

# PROPOSED GARAGE EXTENSION – CONSTRUCTION NOTES

## General Notes

- \* All dimensions in millimetres unless otherwise stated.
- \* All dimensions to be checked on site prior to commencement of works.
- \* Do not scale from drawings.
- \* Any discrepancies to be reported prior to commencement of construction.
- \* All works to comply with current Building Regulations, relevant British Standards and good building practice.
- \* Existing and proposed drainage routes shown are indicative and subject to verification on site.
- \* Any dimensions shown on drawings take precedence over scaled measurements.

# Foundations

- \* Foundations to comprise mass concrete strip foundations.
- \* Indicative foundation size: 450mm wide x 225mm deep concrete strip foundation.
- \* Foundations to be excavated to a depth sufficient to reach suitable bearing strata and as required by Building Control.
- \* Typical foundation depth expected to be between 750mm and 1000mm below finished ground level, subject to ground conditions.
- \* Foundation depths may require adjustment where trees, drains, made ground or poor bearing strata are encountered.
- \* All foundation excavations to be inspected and approved by Building Control prior to concreting.

# Existing Drainage Within Foundation Area

- \* Any existing drainage discovered within the foundation excavation area shall be identified prior to foundation construction.
- \* Existing drainage serving the property or neighbouring properties shall be protected and maintained in service at all times.
- \* Where drainage passes beneath or within the zone of influence of foundations, suitable protection shall be provided in accordance with Building Regulations and Building Control requirements.
- \* Protection measures may include reinforced concrete bridging, lintels, pipe replacement or foundation redesign as required.
- \* Any drainage requiring diversion shall be rerouted using approved materials and falls prior to foundation construction.
- \* Existing inspection chambers affected by the proposed works shall be relocated or replaced as necessary.
- \* All drainage works to comply with Building Regulations Part H.
- \* Any public sewer identified within the area of the proposed works shall be dealt with in accordance with the requirements of the relevant water authority.

# Ground Floor Construction

- \* Floor construction to comprise:
  - \* 150mm well compacted hardcore.
  - \* 50mm sand blinding.
  - \* 1200 gauge damp proof membrane.
  - \* 100mm concrete floor slab.
- \* Finished floor level to align with the existing garage floor unless otherwise stated.
- \* Floor slab to be reinforced if required by ground conditions.

# External Walls

- \* External walls to comprise 102.5mm facing brickwork single-skin construction.
- \* Brickwork to match the existing dwelling in colour, texture and appearance where practicable.
- \* Suitable damp proof course to be installed throughout.
- \* DPC to be positioned a minimum of 150mm above finished external ground level.

### Brick Piers

- \* Bonded brick piers to be constructed integral with the wall.
- \* Piers to be approximately 215mm projection x 327.5mm overall width.
- \* Piers to be located at corners, beside openings and at regular intervals along long wall runs.
- \* Typical pier spacing to be approximately 1800mm–2250mm centres subject to Building Control approval.

-

# Roof Construction

### Flat Roof Construction

- Overall roof construction to comprise:
  - \* High-performance EPDM roof covering or equivalent approved system.
  - \* 18mm OSB3 roof decking.
  - \* 47mm x 220mm C24 treated timber roof joists at 400mm centres.
  - \* 100mm mineral wool insulation between joists where required.
  - \* Roof to be ventilated in accordance with Building Regulations where required.

### Roof Falls

- \* Roof to be constructed with a minimum fall of 1:40 from the front elevation towards the rear elevation.
- \* Rainwater to be collected via guttering located on the rear elevation and discharged into the existing surface water drainage system.
- \* No rainwater shall discharge towards the neighbouring boundary.
- \* Structural timber sizes shown are indicative and may be amended subject to structural requirements.

# Doors and Openings

### Front Elevation

- \* Existing garage door to be carefully removed and re-installed within the proposed extension.
- \* Existing garage door to remain unchanged in appearance and operation where practicable.

### Rear Elevation

- \* New rear access doors to comprise white UPVC double-glazed double doors.
- \* Suitable lintels to be provided over all openings.
- \* Door thresholds to be detailed to prevent water ingress.
- \* All glazing to comply with current safety glazing requirements.

# Rainwater Goods

- \* New black UPVC fascia, soffit and guttering system to match existing dwelling.
- \* Gutters to be laid to suitable falls towards rainwater outlets.
- \* Rainwater pipes to be black UPVC.
- \* All rainwater goods to discharge into the existing surface water drainage system.

# Linear Drainage Channel (Existing ACO Drain)

- \* Existing linear drainage channel located at the front of the garage to be retained and extended to suit the proposed garage extension.
- \* Extension to match the existing drainage channel in size, type and load rating where practicable.
- \* Extended channel to run across the full width of the proposed garage entrance.
- \* Existing and extended drainage channel to discharge into the existing surface water drainage system.
- \* All joints and connections to be watertight and installed in accordance with manufacturer's recommendations.
- \* Linear drainage channel to prevent surface water run-off from the driveway entering the garage.

