



- KEY
- PLANNING SITE BOUNDARY
  - OTHER SITE AREA WITHIN APPLICANT OWNERSHIP
  - 1 IN A THOUSAND YEARS RISK OF SURFACE FLOODING
  - EXISTING TREES:**
  - FOLIAGE
  - ARBORICULTURAL DETAIL: TREE CANOPY
  - TREE RPA (CAT A, B)
  - ● ● ● CAT A, B, C, U TRUNK

NISSEN HUTS

INDICATIVE LOCATION OF THE PATH LEADING TO YNYS COTTAGE

LARGE BARN

LARGE NISSEN SHED

YNYS COTTAGE

ANCILLARY DWELLING TO MELBURY HOUSE (OUTSIDE OF OWNERSHIP)

MELBURY HOUSE (OUTSIDE OF OWNERSHIP)

EXISTING GATE ACCESS TO YNYS COTTAGE

CRICKET PITCH WITHIN CLIENT OWNERSHIP, LEASED TO KNOWL HILL CRICKET CLUB FOR PEPPERCORN RENT



SCALE 1:500

SITE CONSTRAINTS PLAN

1:500

NOTES ORIGINAL A2  
 NOT FOR CONSTRUCTION. THIS DRAWING IS FOR PLANNING ONLY. SUBJECT TO DETAILED DESIGN, DESIGN COORDINATION WITH OTHERS AND PLANNING AND BUILDING CONTROL APPROVAL. SURVEY BY ENCOMPASS SURVEYS LTD  
 © COPYRIGHT HIVES ARCHITECTS LLP

Rev  
 16/12/2025 PLANNING ISSUE

Client  
**SAT BIR ASSET HOLDINGS LIMITED**

Site  
**Land at and adjoining Ynys Cottage, Woodland Farm, Kiln Green, Bath Road, RG10 9UP**

Drawing Title  
**EXISTING SITE AND CONSTRAINTS PLAN**

Scale  
**1:500 @A2**

Project Status  
**PLANNING**

**HIVES ARCHITECTS**  
 SINCE 1934  
 Hives Architects LLP  
 Quadrant House, Broad Street, Reading, RG1 7QE  
 0118 958 7331, info@hivesarchitects.co.uk

Drawn	Checked
<b>GP</b>	<b>HW</b>

Project  
**2778 B002P2**