

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
	DETAIL DRAWING NUMBER INDICATED THUS
	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 EXTG/WALLS ARE TO TAKE ADDITIONAL LOADINGS TRIAL HOLES WILL BE REQUIRED TO CHECK EXTG 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
ROUTE SURFACE OF EXISTING DRAINAGE INVERTS AVAILABLE THEREFORE LINE OF 150MM DIA PIPE ASSUMED
EXISTING DRAIN & DIA INVERT TO BE LEFT TO BE CONFIRMED ON SITE. SEPARATE THAT SECTION OF DRAIN TO BE INVESTIGATED BY CLIENT / CONTRACTOR

NOTE 5
IF APP. CABLE PROVIDE BUILDING CONTROL WITH A COPY OF THAMES WATER UTILITIES BUILD OVER AGREEMENT INCLUDING ALL INFORMATION REQUIRED FOR COMPLIANCE WITH APPENDIX 1 (SUPPLIED UNDER SEPARATE COVER)

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 MEASURED ON SITE 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 BUILD 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 = VENTILATION PIPE
VP = VENTILATION PIPE
SS = UNVENTED STUB STACK
AAV = STUB STACK WITH AIR ADMITTANCE VALVE
FS = FLOOR SOCKET, UNVENTED STRAIGHT FEED
G = GUTTER
FD = FLOOR OPENINGS
ESCAPE = FIRE ESCAPE WINDOW
OBSCURE = OBSCURE WINDOW
MV = MECHANICAL VENT
NU = NOT USED AS STRUCTURAL ENGINEERS DETAILS
SD = SMOKE DETECTOR - 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
CFB = CAVITY FIRE BARRIER
FD30 = 30 MINUTE RATED FIRE DOOR WITH SMOKE SEALS
FD30-SC = 30 MINUTE RATED FIRE DOOR WITH SELF CLOSER
FD30-VP = 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 CLIENT'S CHOICE. REFER TO SPECIFICATION FOR U VALUES.

IF VENTILATION CONTINUOUS MECHANICAL VENTILATION (MEV) IS TO BE USED PROVIDED WINDOW TRICLIC VENTS TO ALL HABITABLE ROOMS (NOT IN BATHROOMS, UTILITY ROOMS OR KITCHENS FROM WHICH AIR IS EXTRACTED). CONTRACT LAB BASED TRICLIC VENTILATOR MINIMUM AREA 400mm²

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

SAFETY GLASS - ALL WINDOWS WITHIN 800mm, DOORS WITHIN 1500mm AND GLAZED PANELS WITHIN 300mm OF A DOOR OPENING AND 1500mm OF THE FLOOR ALL TO BE TOUGHENED SAFETY GLASS AND SUITABLY MARKED IN ACCORDANCE WITH BS6206

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 FRAME) IS TO BE FITTED - ALL IN ACCORDANCE WITH PART N OF THE BUILDING REGULATIONS. ALTERNATIVELY GUARDING IS TO BE PROVIDED.

WHERE SAFETY GLASS IS TO BE FITTED TO DOORS AND WINDOWS - ALL IN ACCORDANCE WITH PART N 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 Q.1 DWELLINGS - SECURITY. REGULATION Q1

