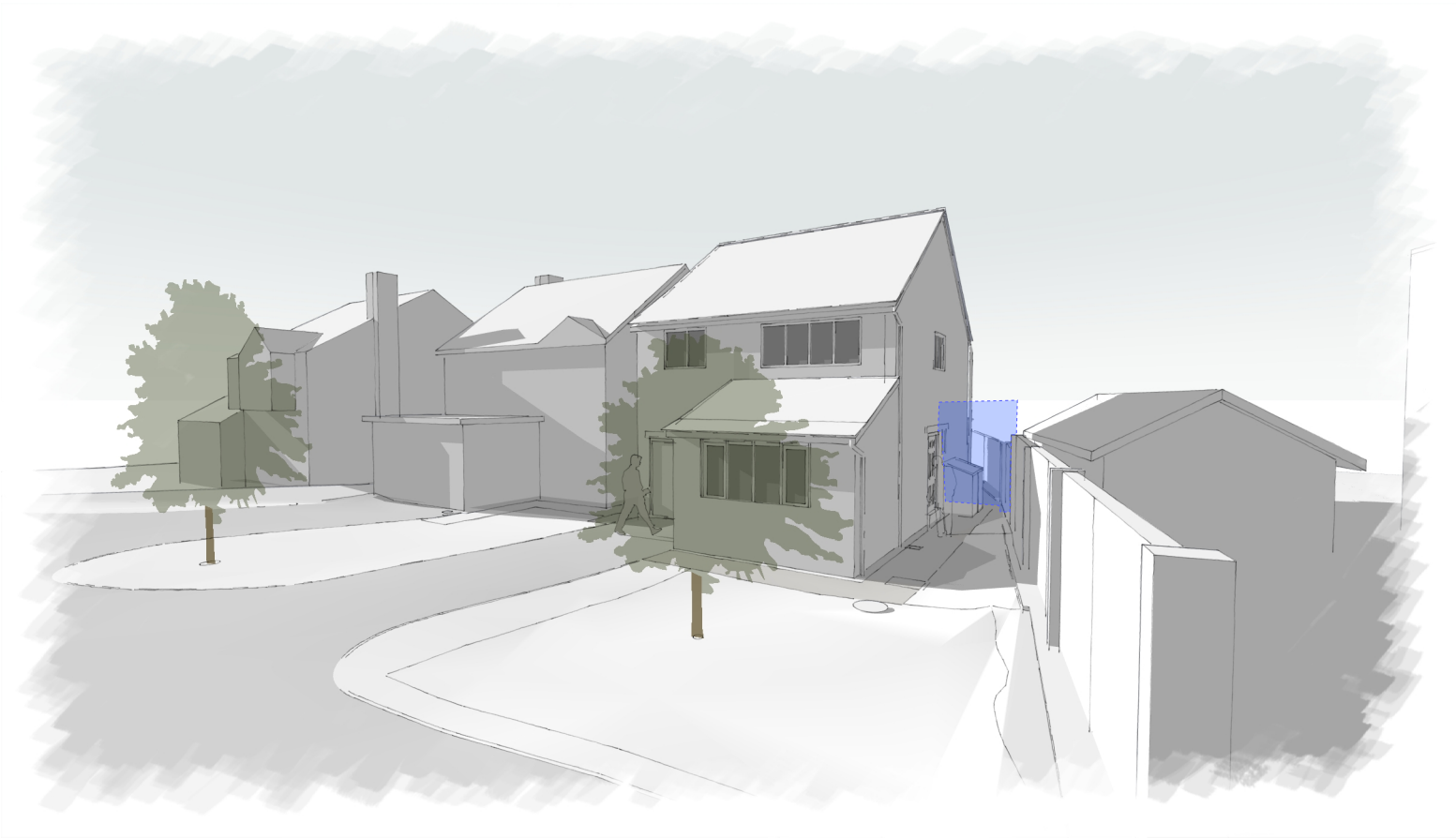




View from Cleaves Avenue (NW Corner)



View from Cleaves Avenue (NE Corner)

RIBA STAGE 3 / PLANNING NOTES

All work to be to the entire satisfaction of the Local Authority, notwithstanding anything shown on these drawing.

All work to comply with guidance within relevant UK Building Regulations Approved Documents
All work subject to the Party Wall Act etc 1996.

All materials, components and workmanship are to comply with the relevant British Standards, Codes of Practice, and any appropriate applicable manufacturers' recommendations.

ALL DIMENSIONS ARE STRUCTURAL UNLESS OTHERWISE NOTED.

Any discrepancies, errors and omissions are to be brought to the Architect's attention immediately. Both drawing and design are © Matthew Clay Architects Ltd 2026.

KEY

AREAS FOR DEMOLITION

OUTLINE OF NEW BUILD AREAS



SPECIFIC NOTES

Existing Materials

- A. Walls faced with reconstituted coursed stone, including surrounds and lintels.
- B. Roof - plain artificial slate. Timber fascias and soffits, stained to match glazing frames.
- C. Windows and doors: Double-glazed brown uPVC.
- D. Conservatory framed from stained timber
- E. White up-and-over garage door.
- F. Boundary wall formed from reconstituted coursed stone with decorative concrete block motif

- PLANNING ISSUE 15.01.26

Scale	Drawn	Check
NTS	JDSJ	JDSJ

8 Cleaves Avenue, Colerne
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Existing Perspectives

Drawing Number

297.3.030

Revision

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