

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 EXIST'G WALLS ARE TO TAKE ADDITIONAL LOADINGS TRIAL HOLES WILL BE REQUIRED TO CHECK EXIST'G FOUNDATIONS AND CARRY OUT STRENGTHENING AS NECESSARY TO THE APPROVAL OF BUILDING CONTROL.

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

NOTE 4
NO EVIDENCE 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 BUILD OVER AGREEMENT INCLUDING ALL INFORMATION REQUIRED FOR COMPLIANCE WITH APPENDIX 1 (SUPPLIED UNDER SEPARATE COVER)

NOTE 5 - WALL INFILL NOTE
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 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 BUILDUPS
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 PANELING TO BE PROTECTED FROM DAMAGE DURING REFURBISHMENT WORKS

PLAN NOTES

RWP = RAINWATER PIPE
SVP = SOIL VENT PIPE
VP = VENT PIPE ONLY
SS = UNVENTED STUB STACK
AAV = STUB STACK WITH AIR ADMITTANCE VALVE
FS = FLOOR SOCKET, UNVENTED STRAIGHT FEED
G = GULLEY TRAP FOR TILED FLOOR CONNECTOR TO DRAIN
FO = FLOOR OPENINGS
ESCAPE = FIRE ESCAPE WINDOW
OBSCURE = OBSCURE WINDOW
MV = MECHANICAL VENT
MJ = MOVEMENT JOINT 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 *RATING AS SHOWN ON PLAN
FD30-S = 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.

ALL EXTERNAL WINDOWS OPENABLE OUTWARD, WOOD FRAMED AND LEADED

WHERE FIRE DOORS ARE GLAZED THE GLAZING IS TO BE HALF HOUR FIRE RESISTING GLASS FIXED 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 - 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.

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

EXISTING & ABANDONED DRAINAGE OR SERVICES INDICATED THUS

EXISTING STRUCTURE OR FITTINGS OR SERVICES TO BE REMOVED INDICATED THUS

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 FLOOR 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 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 RIV 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.

N14 - EXISTING INTERNAL PARTITION BETWEEN WHB AND WC TO BE REMOVED TO PROVIDE MORE SPACE FOR THE PROPOSED RYEFIELD BOARD AND LL ELECTRIC METER & DISTRIBUTION BOARD.

N15 - PROPOSED EXTERNAL STEPS, 1500x1500mm LEVEL LANDING. 3 NUMBER STEPS AT 167mm RISE, 280mm 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 SUBJECT TO APPROVAL BY THE HISTORIC BUILDING OFFICER. FINAL DUCT VENT COVER COLOUR IS TO BLEND IN WITH THE BRICKWORK. CARE MUST BE TAKEN CORE DRILLING THROUGH EXISTING MASONRY.

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.

