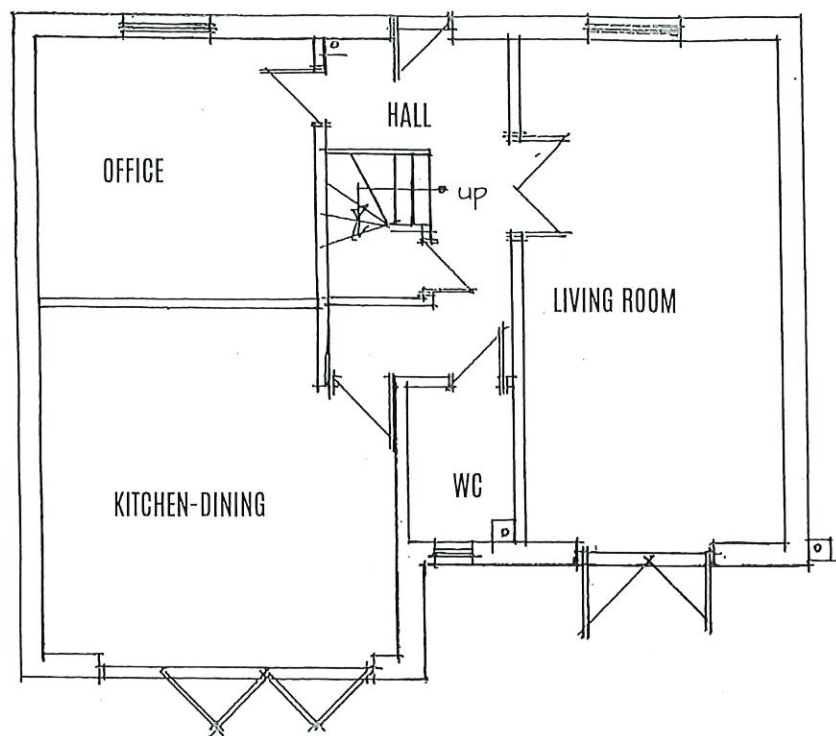
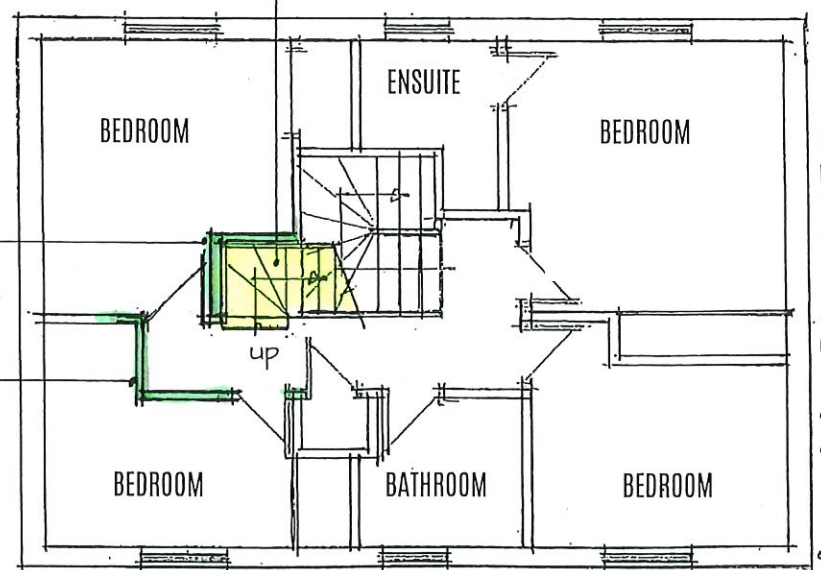




ridge beam and all support and structural requirements to a Structural Engineers design. All details and inspections to be carried out prior to any commencement of works