NO WORKS TO COMMENCE UNTIL THE ENGINEERS HAS CONFIRMED THE FOLLOWING

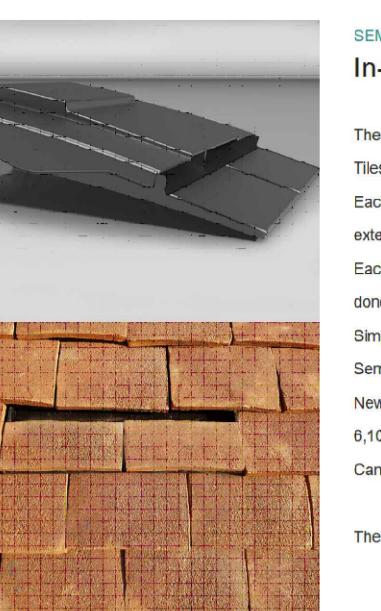
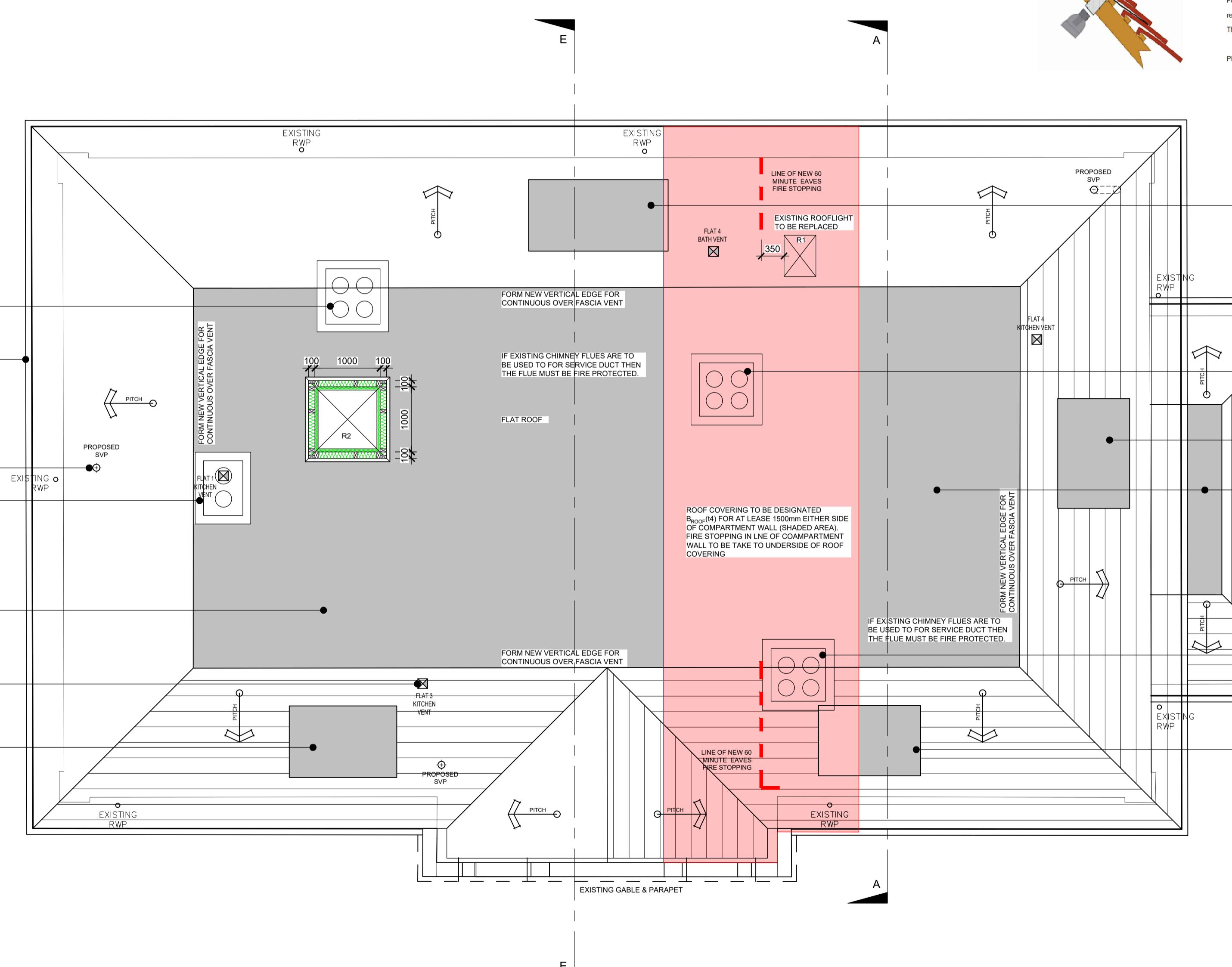
1. STEEL BEAMS & PADSTONES SIZES
2. FLOOR SPANS
3. LINTELS
4. MOVEMENT JOINTS
5. MASONRY STRENGTHS
6. BED REINFORCEMENT JOINTS

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



SEMI-VISIBLE VENT
In-Tile (hidden design)

The Tudor IN-TILE Vent is a low profile polycarbonate/polypropylene design, manufactured exclusively for Tudor Roof Tiles by industry renowned Hambleside Danelaw Ltd. of Northampton. Each unit provides a free vent area of 6,100 mm², and is suitable for soil and mechanical venting pipe systems where an external pressure test is not required.

Each unit is able to be covered with tiles using a good grade building adhesive as described in the fixing guide. This is done on site during the roofing work so as to use tiles taken from the batch supplied. This ensures minimal visibility.

