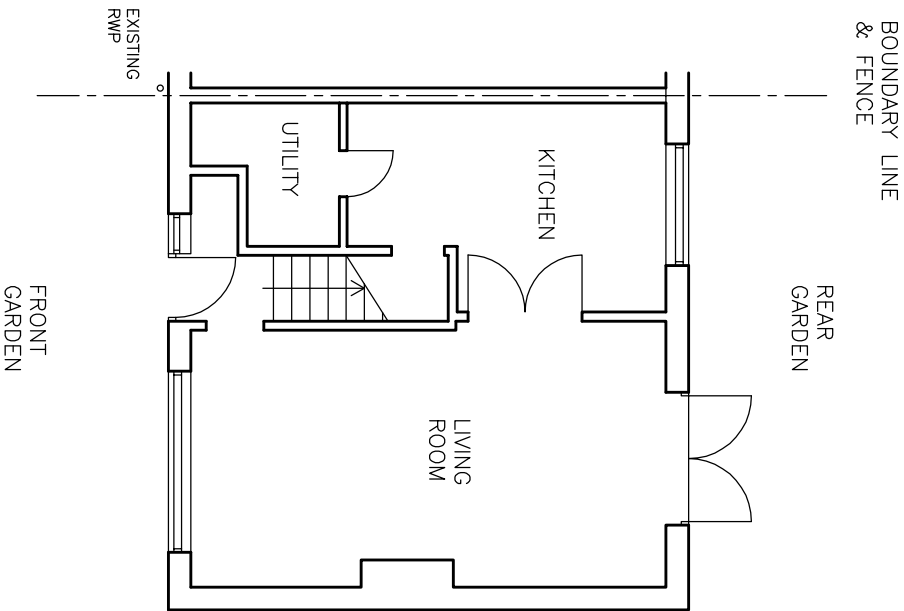
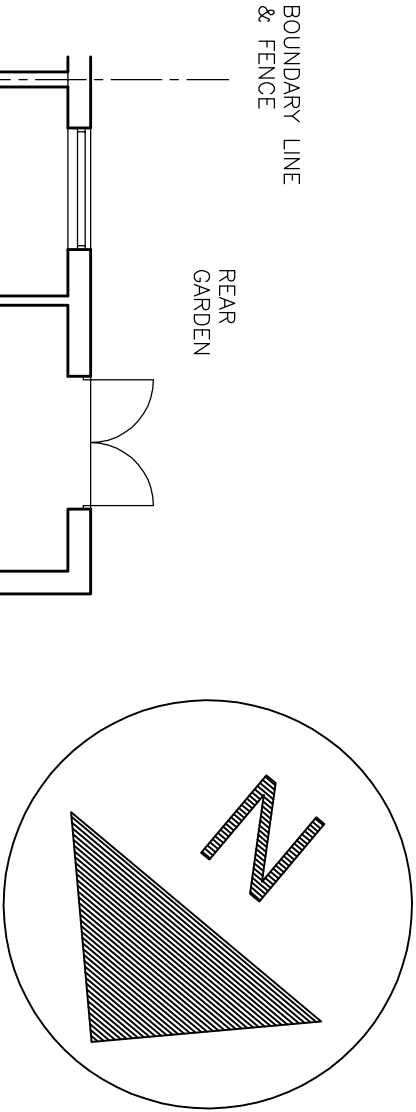