# Surface Water Drainage

- \* Surface water from the proposed roof shall discharge into the existing surface water drainage system.
- \* Surface water collected by the extended linear drainage channel located at the garage entrance shall discharge into the existing surface water drainage system.
- \* New underground drainage, where required, shall comprise 100mm UPVC drainage pipework.
- \* Drainage to be laid to suitable falls in accordance with Building Regulations Part H.
- \* Inspection chambers to be installed where required by Building Control.
- \* Connection details and discharge points to be confirmed during construction.
- \* All surface water drainage works to comply with Building Regulations Part H.

# Foul Drainage

- \* No alterations proposed to the existing foul drainage system unless otherwise noted.
- \* Any foul drainage encountered during construction shall be protected and maintained in service.

---

# Driveway Levels

- \* Existing driveway levels to be maintained where practicable.
- \* Surface water to fall towards the existing and extended linear drainage channel.
- \* Finished levels adjacent to the garage entrance to be arranged to minimise the risk of water ingress.
- \* Surface water shall not be permitted to discharge onto the public highway.

# External Ground Levels

- \* Finished external ground levels to fall away from the building.
- \* External ground levels to remain a minimum of 150mm below damp proof course level.
- \* Any disturbed paving, driveway surfaces or landscaping to be reinstated upon completion of the works.

# Electrical Installation

- \* Electrical installation works shall be undertaken by a suitably qualified electrician.
- \* All electrical works shall comply with the current edition of BS 7671 (IET Wiring Regulations).
- \* Electrical works shall comply with the requirements of Building Regulations Part P.
- \* The garage shall be provided with adequate lighting and power outlets suitable for domestic garage and workshop use.
- \* All circuits shall be protected by RCD or RCBO protection in accordance with current regulations.
- \* External electrical equipment and accessories shall be suitable for the environment in which they are installed.
- \* Any new electrical installation shall be tested, inspected and certified upon completion.

# Ventilation

- \* Natural ventilation shall be provided via opening doors and/or windows.
- \* Ventilation shall be sufficient for normal domestic garage and workshop use.
- \* Ventilation provisions shall comply with current Building Regulations where applicable.

# Materials and Finishes

- \* External materials to closely match the existing dwelling in appearance, colour and texture.
- \* Existing garage door to be retained and re-installed within the new structure.
- \* Rear UPVC double doors to be white and of a style appropriate to the existing property.
- \* Fascias, soffits, gutters and rainwater goods to match the existing dwelling where practicable.

# Structural Notes

- \* Structural elements shown are indicative only and may be amended subject to Building Control requirements.
- \* Additional piers, padstones or structural supports may be required following site inspection.
- \* All loadbearing elements shall be installed in accordance with current Building Regulations.

# Planning Statement

- \* The proposed development replaces and enlarges the existing attached garage.
- \* The proposed garage measures approximately 9.0m in length, tapering from approximately 5.0m wide at the front to 2.8m wide at the rear.
- \* External materials, roof form and overall appearance have been designed to complement the existing dwelling and surrounding street scene.
- \* The existing garage door will be retained and re-used within the new front elevation.
- \* The existing linear drainage channel at the garage entrance will be retained and extended to suit the enlarged opening.
- \* The proposed garage will provide vehicle storage, motorcycle storage and domestic workshop space ancillary to the main dwelling.
- \* The garage shall remain ancillary to the main dwelling and shall not be used as a separate residential unit.

Notes

All works to be in accordance with the current Building Regulations and British Standards, and to the satisfaction of the Building Control Officer and Planning Officer where applicable.  
All materials are to be used and installed in accordance with the relevant manufacturer's instructions and recommendations. The quality of any materials shall not be any lower than that defined in the relevant British Standard, or that the material has been satisfactorily assessed by an appropriate independent authority.  
Do not scale off drawings.



Project  
Garage Extension

26 Heaton Close  
Bury  
BL9 8BH

Drawing Title  
Notes

Client  
Tony Kelly

Drawing No.  
TK/005

|                |            |
|----------------|------------|
| Date           | Scale      |
| May 2026       | 1:100      |
| Drawn by       | Checked by |
| S Waddup       | S Waddup   |
| Page Size - A3 |            |

|                                                        |                                                        |
|--------------------------------------------------------|--------------------------------------------------------|
| 2-4 Beech Street<br>Radcliffe<br>Manchester<br>M26 1GH | 0161 638 9811<br>07710 552340<br>mail@spectrumelec.org |
|--------------------------------------------------------|--------------------------------------------------------|