED SPOT SITE LEVELS
- PROPOSED HOUSE FINISHED FLOOR LEVELS (SUBJECT TO CONFIRMATION AT WORKING DRAWINGS STAGE)
- EV CHARGING POINT - ASSOCIATED TO INDIVIDUAL PLOT
- AIR SOURCE HEAT PUMP - ASSOCIATED TO INDIVIDUAL PLOT
- CLEFT CHESTNUT POST AND RAIL FENCE
- METAL ESTATE FENCING
- LOW HEIGHT POST AND CHAIN FENCING
- EXISTING BRICK WALL
- BOLLARD LIGHT

IMPORTANT NOTES

- THIS SITE PLAN HAS BEEN REPRODUCED FROM THE PLANNING DRAWING PREPARED BY ASCOT DESIGN LTD. **DRAWING REF: 24-J4633-00 REV A.**
- THIS SITE PLAN HAS BEEN REPRODUCED FROM MEASURED TOPOGRAPHICAL SURVEY PREPARED BY WARNER SURVEYS. **DRAWING REF: UM/22/0156.**

AND

- SJA TREES ARBORICULTURAL PLANNING CONSULTANTS: **DRAWING REF: TREE CONSTRAINTS PLAN REV A**

ASCOT DESIGN TAKE NO RESPONSIBILITY FOR INFORMATION PROVIDED BY THIRD PARTIES. IT IS ESSENTIAL PRIOR TO WORKS COMMENCING THAT ALL DIMENSIONS ARE VERIFIED.

- ALL DRAINAGE TO BE IN ACCORDANCE WITH SCHEME PREPARED BY OTHERS AND APPROVED BY THE LOCAL AUTHORITY OR THE LOCAL WATER AUTHORITY
- SLAB LEVELS TO BE APPROVED BY THE LOCAL AUTHORITY PRIOR TO WORKS COMMENCING
- ALL SERVICES TO BE IN ACCORDANCE WITH SCHEME PREPARED BY OTHERS AND APPROVED BY THE LOCAL STATUTORY UNDERTAKERS
- SURVEYED BOUNDARY FEATURES ARE NOT NECESSARILY LEGAL BOUNDARIES.
- ALL UTILITIES HAVE BEEN IDENTIFIED TO THE BEST OF THE SURVEYORS KNOWLEDGE. THE CORRECT IDENTIFICATION OF THE UTILITY TYPES CAN NOT BE 100% GUARANTEED, THEREFORE THESE SHOULD BE INDEPENDENTLY VERIFIED PRIOR TO USE IN ANY DESIGN AND BUILDING WORKS. ALL PIPE DIAMETERS AND LEVELS ARE ASSUMED TO BE CORRECT, HOWEVER DUE TO NON ENTRY TO INSPECTION CHAMBERS, THESE SHOULD BE VERIFIED BEFORE ANY WORKS COMMENCE. ALL DRAINAGE CONNECTIONS SHOWN ARE SOUNDED ONLY. THEY HAVE NOT BEEN WATER TESTED. SERVICES MAY BE OBSCURED BY PARKED CARS, LEAF LITTER OR BUILDING MATERIALS ETC.

Notes:

- Proposed levels shown are to be confirmed by civil engineer.
- Proposed planting shown indicative and based on Murdoch Wickham atelier. Refer to detailed landscape designers drawings and schedules.
- Biodiversity / ecology. Refer to AECOM Limited Ecological Constraints Report.
- Bat mitigation strategy to be developed by ecology consultant. The contractor/sub-contractors must be aware of their obligations in relation to the ecology and biodiversity.
- Tree protection fencing - Refer to SJA trees arboricultural planning consultants drawing reference SJA-TTP-24234-041a for Tree Protection Plan.
- Landscaping - refer to Landscape Perspective drawing numbers 1788-L90-100, 1788-L90-200 & 1788-L90-300.

| Rev | Date | Detail | Drwn | Chk |
|-----|----------|--------------------|------|-----|
| C1 | 29.08.25 | CONSTRUCTION ISSUE | RS | CH |
| P1 | 27.05.25 | PRELIMINARY ISSUE | RS | CH |

0 4m 8m 12m 16m 20m

0 100mm

SCALE 1:200

CONSTRUCTION

ASCOT DESIGN
Timeless architecture

HEAD OFFICE
Ashurst Manor,
Ashurst Park, Church
Lane, Sunninghill,
Ascot, SL5 8DD
Tel: 01344 299 330

MANCHESTER
No. 1 Booths Park,
Chelford Road,
Knutsford,
Warrington, Cheshire
Tel: 01565 756 147

LONDON
29 Farm Street,
Mayfair,
London,
W1J 8RL
Tel: 020 39940015

Email: info@ascotdesign.com
www.ascotdesign.com

Client

MR STEVE HICKS

Project Title

**THE MOAT HOUSE, BIGGS LANE,
ARBORFIELD, WOKINGHAM RG29LN**

Drawing Title

SITE PLAN

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|-----------|----------|-------|-----|
| Scale | Date | Drawn | Rev |
| 1:200@ A1 | MAY 2025 | RJS | C1 |

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|----------|------------|
| Job N° | Drawing N° |
| 25-J4803 | 10-001 |

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