new stairway to be site designed and to comply with building regulations

locate partitions as required to form the stairway enclosure and access

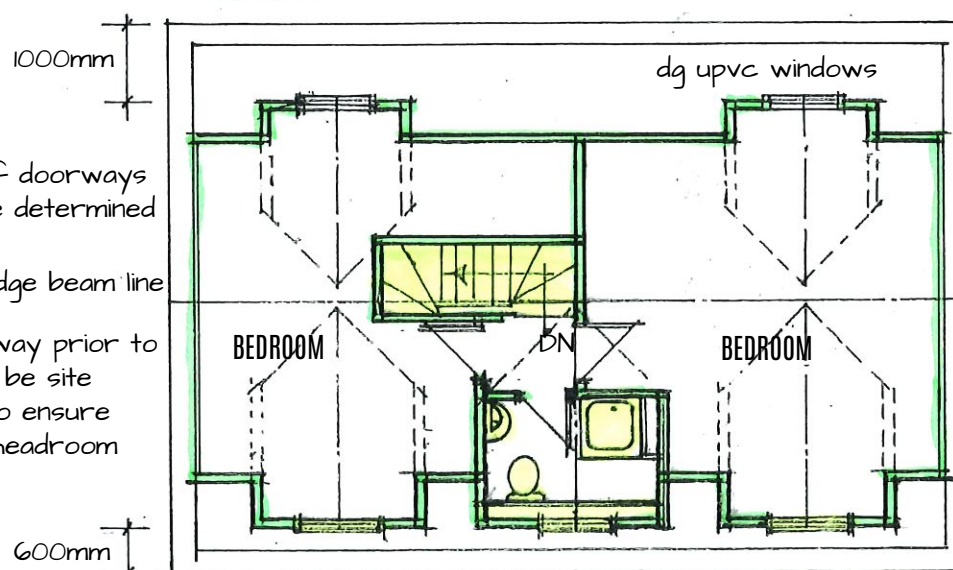


location of doorways to be site determined

ridge beam line

new stairway prior to start to be site designed to ensure adequate headroom

new stairway to be site designed and to comply with building regulations



internal partitions situated as required

dormer walls

****THESE DRAWINGS ARE FOR THE PLANNING APPLICATION STAGE ONLY****
 CONSTRUCTION DETAILS ARE NOT INCLUDED AT THE PLANNING STAGE
 DEVELOPER MUST CHECK ALL DIMENSIONS, HEIGHTS AND DETAILS FOR ACCURACY ON SITE BEFORE ESTIMATION AND COMMENCEMENT OF WORKS
 BOUNDARIES, LEVELS AND HEIGHTS SHOWN ARE INDICATIVE ONLY AND ARE NOT GUARANTEED -THEY SHOULD BE CHECKED PRIOR TO COMMENCEMENT
 PARTY WALL ACT 1996 COMPLIANCE REQUIRED WHERE APPLICABLE
 ALL DRAINAGE MUST BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT STANDARDS AND REQUIREMENTS OF WELSH WATER & BUILDING CONTROL- ANY DRAINAGE SHOWN IS INDICATIVE ONLY
 BUILDING WARRANTIES & CERTIFICATION MAY BE REQUIRED BY LENDERS- CHECK BEFORE STARTING
 NOTE: WHERE A BUILDING REGULATIONS APPLICATION IS SUBMITTED THE PLANS SUBMITTED ARE AS AGENT ONLY, IE. NOT APPOINTED AS PRINCIPAL DESIGNER.—
 DETAILS ARE INDICATIVE ONLY.
 PRINCIPAL DESIGNER & PRINCIPAL CONTRACTOR DUTIES REST WITH THE PARTIES APPOINTED BY CLIENT
 ALL DETAILS ARE SUBMITTED AS AGENT ONLY, NOT APPOINTED AS A

IT IS ADVISABLE THAT A BUILDING COMPANY EXPERIENCED IN LOFT CONVERSIONS IS EMPLOYED TO UNDERTAKE THE PROPOSAL IN ADVANCE OF COMMENCEMENT OF WORK. THE CONTRACTOR SHOULD BE SATISFIED THAT THE EXISTING HOUSE CONSTRUCTION AND STRUCTURAL DETAILS AND SITE CONDITIONS ARE PRACTICAL AND SUITABLE FOR THE CLIENTS PURPOSES AND IS CAPABLE OF INSTALLING THE STAIRWAY, BEAMS, JOISTS ENCLOSING STRUCTURE ETC AND THERE IS SUFFICIENT HEIGHTS AND HEADROOMS FOR THE LOFT AND STAIRWAY. (IN CONJUNCTION WITH ANY SUB-CONTRACTOR) TO PROPERLY COMPLETE THE WORK TO THE SATISFACTION OF THE CLIENT AND BUILDING CONTROL OFFICER. FOLLOWING THE PLANNING PROCESS ASSUMING SUCCESS, WORK CAN ONLY PROCEED ONCE A BUILDING REGULATION APPLICATION HAS BEEN MADE AND ALL NECESSARY INFORMATION PROVIDED TO THE CLIENT AND CONTRACTOR AND SUBMITTED TO THE LOCAL AUTHORITY.

