

LEGEND

EXISTING MASONRY WALL
PROPOSED MASONRY WALL
NEW PARTITION WALL
REFER TO CONSTRUCTION TYPES DRAWING 16-002
CONSTRUCTION TYPES REFERENCE INDICATED THUS.
REFER DETAILS ON DRAWINGS 16-001 & 16-002
STEEL STRUCTURE OVER TO STRUCTURAL ENGINEER'S DESIGN
16-003 DETAIL DRAWING NUMBER INDICATED THUS
NXX NOTE REFERENCE NUMBER

GENERAL NOTES

NOTE 1 NEW STEELWORK AS PER S.E DESIGN - WHERE BEARING ON EXISTING PLEASE REFER TO NOTE 2

NOTE 2 WHERE EXISTING WALLS ARE TO TAKE ADDITIONAL LOADINGS TRAIL HOLES WILL BE REQUIRED TO CHECK EXIST FOUNDATIONS AND CARRY OUT STRENGTHENING AS NECESSARY. TO THE APPROVAL OF BUILDING CONTROL

NOTE 3 FURFIX OR SIMILAR STARTER FIXING JUNCTION BETWEEN NEW & EXISTING TBC BY STRUCTURAL ENGINEER- REFER TO SPECIFICATION FOR TYPICAL DPC DETAIL

NOTE 4 NO CONFIDENCE OF EXISTING DRAINAGE INVERTS AVAILABLE THEREFORE LINE OF 150MM DIA PIPE ASSUMED. EXISTING DRAIN & RUN INVERT TO SEWER TO BE CONFIRMED ON SITE - SEPARATE THAMES WATER AGREEMENT TO BE UNDERTAKEN BY CLIENT / CONTRACTOR

IF APPLICABLE, PROVIDE BUILDING CONTROL WITH A COPY OF THAMES WATER UTILITIES BLDG APPENDIX 1 (GIVING ALL INFORMATION REQUIRED FOR COMPLIANCE) APPENDIX 1 (SUPPLIED UNDER SEPARATE COVER)

NOTE 5 EXISTING INTERNAL STEPS TO BE REMOVED

PROPOSED SECTION OF WALL TO BE CONSTRUCTED AS PER THE ADJACENT WALLS (INTERNAL OR EXTERNAL UNLESS NOTED OTHERWISE). ALL ADJACENT WALL SURFACES TO BE MADE GOOD / RE-PLASTERED WHERE REQUIRED

NOTE 6 - ROOM DATA SHEETS REFER TO ROOM DATA SHEETS FOR ADDITIONAL INFORMATION

NOTE 7 - NEW INTERNAL DOORS NEW INTERNAL DOOR HEIGHTS TO MATCH EXISTING ADJACENT DOORS. OPENINGS TO BE MATCHED AS PER DRAWING PRIOR TO MANUFACTURE

NOTE 8 - FIRE SAFETY REFER TO MARSHALL FIRE INFORMATION FOR CONFIRMATION OF FIRE STRATEGY AND SMOKE / HEAT DETECTOR LOCATIONS

NOTE 9 - CONSTRUCTION BLDG UPS REFER TO ASCOT DESIGN CONSTRUCTION TYPES DRAWINGS 16-001 & 16-002.

NOTE 10 - FINISHED FLOOR LEVELS REFER TO ASCOT DESIGN DRAWING 11-001, 11-002, 11-003 & 11-004

NOTE 11 - EXISTING MAIN STAIR TIMBER PANELLING TIMBER PANELLING TO BE PROTECTED FROM DAMAGE DURING REFURBISHMENT WORKS

PLAN NOTES

RWP = RAINWATER PIPE
SVP = SOIL VENT PIPE
VP = VENTILATION PIPE
S = UNVENTED STUB STACK
FS = FLOOR SOCKET UNVENTED STRAIGHT FEED
G = GULLEY TRAP FOR TILED FLOOR CONNECTOR TO DRAIN
P = PLUMBING
ESCAPE = FIRE ESCAPE WINDOW
OBSCURE = OBSCURE WINDOW
MV = MECHANICAL VENT
MJ = MOVEMENT JOINT AS STRUCTURAL ENGINEERS DETAILS
SD = SWING DOOR - MAINS OPERATED - INTERCONNECTED AND BATTERY BACKUP
CMD = CARBON MONOXIDE DETECTOR - MAINS OPERATED - INTERCONNECTED AND BATTERY BACKUP
HD = HEAT DETECTOR - MAINS OPERATED, INTERCONNECTED AND BATTERY BACKUP
CBF = CAVITY FIRE BARRIER
FD30 = 30 MINUTE RATED FIRE DOOR RATING AS SHOWN ON PLAN
FD30+H = 30 MINUTE RATED FIRE DOOR WITH SAME FD
FD30+V = 30 MINUTE RATED FIRE DOOR WITH SELF CLOSER
FD30+HV = 30 MINUTE RATED FIRE DOOR WITH VISION PANEL