Simple to install (even retrospectively)

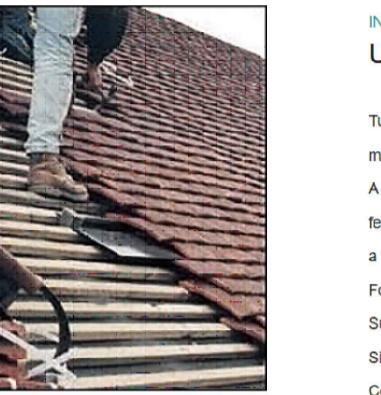
Semi visible

New Build or Renovation

6,100 mm² per unit venting

Can be used with any brand of clay plain tiles

The semi-visible In-Tile Vent measures 310mm x 330mm. Supplied complete with fitting instructions.



INVISIBLE VENT
Under-Tile (patented design)

Tudor have patented a unique UNDER-TILE venting system, designed to complement the company's range of hand made clay tiles and fittings. The system has been developed with the co-operation of County Planning Building Control. A unique feature of Tudor roof tiles is the large degree of cross camber. The venting system takes advantage of this feature, with an average gap between the top tile and the pair beneath of approximately 4mm tapering to nothing, giving a venting space of 400mm² per tile.

For 12 Tudor peg or plain tiles this provides a total of approximately 9,600mm².

Suitable for soil and mechanical venting pipe systems where an external pressure test is not required.

Simple to install

Completely invisible Under-Tile Design

New Build or Renovation

9,000 mm² Minimum per unit Venting

New Design Accepts 'warm roofing' Installation

For the purpose of roof space, mechanical and soil venting, the system is deemed to comply with relevant building regulations.

The invisible Under-Tile Vent skirt measures 180mm x 455mm x 1.5mm, with a vent mouth sized at 265mm x 42mm.

Please note that venting performance with other brands of tiles may be compromised by the tile thickness.

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 BY THE CONTRACTOR BEFORE COMMENCING WORK ON SITE.
NO Deviation from DRAWING will be PERMITTED without the PRIOR WRITTEN CONSENT of
ASCOt DESIGN

THE COPYRIGHT OF THIS DRAWING RESTS WITH ASCOT DESIGN AND MAY NOT BE REPRODUCED IN ANY FORM
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 THE GROUND CONDITIONS ENCOUNTERED. THE CONTRACTOR IS RESPONSIBLE FOR
SUB-SOIL CONDITIONS RESTS WITH THE CONTRACTOR

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 OPENING TO HAVE SURFACE MOUNTED RESTRICTIONS FITTED TO PREVENT OPENING MORE THAN 100mm.

OG

WINDOW TO BE OBFUSCATED GLAZED.

OV

OPENING VENT OPERATED BY FIREMAN'S SWITCH.

REFR TO M&E DRAWINGS AND SPECIFICATION.

ESC

OBSCURE GLAZING

FIXED WINDOW ELEMENT

★ PERIOD DOOR TO BE RETAINED OR REUSED

ALL DIMENSIONS ARE TAKEN TO MASONRY STRUCTURE / PLINTH UNO

PLANNING CONDITION 5 - INSULATION LOCATIONS:

GREEN THERMAL INSULATION REFER TO CONSTRUCTION TYPES DRAWING 16-001

BLUE ACOUSTIC INSULATION REFER TO DETAILS

RED FIRE INSULATION REFER TO DETAILS.

Rev	Date	Detail	Drawn	Chk
C1	29.08.25	CONSTRUCTION ISSUE	RS	CH
P2	13.08.25	PRELIMINARY ISSUE	RS	CH

0	1m	2m	3m	4m	5m
0					100mm

SCALE 1:50

CONSTRUCTION



HEAD OFFICE
Ashurst Manor,
Ashurst Park, Church
Lane, Sunninghill,
Ascot, SL5 7DQ
Tel: 01344 299 330
Email: info@ascotdesign.com
www.ascotdesign.com

LONDON
29 Farm Street,
Mayfair,
London,
W1J 5RL
Tel: 020 3994015

Client

MR STEVE HICKS

Project Title

THE MOAT HOUSE, BIGGS LANE,
ARBORFIELD, WOKINGHAM RG29LN

Drawing Title

PROPOSED ROOF PLAN

Scale	Date	Drawn	Rev
1:50@ A1	MAY 2025	RJS	C1

Job N°	Drawing N°
25-J4803	11-005

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