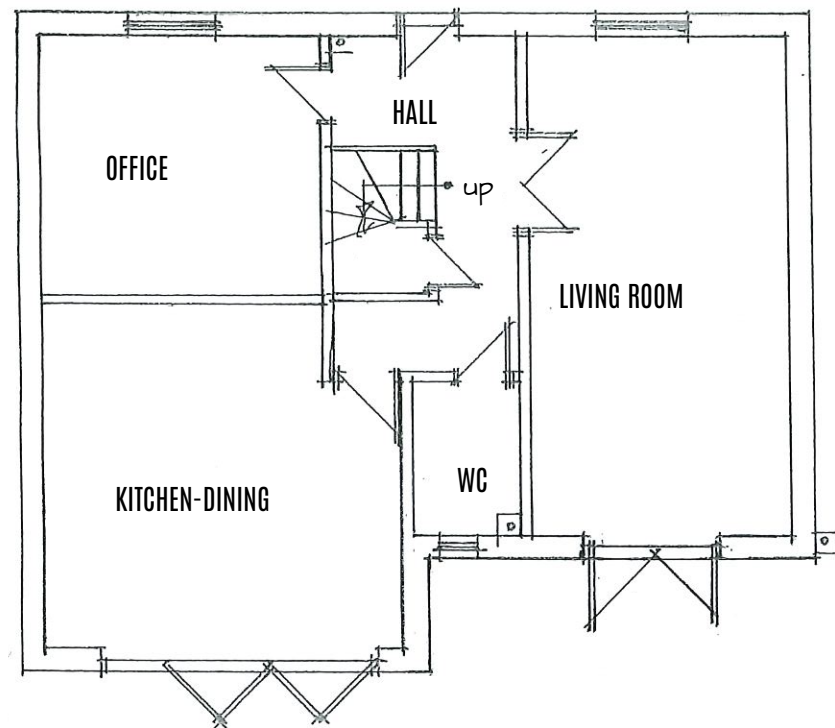


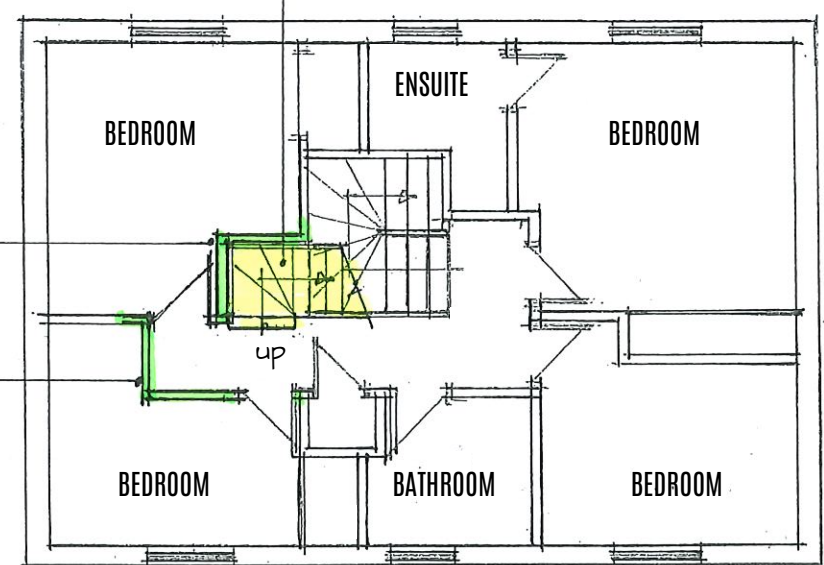


ridge beam and all support and structural requirements to a Structural Engineers design. All details and inspections to be carried out prior to any commencement of works

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.

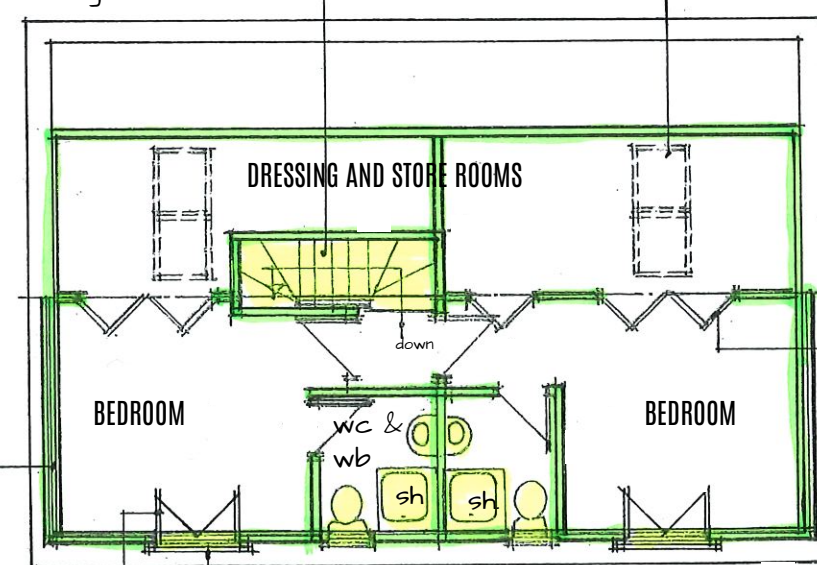
new stairway to be site designed and to comply with building regulations

locate partitions as required to form the stairway enclosure and access



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

double Velux roof-lights



dormer walls

dg upvc french doors

balustrade 111mm above floor level and constructed of aluminium framing and glass

internal partitions situated as required

folding doors or similar

300mm

dg upvc windows

- "THESE DRAWINGS ARE TO 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 RELEVANT STANDARDS AND WELSH WATER & BUILDING CONTROL REQUIREMENTS - ANY DRAINAGE SHOWN IS INDICATIVE ONLY
- BUILDING WARRANTIES/CERTIFICATES MAY BE REQUIRED BY LENDERS - EARLY CHECKS ARE ADVISED
- ANY QUERIES OR DISCREPANCIES TO BE REPORTED
- IF IN DOUBT ASK

