



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.

THE COPYRIGHT OF THIS DRAWING REMAINS WITH ASCOT DESIGN AND MAY NOT BE REPRODUCED IN ANY FORM, PROVISIONALLY, IN WHOLE OR IN PART, WITHOUT WRITTEN CONSENT.

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

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
C2	10.12.25	HEDGE ADDED BY ASHP. GAVEL MARGIN ADDED. FENCE RETURN ADDED.	RS	
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

Status

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, CH65 9JL
Tel: 01565 756 147

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

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

f i p in y

Client

MR STEVE HICKS

Project Title

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

Drawing Title

SITE PLAN

Scale

1:200@ A1

Date

MAY 2025

Drawn

RJS

Rev

C2

Job N°

25-J4803

Drawing N°

10-001

The Copyright in this document and design is confidential to and the property of Ascot Design Limited.