

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

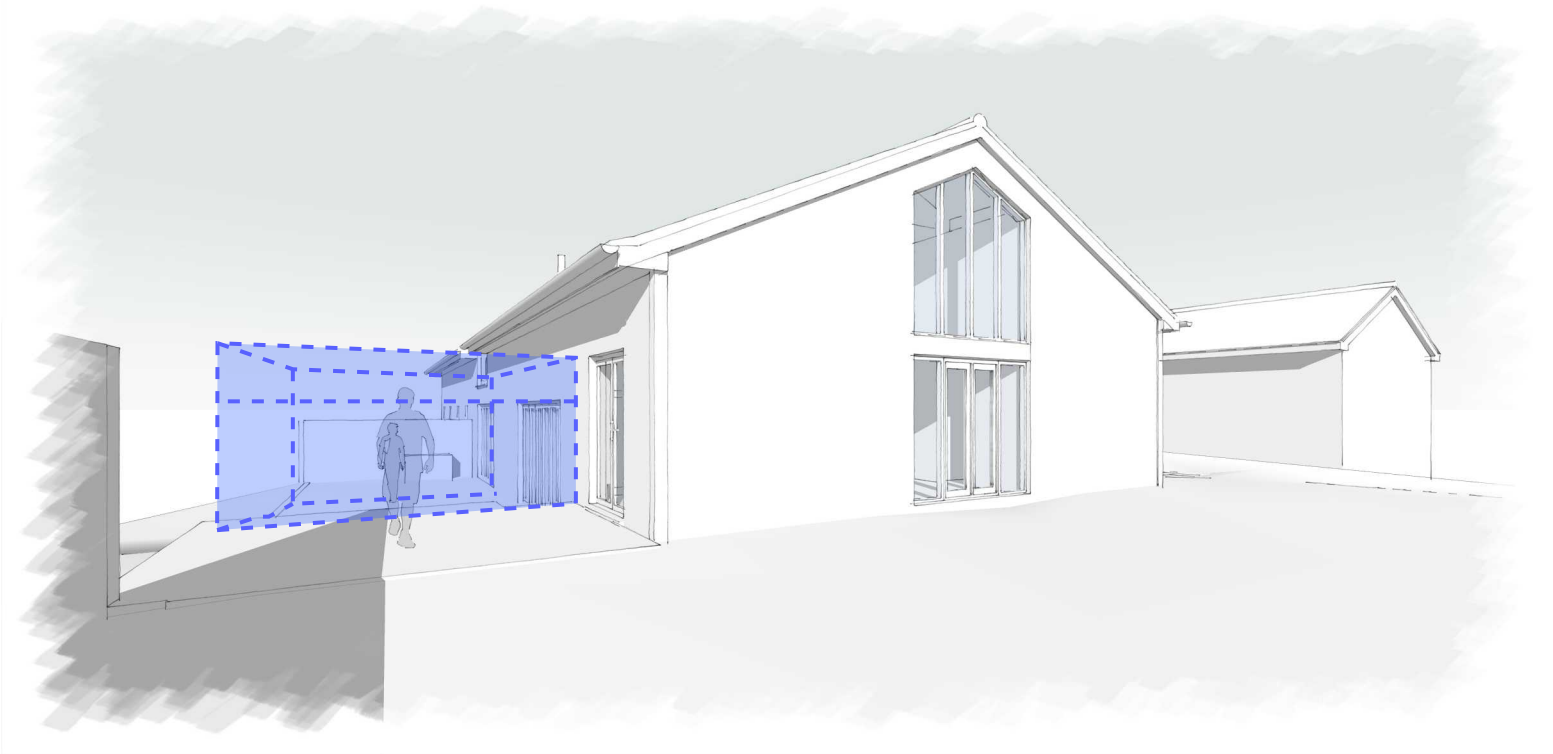
OUTLINE OF NEW BUILD AREAS



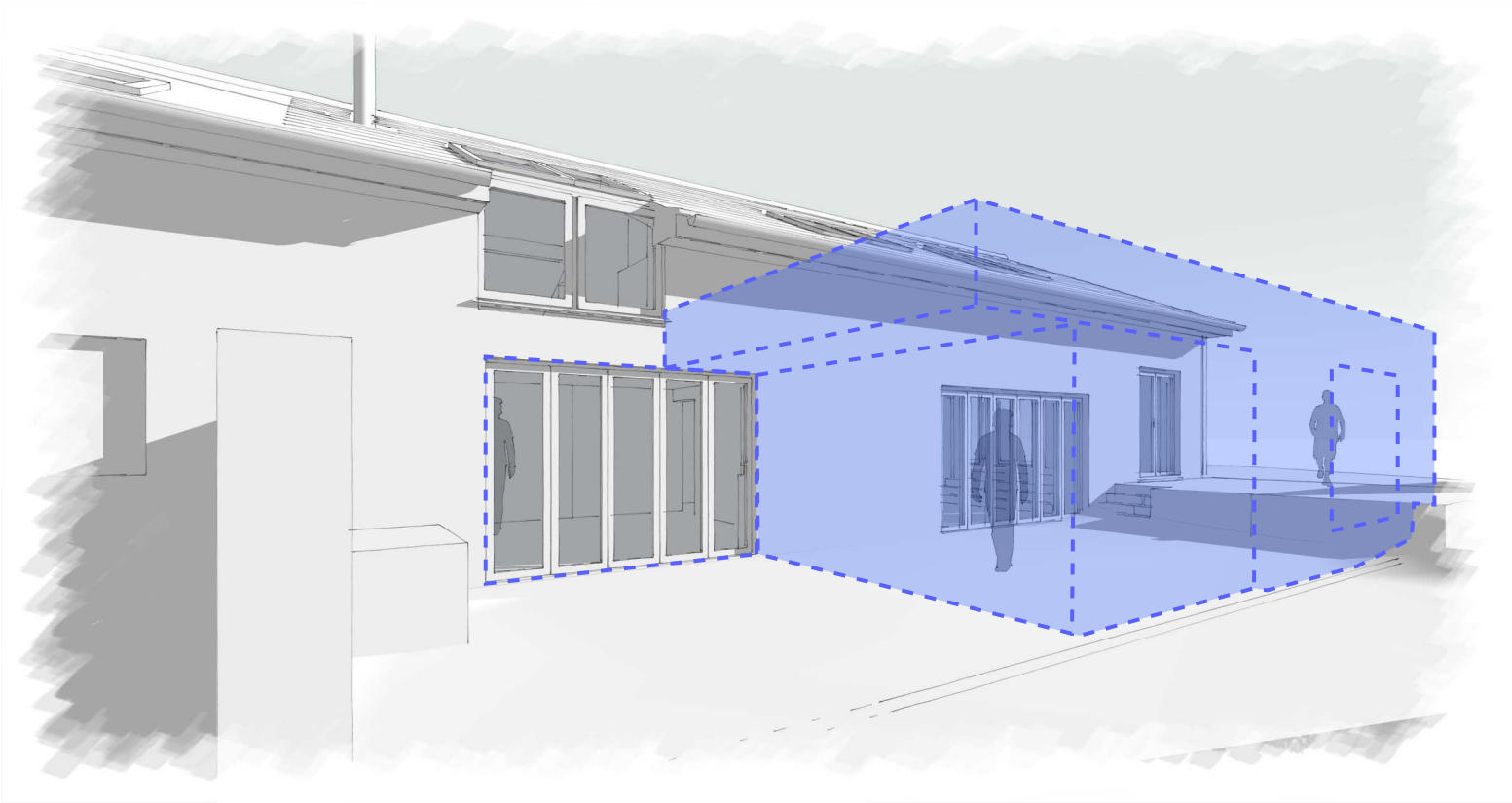
SPECIFIC NOTES

Existing Materials

- A. Horizontal black stained timber cladding
- B. Red double Roman tiles
- C. Windows and Doors - double glazed uPVC with anthracite frames
- D. VELUX rooflights and CABRIO balcony windows



View of entrance from north



View of courtyard from south east

- PRELIMINARY ISSUE FOR CLIENT REVIEW 27.03.26

Scale	Drawn	Check
NTS	DT	JDSJ

The Oaks
Melksham SN12 7RB

Existing Perspectives

Drawing Number
305.3.030

Revision

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matthew clay architects

APPROVAL