NOTES:
*STRUCTURAL HEIGHTS FOR EXTERNAL DOORS TO BE CONFIRMED, TO SUIT THE DOOR THRESHOLD DETAIL. MASONRY UNDER THRESHOLD TO BE CUT TO SUIT.

ALL EXTERNAL WINDOWS OPENABLE OUTWARD, UPVC FRAME, DOUBLE GLAZED, ALL TO CLIENTS CHOICE. REFER TO SPECIFICATION FOR U VALUES

IF VENTILATION CONTINUOUS MECHANICAL VENTILATION (MV) IS TO BE PROVIDED, PROVIDE WINDOW TRICKLE VENTS TO ALL HABITABLE ROOMS (NOT IN BATHROOMS, UTILITY ROOMS OR KITCHENS FROM WHICH AIR IS EXTRACTED): CONTROLLABLE BACKGROUND TRICKLE VENTILATOR MINIMUM EA 400mm³

IF VENTILATION CONTINUOUS MECHANICAL VENTILATION WITH HEAT RECOVERY (MVHR) IS TO BE USED - NO TRICKLE VENTS REQUIRED.

SAFETY GLASS - ALL WINDOWS WITHIN 800mm OF DOORS WITHIN 1500mm AND GLAZED PARTS OF DOORS WITHIN 1500mm OF THE FLOOR LEVEL ALL TO BE TOUGHENED SAFETY GLASS AND SUITABLY MARKED IN ACCORDANCE WITH BS6260.

WHERE FIRE DOORS ARE GLAZED THE GLAZING IS TO BE HALF HOUR FIRE RESISTING GLASS FITTED WITH APPROPRIATE DEEP HARDWOOD BEADS.

WHERE IMPACT RESISTANT WINDOW (GLAZING AND FRAMES) IS TO BE FITTED - ALL IN ACCORDANCE WITH PART IV OF THE BUILDING REGULATIONS ALTERNATIVELY GUARDING TO BE PROVIDED.

WHERE SAFETY GLASS IS TO BE FITTED TO DOORS AND WINDOWS - ALL IN ACCORDANCE WITH PART IV OF THE BUILDING REGULATIONS.

ALL STRUCTURAL OPENINGS TO BE CHECKED ON SITE BY THE MAIN CONTRACTOR OR THE SPECIALIST PRIOR TO WINDOW, DOOR ORDERING AND MANUFACTURING.

ALL DOORS AND WINDOWS ARE TO BE INSTALLED IN ACCORDANCE WITH THE ADVICE STATED IN PAS 24:2012 OR ALTERNATIVELY COMPLY WITH THE REQUIREMENTS SET OUT IN APPROVED DOCUMENT Q1 DWELLINGS - SECURITY, REGULATION Q1

NO WORKS TO COMMENCE UNTIL THE ENGINEERS HAS CONFIRMED THE FOLLOWING
1. STEEL BEAMS & PADSTONES SIZES
2. FLOOR SPANS
3. ROOF SPANS
4. MOVEMENT JOINTS
5. MASONRY STRENGTHS
6. BED REINFORCEMENT JOINTS

UNDERFLOOR HEATING TO BE DESIGNED AND INSTALLED BY SPECIALIST SUPPLIER

ANY WORK CARRIED OUT NEAR OR WITHIN THE ROOT PROTECTION ZONE TO BE CARRIED OUT IN ACCORDANCE WITH THE ARBORICULTURAL DRAWINGS AND METHOD STATEMENT IN ORDER TO PROTECT THE RETAINED TREES

REFER TO CIVIL ENGINEERS DRAWINGS FOR SITE LEVELS, SETTING OUT AND DRAINAGE STRATEGY

REFER TO COMBINED SERVICES DRAWINGS BY SERVICES CONSULTANT FOR LINTEL LOCATIONS, DUCTING AND SERVICE ROUTES

EXISTING & ABANDONED DRAINAGE OR SERVICES INDICATED THUS

EXISTING STRUCTURE OR FITTINGS AS SHOWN ON SITE UNLESS NOTED OTHERWISE. REFER TO CONSTRUCTION TYPES DRAWING 16-002

SECONDARY GLAZING INDICATED THUS. CLIENT TO CONFIRM MANUFACTURER AND FRAME PROFILE. FRAME COLOUR TO MATCH EXISTING TIMBER WINDOW FRAMES. CLIENT TO CONFIRM IF OBSCURE GLAZING IS WANTED FOR PRIVACY