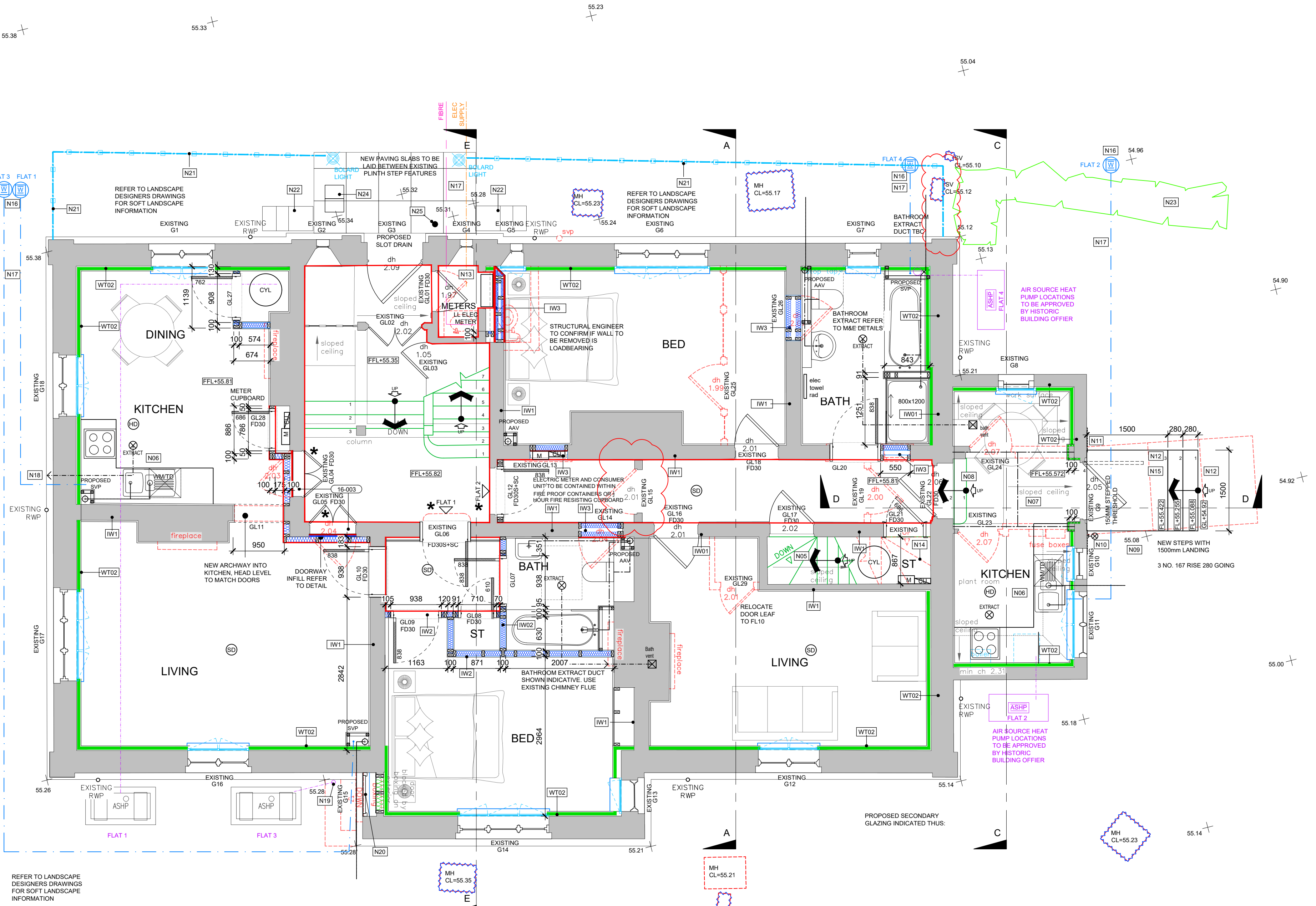
N21 - LOW LEVEL POST AND CHAIN FENCING - COLOUR WHITE.

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

N25 - FREESTANDING DOOR ENTRY POST



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 WITHOUT WRITTEN CONSENT.

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.

CONSTRUCTION DESIGN AND MANAGEMENT REGULATIONS:
THE DETAILS UPON THIS DRAWING HAVE BEEN PREPARED ON THE UNDERSTANDING THAT THE CONTRACTOR IS COMPETENT TO CARRY OUT SUCH WORKS UTILIZING TRADITIONAL DETAILS AND CONSTRUCTION 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 MSE 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 - SCREENED / 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
C5	07.04.26	TRICKLE VENTS OMITTED.	RS	.
C4	17.03.26	KITCHEN EXTRACT ROUTE CONFIRMED. NOTE N18 REVISED TO SUIT.	RS	.
C3	10.12.25	ENTRANCE PAVING WIDENED. METER ROOM EXISTING WALL REINSTATED. POST AND CHAIN FENCE RETURN ADDED.	RS	.
C2	13.06.25	POST BOXES AND ACCESS CONTROL POINT ADDED.	RS	CH
C1	29.08.25	NOTES N24 & N25 ADDED.	RS	CH
P2	13.06.25	CONSTRUCTION ISSUE LIGHTWELL REMOVED. FLAT 2 BATHROOM AAV ADDED AND REARRANGED.	RS	CH
P1	27.05.25	PRELIMINARY ISSUE	RS	CH

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SCALE 1:50

Status

CONSTRUCTION

ASCOT DESIGN
Timeless architecture

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Project Title

**THE MOAT HOUSE, BIGGS LANE,
ARBORFIELD, WOKINGHAM RG29 9LN**

Drawing Title

PROPOSED GROUND FLOOR PLAN

Scale	Date	Drawn	Rev
1:50@ A1	MAY 2025	RJS	C5

Job N°	Drawing N°
25-J4803	11-002

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