DTB DESIGN

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dtbdesignservices@gmail.com

Architectural & Property Development Consultants



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REVISIONS

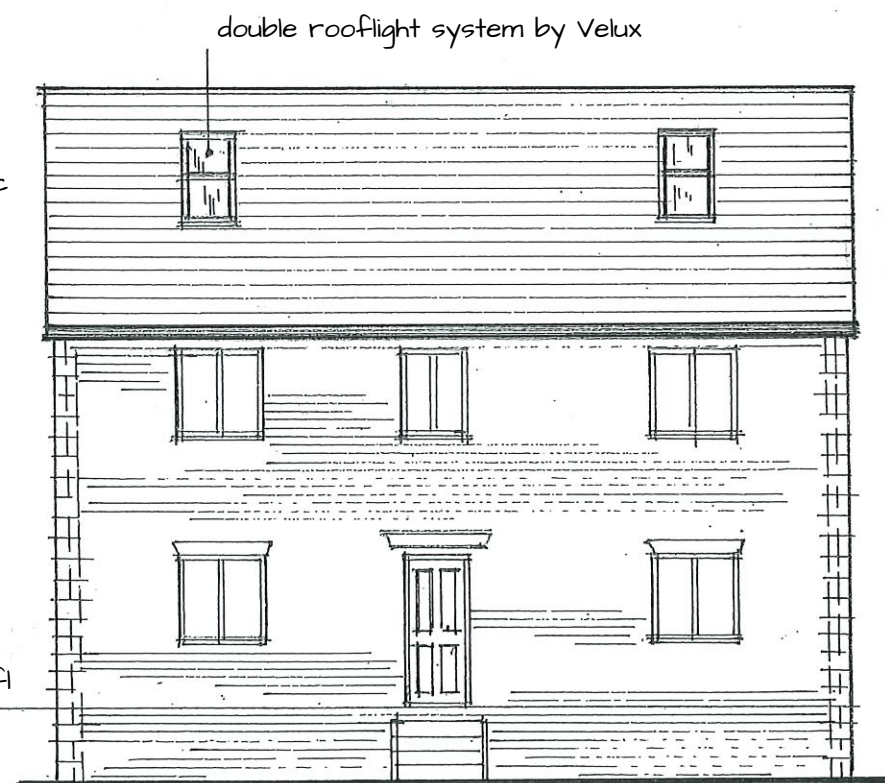
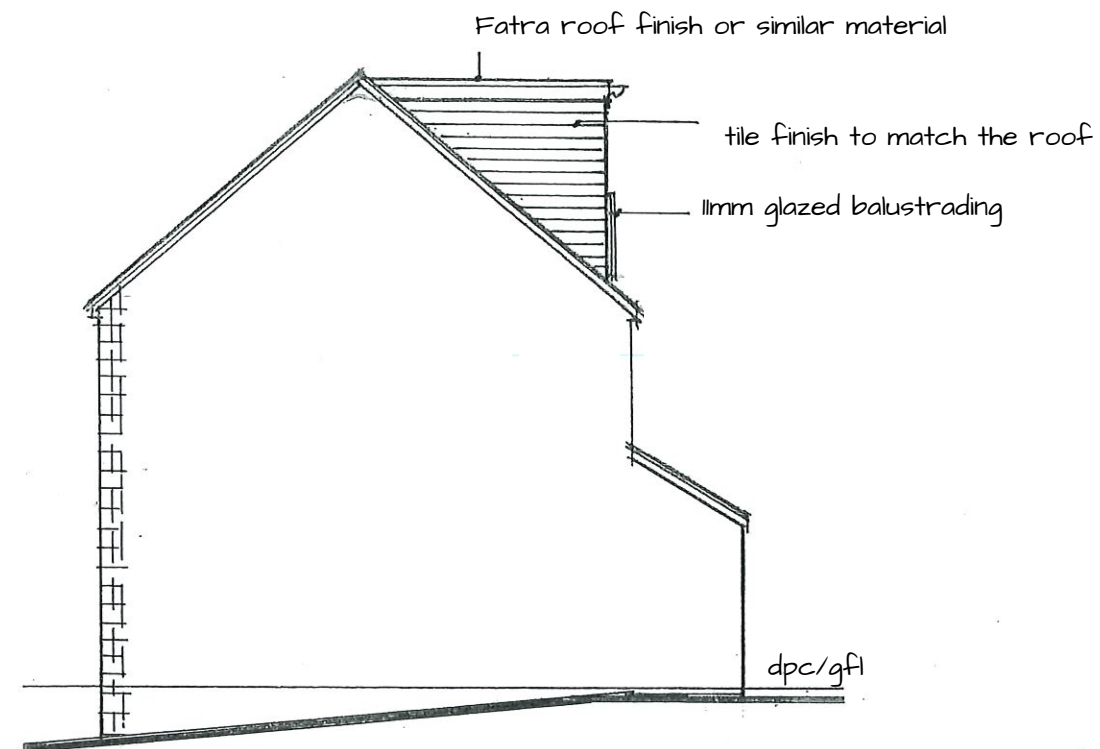
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DEVELOPMENT AT
2A LILY WAY
ROGERSTONE

January 2026

PLAN NO. CCE4/4

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



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DEVELOPMENT AT
 2A LILY WAY
 ROGERSTONE

January 2026

PLAN NO. CCE4/5

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