TAG NOTES:

N05 - EXISTING GROUND-FIRST FLOOR SECONDARY STAIR TO BE REMOVED AND VOID TO BE INFILLED WITH TIMBER JOISTS AND FLOOR BOARDS OR CHIPBOARD DECK.

N06 - KITCHEN LAYOUT INDICATIVE ONLY. REFER TO KITCHEN SUPPLIERS DRAWINGS AND SPECIFICATION.

N07 - EXISTING SOLID GROUND FLOOR TO FLAT 2 PROPOSED KITCHEN TO BE UPGRADED IN ACCORDANCE WITH ACCORDANCE WITH CURRENT BUILDING REGULATIONS.

N08 - EXISTING INTERNAL STEPS AT PROPOSED FLAT 2 KITCHEN TO BE ADJUSTED TO SUIT PROPOSED FLOOR UPGRADE. 2x145MM RISE = 290mm TOTAL.

N09 - BANK EARTH LOCALLY AT PROPOSED FLAT 2 KITCHEN EXTERNAL STEPS

N10 - PROPOSED EXTERNAL LIGHT FITTING - VICTORIAN LANTERN STYLE WITH MINIMAL LIGHT SPREAD LOW LUX LEVELS.

N11 - LAY RIW CAVITY DRAIN AND PROTECTION BOARD AGAINST EXISTING EXTERNAL WALL PRIOR TO BANKING EARTH UP TO PROPOSED EXTERNAL STEPS. TRIM BACK CAVITY DRAIN AND PROTECTION BOARD FROM VIEW.

N12 - EXISTING EXTERNAL HANDRAIL AND STEPS TO BE REMOVED.

N13 - EXISTING DOOR TO BE CAREFULLY REMOVED. DOOR HINGES TO BE SWAPPED TO WINDOW SIDE. REFER TO CONSTRUCTION TYPES DRAWING 16-002

EXISTING INTERNAL PARTITION BETWEEN W.H.B AND WC TO BE REMOVED TO PROVIDE MORE SPACE FOR TILED RYEFIELD BOARD AND L.L. EL. REFER TO CONSTRUCTION TYPES DRAWING 16-002

REFER TO ISOMASS DETAIL FOR FORMING NEW SEPARATING WALL METER ROOM TO BE 30 MINUTE FIRE PROTECTED.

N14 - EXISTING INTERNAL GROUND TO FIRST FLOOR SECONDARY STAIR TO BE REMOVED AND FLOOR INFILLED.

N15 - PROPOSED EXTERNAL STEPS. 1500x1500mm LEVEL LANDING, 3 NUMBER STEPS AT 167mm RISE. 290mm GOING.

N16 - WATER METER POSITIONS TO BE AGREED BETWEEN CLIENT AND WATER AUTHORITY.

N17 - SERVICE ROUTES INDICATIVE ONLY.

N18 - FLAT 1 KITCHEN EXTRACTOR TO TERMINATE AT ADJACENT EXTERNAL WALL APPROVED BY THE LOCAL BUILDING OFFICER. IF REFUSED THEN THE EXTRACTOR WILL NEED UPDATING TO DUCT UP THOUGH THE ADJACENT EXISTING CHIMNEY FLUE.

N19 - FALSE RWP TO BE INSTALLED TO CONTAIN PLOT 3 ASHP DUCT. RWP TO TERMINATE BELOW DECORATIVE BRICK BAND.