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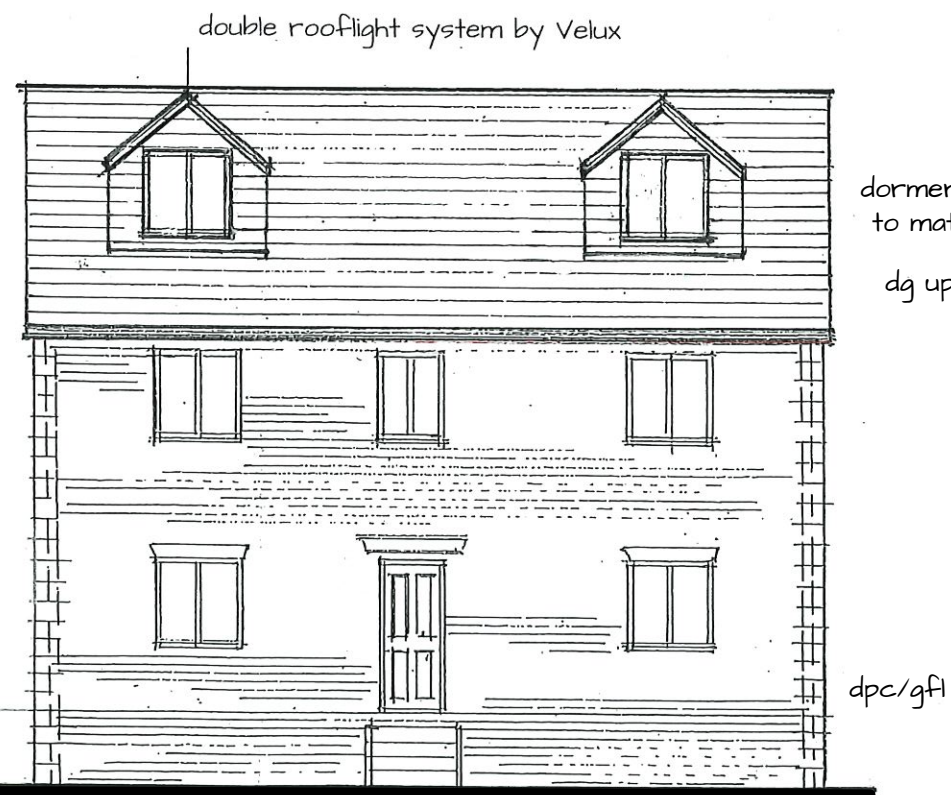
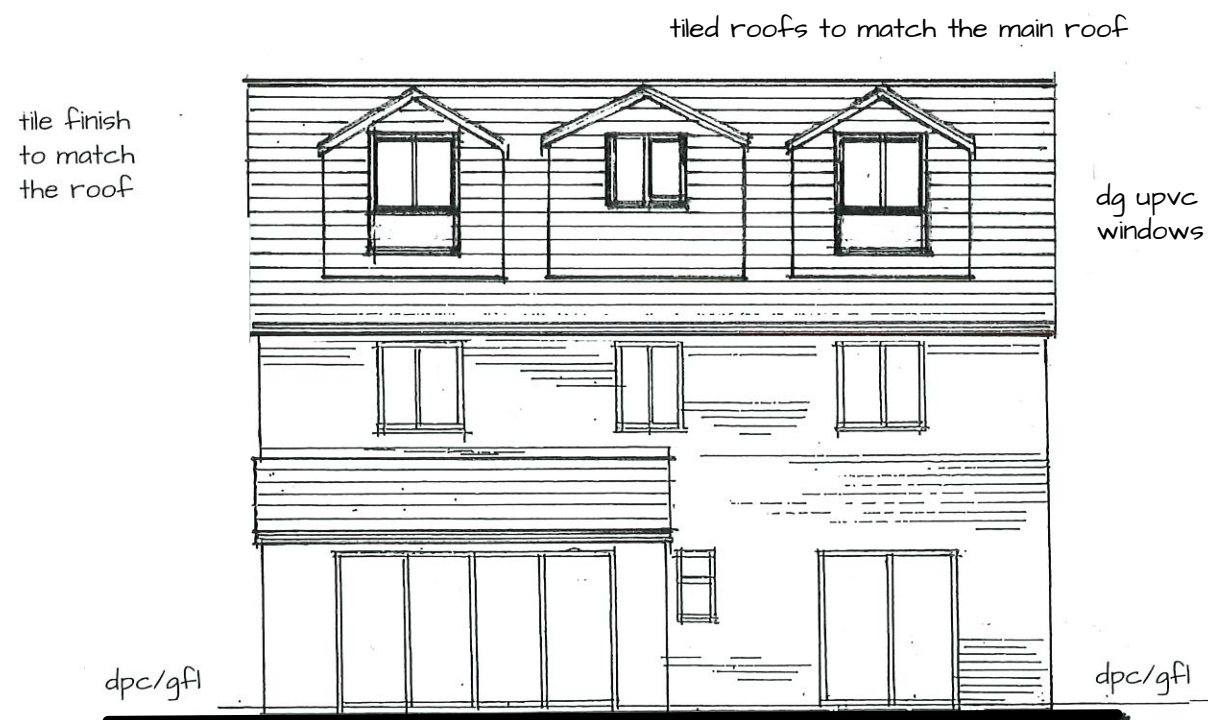
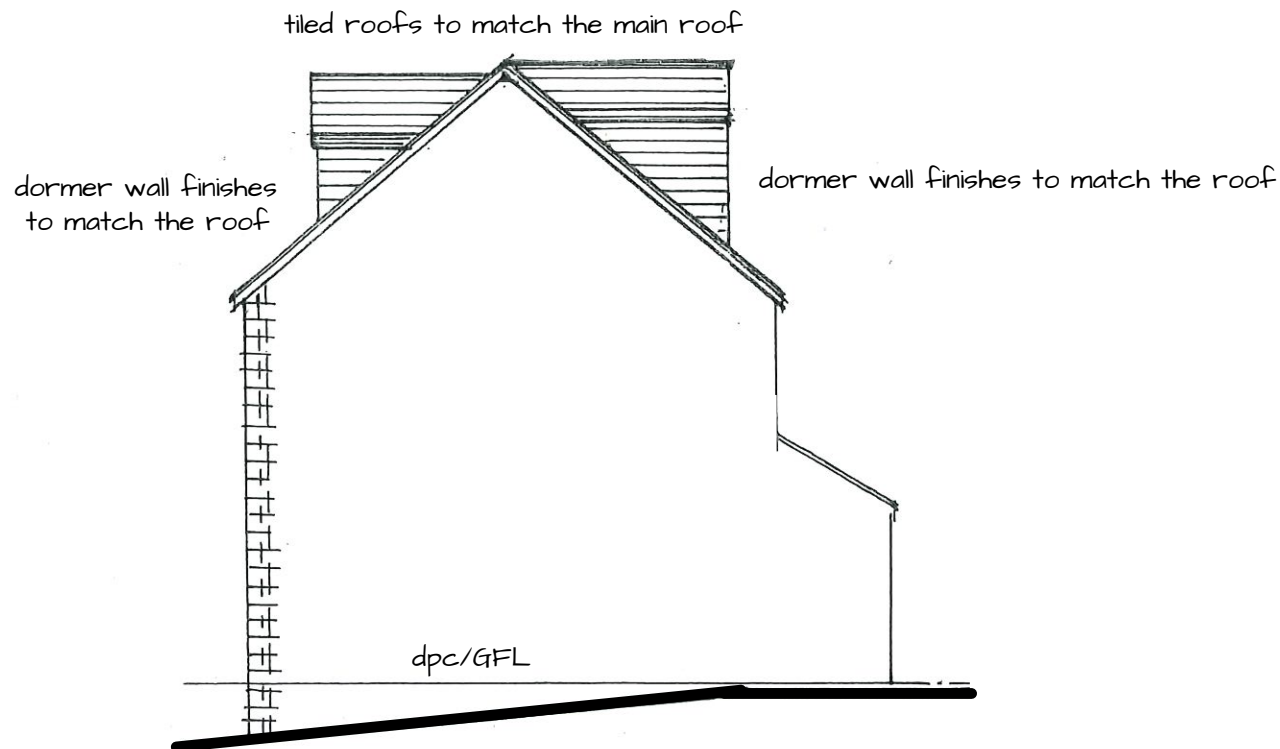
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DEVELOPMENT AT
 2A LILY WAY
 ROGERSTONE

January 2026

PLAN NO. CCE4/4/a

GROUND, FIRST & SECOND FLOORS PROPOSED 1:100 at A3



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- BUILDING WARRANTIES/CERTIFICATES MAY BE REQUIRED BY LENDERS - EARLY CHECKS ARE ADVISED
- ANY QUERIES OR DISCREPANCIES TO BE REPORTED IF IN DOUBT ASK

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DEVELOPMENT AT
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 ROGERSTONE

January 2026

PLAN NO. CCE4/5 /a

FRONT, REAR & SIDE ELEVATIONS PROPOSED 1:100 at A3