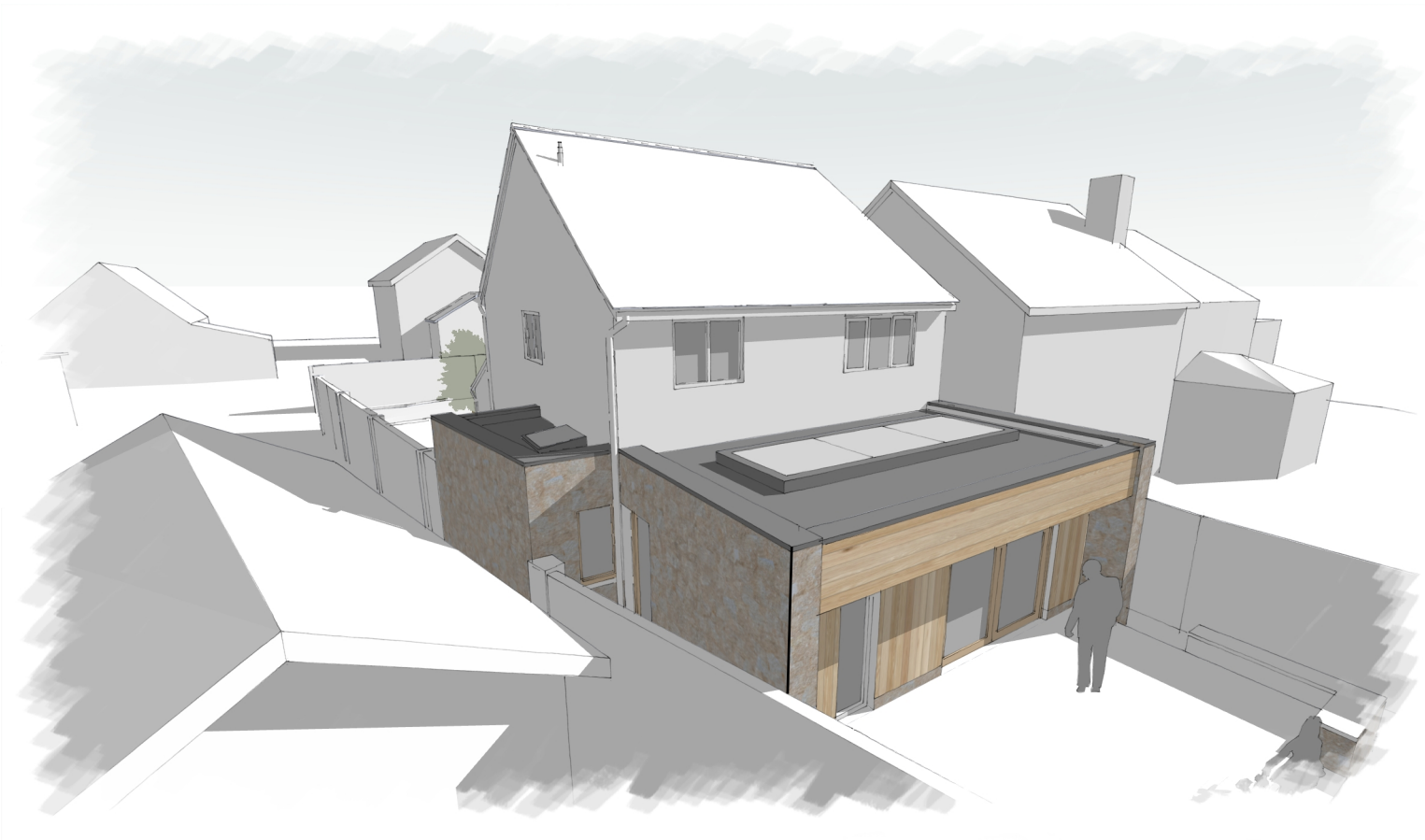




View of rear elevation from back garden



Aerial view from south-west

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

Proposed Materials

1. Random coursed mortared natural Cotswold stone. Proposed stonework colour and mortar to complement existing stone to original dwellinghouse.
2. Timber weatherboarding to walls.
3. New infill walls to faced with reconstituted stone to match existing, where necessary. Dressings, including surrounds and lintels, to match.
4. Single ply finish to flat roofs, with pressed aluminium / parapet edge finish.
5. New windows to original dwellinghouse to match existing.
6. New windows and doors and side and rear extension to be timber frames with oiled finish. Vision panels to be minimum double glazed. Solid doors to be boarded / planked.
7. New rooflights to be ROOFMAKER or similar approved proprietary system.

- PLANNING ISSUE 15.01.26

Scale	Drawn	Check
NTS	JDSJ	JDSJ

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Proposed Perspectives

Drawing Number

297.3.131

Revision

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matthew clay architects

PLANNING