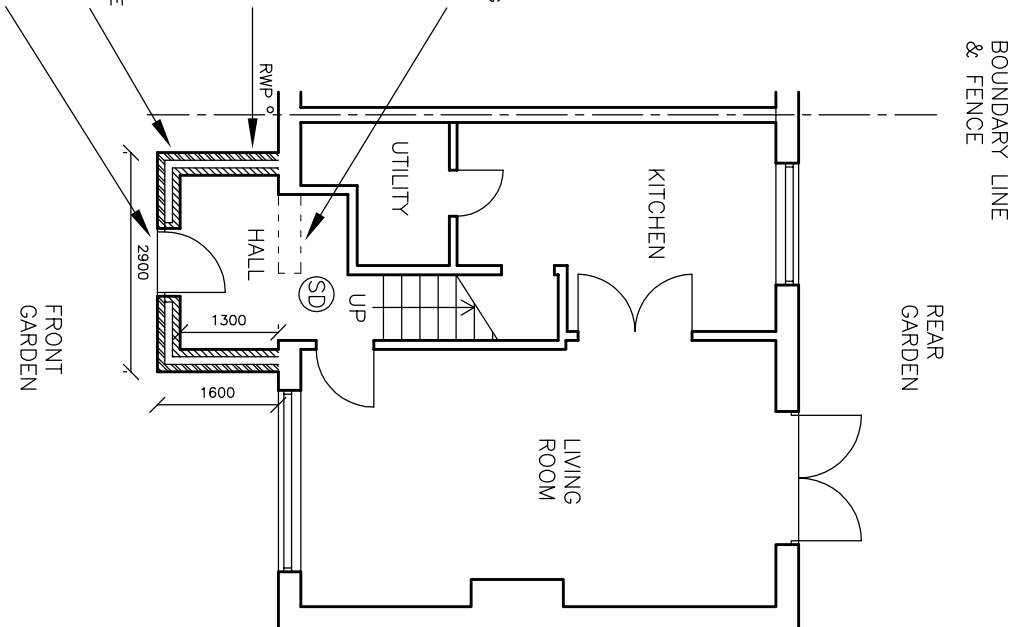


REMOVE EXISTING WINDOW, AND WALL AT LOW LEVEL. EXISTING STRUCTURAL OPENING OVER NOT BEING MADE WIDER. EXISTING OPENING SUPPORTED OVER WITH CONCRETE CANOPY SLAB. IF BEING REMOVED, SUPPLY & FIT NEW CONCRETE LINTEL WITH MIN END BEARING, 150MM DESIGNED TO SUPPORT ALL DEAD AND IMPOSED LOADS

IF AT NEW TO EXISTING WALL JUNCTION, CONTINUOUS CAVITY CANNOT BE ACHIEVED. PROVIDE MOVEMENT JOINT WITH VERTICAL DPC. NEW WALL TO BE TIED INTO EXISTING WITH SUITABLE PROPRIETARY STAINLESS STEEL PROFILE

FULL FILL CAVITY WALL TO ACHIEVE MIN U VALUE OF 0.18W/M2K AND TO RECEIVE A 20MM SAND/CEMENT RENDER FINISH

EXTERNAL DOOR TO ACHIEVE U VALUE OF 1.4 W/M2K



EXISTING GROUND FLOOR

PROPOSED GROUND FLOOR

SCALE IN METRES



0 1 2 3 4 5

APPLICANT: MR EAMON MCCELLENBOROUGH
ADDRESS : 23 COWPER WAY, HUXTON, L36 0TP
PROPOSAL: SINGLE STOREY EXTENSION TO FRONT ELEVATION FORMING PORCH
DATE: MAY 2026
DRWG NO: 023-26-FP-01
SCALE 1:100@A3

NOTICE OF COMMENCEMENT

A notice of commencement is to be submitted to Building Control within 5 days of work being regarded as commenced, under regulation 16 of The Building Regulations etc. (Amendment) (England) Regulations 2010.

Work will be deemed to have commenced when the build has progressed to at least one of the following:

For complex buildings – Foundations are constructed, and the structure of the lowest floor level is complete.
For new buildings and horizontal extensions – Sub surface structure of the building or the extension including all foundations and the structure of the ground floor level is completed.
For all other works – constructed 15% of the overall work.

CDM REGULATIONS 2015

The client must abide by the Construction Design and Management Regulations 2015. The Client must appoint a Contractor, if more than one Contractor is to be involved, the Client will need to appoint (in writing) a Principal Designer (to plan, manage and coordinate the planning and design work), and a Principal Contractor (to plan, manage and coordinate the construction and ensure there are arrangements in place for managing and organising the project).

Domestic Clients

The Domestic Client is to appoint a Principal Designer and a Principal Contractor when there is more than one Contractor, if not your duties will automatically be transferred to the Contractor or Principal Contractor.

The Designer can take on the duties, provided there is a written agreement between the Client and the Designer to do so.

The Health and Safety Executive is to be notified as soon as possible before construction work starts if the works:

(a) Last longer than 30 working days and has more than 20 workers working simultaneously at any point in the project.
Or:

(b) Exceeds 500 person days.

PARTY WALL ACT

Should they need to do so under the requirements of the Party Wall Act 1996, the owner has a duty to serve a Party Structure Notice on any adjoining owner if the building work involves any of the following to a Party Wall:

- Support of beam
- Insertion of DPC through wall
- Raising a wall or cutting off projections
- Demolition and rebuilding
- Underpinning
- Insertion of lead flashings

A Party Wall Notice is also required for:

- Any excavations within 3 metres of any part of a neighbouring owner's building or structure, where any part of that work will go deeper than the neighbour's foundations, or
- Any excavations for a new building or structure, within 6 metres of any part of a neighbouring owner's building or structure, where any part of that work will meet a line drawn downwards at 45° in the direction of the excavation from the bottom of the neighbour's foundations, see diagram 7 in the following Government guidance,

A Party Wall Agreement is to be in place prior to start of works on site.

THERMAL BRIDGING

Care shall be taken to limit the occurrence of thermal bridging in the insulation layers caused by gaps within the thermal element, (i.e. around windows and door openings). Reasonable provision shall also be made to ensure the extension is constructed to minimise unwanted air leakage through the new building fabric.

MATERIALS AND WORKMANSHIP

All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking. The latest edition of the British Standard (including any amendments) applies to any undated references within these specifications.