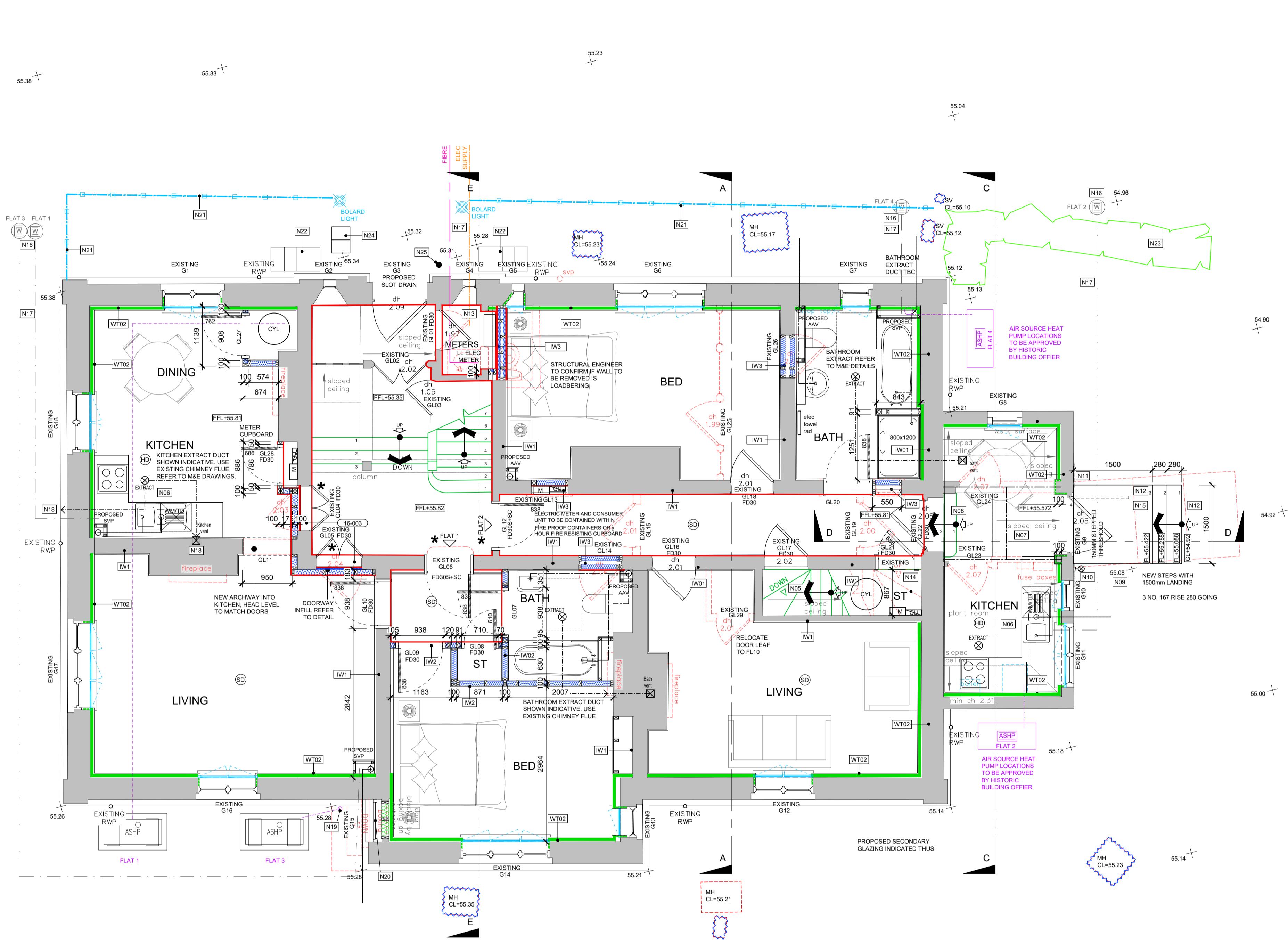
N20 - EXTERNAL OPENING G15 TO BE RETAINED AS A FALSE DOOR. REUSE EXISTING EXTERNAL BRICK ARCH. REMOVE EXISTING EXTERNAL STEPS. CREATE NEW BRICK PLINTH TO MATCH EXISTING ADJACENT PLINTH.

N21 - LOW LEVEL POST AND CHAIN FENCING - COLOUR WHITE.

N22 - EXISTING EXISTING BRICK STEP FEATURE TO BE RETAINED.

N23 - PROPOSED ENCLOSURE HEDGE SHOWN INDICATIVE. REFER TO LANDSCAPE DESIGNERS DRAWINGS.

N24 - FREESTANDING MAIL BOX ARRAY. 4 NUMBER MAIL BOXES



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 DESIGN.
DO NOT SCALE OTHER THAN FOR PLANNING APPLICATION PURPOSES.
ALL DIMENSIONS MUST BE CHECKED BEFORE COMMENCING WORK ON SITE.
NO deviation FROM DRAWING WILL BE PERMITTED WITHOUT THE PRIOR WRITTEN CONSENT OF THE CONTRACTOR.
THE COPYRIGHT OF THIS DRAWING RESTS WITH ASCOT DESIGN AND MAY NOT BE REPRODUCED IN ANY FORM WITHOUT THE PRIOR WRITTEN CONSENT OF THE CONTRACTOR.
GROUND FLOOR SLABS, FOUNDATIONS, SUBSTRUCTURES, ETC. ALL WORK BELOW GROUND LEVEL IS SHOWN PROVISIONALLY. INSPECTION OF GROUND CONDITIONS IS ESSENTIAL PRIOR TO WORK COMMENCING.
REASSESSMENT IS ESSENTIAL WHEN THE GROUND CONDITIONS ARE APPARENT. AND REDESIGN MAY BE NECESSARY IN THE LIGHT OF GROUND CONDITIONS. THE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING THE SOIL AND SUB-SOIL CONDITIONS RESTS WITH THE CONTRACTOR.

CONSTRUCTION DESIGN AND MANAGEMENT REGULATIONS:
THE DETAILS UPON THIS DRAWING HAVE BEEN PREPARED ON THE UNDERSTANDING THAT THE CONTRACTOR IS COMPETENT TO CARRY OUT SUB-CONTRACTING AND THAT THE CONTRACTOR IS FAMILIAR WITH THE METHODOLOGY. SHOULD THIS NOT BE THE CASE THE CONTRACTORS ISSUES ARE TO BE BROUGHT TO THE ATTENTION OF THE DESIGNER IMMEDIATELY.

A CDM PRINCIPAL DESIGNER HAS BEEN APPOINTED. A PRINCIPAL CONTRACTOR IS TO BE APPOINTED BY THE CLIENT TO COORDINATE THE CONSTRUCTION PHASE OF A PROJECT WHERE IT INVOLVES MORE THAN ONE CONTRACTOR ON SITE.

THIS DRAWING MUST BE READ IN CONJUNCTION WITH THE PERFORMANCE SPECIFICATION NOTES AND CONSULTING ENGINEERS DESIGN, DETAIL & DRAWINGS.

WINDOWS & DOORS

RES ALL FIRST AND SECOND FLOOR WINDOW OPENINGS BELOW 800mm TO HAVE SURFACE MOUNTED RESTRICTIONS FITTED TO PREVENT OPENING MORE THAN 100mm.

OG WINDOW TO BE OBSCURE GLAZED.

OV OPENING VENT OPERATED BY FIREMANS SWITCH. REFER TO M&E DRAWINGS AND SPECIFICATION.

ESC EGRESS WINDOW

OBSCURE GLAZING

FIXED WINDOW ELEMENT

* PERIOD DOOR TO BE RETAINED OR REUSED

FFL RELATES TO TOP OF FINISHED STRUCTURE - SCREED / CHIPBOARD. ACTUAL FFL WILL DEPEND ON STONE/TILE/CARPET WHICH ARE TO BE CONFIRMED BY CLIENT.

ALL DIMENSIONS ARE TAKEN TO MASONRY STRUCTURE / PLINTH UNO

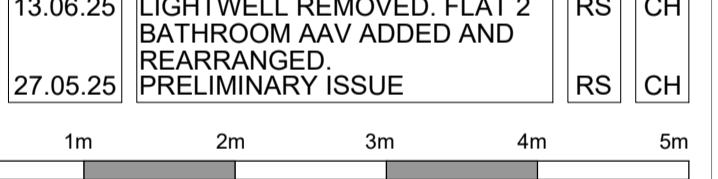
PLANNING CONDITION 5 - INSULATION LOCATIONS:

Thermal insulation refer to construction types drawing 16-001

Acoustic insulation refer to details

Fire insulation refer to details.

Rev	Date	Detail	Drwn	Chk
C2	13.06.25	POST BOXES AND ACCESS CONTROL POINT ADDED.	-	
C1	29.08.25	NOTES N24 & N25 ADDED.	RS	CH
P2	13.06.25	CONSTRUCTION ISSUE - GLAZING TO BE REMOVED. FLAT 2 BATHROOM AAV ADDED AND REARRANGED.	RS	CH
P1	27.05.25	PRELIMINARY ISSUE	RS	CH



CONSTRUCTION

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f i g p in

Client MR STEVE HICKS

Project Title THE MOAT HOUSE, BIGGS LANE, ARBORFIELD, WOKINGHAM RG29LN

Drawing Title PROPOSED GROUND FLOOR PLAN

Scale 1:50@ A1 Date MAY 2025 Drawn RJS Rev C2

Job N° 25-J4803 Drawing N° 11-002

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