



Single storey garage/gym to the rear of the property

GENERAL NOTES
No building works are to be commenced until full planning permission has been granted or permitted development has been confirmed by local authority. All works to be carried out in accordance with the requirements of the Building Act 1984 and current Building Regulations, to the approval of the Building Control Surveyor.
All works to be carried out in accordance with safe working practices and in accordance with CDM 2015 regulations. Ensure that all materials used internally and externally, e.g. Paving slabs are selected on the basis of ease of lifting by operatives or specify means of safe lifting and positioning in all cases.
Consideration to the provisions of the Party Wall Act 1996 must be taken into account where the proposed building may affect adjacent or attached buildings and structures.
Generally before commencement of building works we recommend that client checks that no easements or conditions have been defined which may affect the permission to construct the proposed building work over existing services and rights of access to the site.
All dimensions, drainage positions, services and boundaries to be verified before construction commences to ensure that any errors do not create problems.

EXISTING SERVICES
Existing Electrical Supplies: Prior to commencement of all building works, positions of all cables and apparatus should be identified and marked on site, recorded on plans and made available in the health and safety file. Where electrical mains run close (normally within 3 metres) to the proposed building line consent must be obtained to carry out the building works.
Existing Gas Supplies: Prior to commencement of all building works, positions of all pipes, conduits and apparatus should be identified and marked on site, recorded on plans and made available in the health and safety file. Where gas mains run close (normally within 3 metres) to the proposed building line we advise advising the supervising authority before carrying out the building works.
Existing Water Supplies: Prior to commencement of all building works, positions of all pipes, conduits and apparatus should be identified and marked on site, recorded on plans and made available in the health and safety file. Where water mains run close (normally within 3 metres) to the proposed building line consent must be obtained to carry out the building works.
Existing Telecoms and Cabling: Prior to commencement of all building works, positions of all pipes, conduits and apparatus should be identified and marked on site, recorded on plans and made available in the health and safety file. In the case of major Telecoms and Cabling infrastructure we advise you to contact the owners of the apparatus prior to commencement of building works.
Existing Public Drains and Sewers: Prior to commencement of all building works, positions of all Drains and Sewers should be identified and marked on site, recorded on plans and made available in the health and safety file. Where public sewers run close (normally within 3 metres) to the proposed building line consent must be obtained to carry out the building works and a copy provided to the Building Control Surveyor.

SITE PREPARATION
All vegetable matter to be stripped from site of building and treated with proprietary weed killer where required. Topsoil to be set aside for reuse if suitable and free of contamination.

BUILDING REGULATIONS PART M 2015 ACCESS TO AND USE OF BUILDINGS
All existing access provisions must not be materially altered and make access and use of building worse than existing building.

BACKGROUND VENTILATION
Background ventilation to the whole dwelling is to be at least equivalent to min 5000mm² to all habitable rooms and 2500mm² to Kitchens, Utility Rooms and Bathrooms with external walls. All internal doors are to have a 10mm undercut. If an additional room is connected to an existing habitable room; see Section 7, paragraph 7.8 and 7.9 and diagram 3 of Approved Document F, for more information on additional ventilation requirements.

EXTRACTOR VENTILATION/EXTRACTOR VENTILATION
Mechanical ventilation to outside air, is to be installed:
Kitchen extractor fan capable of 60 l/s, or cooker hood capable of at least 30 l/s.
Utility extractor fan capable of 30 l/s.
Bathroom/En-Suite extractor fan capable of 15 l/s.
WC extractor fan capable of 6 l/s. All mechanical extraction fans to be fitted with a 15 minute over run where there isn't an openable window and to be connected to light switch where there is no natural light.

The maximum proposed area of glazing to an extension is 25% of the floor area of the extension, plus the area of any windows, doors and roof windows which are to be removed or will no longer be exposed as a result of the proposed extension. Where is maximum is exceeded, consideration should be given to one of the following alternatives, in order the proposed works comply with the requirements of the Building Regulations:-

1. Reduce the area of glazing to within the maximum allowed. Or,
2. Conduct an area weighted U-value calculation in order to demonstrate that the area weighted u-value of all of the elements of the extension is no greater than that of an extension of the same size and shape that does comply with all elements of the guidance. (See Note 4.5 in Approved Document L1B.) Or,
3. Submit a whole building SAP calculation.

BUILDING REGULATIONS PART P: ELECTRICAL SAFETY
Electrical installation to be carried out by a professional contractor and to comply with the Electricity At Work Regulations 1989 as amended.
Installation to comply with the Electrical Safety, Quality and Continuity Regulations 2002. Installation to be tested before being taken into service and to comply with BS 7671:2008 and a Provide Part P certificate of compliance obtained from a qualified electrician registered as part of an approved competent person scheme and provided to client and Building Control Surveyor.

PLUMBING
New waste connections to air admittance valves having rodding eye and access point at base.
Sink, Bath and Shower 40mm waste and 50mm trap.
Wash Basin 32mm waste and 76mm trap.
W.C. and Cistern 100mm branch connection.
All above ground drainage to comply with BS EN12056-2:2000.
Re-sealing traps where applicable. Head of drainage run to be vented via soil and vent pipe, minimum 900mm above any adjacent opening in the building within 3m. For maximum lengths of branches see diagram 3 or Table 2 of Approved Document H.

ELECTRICAL WORK FOR EXTENSIONS AND ALTERATIONS
The existing equipment rating and condition to be assessed to carry the additional load or improved to carry the additional load. The correct protective measures are to be used and the earthing and equipotential bonding arrangements are satisfactory.

LIGHTING EFFICIENCY
Controlled services including Heating, Cooling and Lighting for new houses, alterations or extension of the existing lighting system will be carried out in accordance with the current guidance contained within the Domestic Building Services Compliance Guide.

HEATING SYSTEMS
The suitability of the existing boiler is to be assessed and discussed prior to commencement of work. All new radiators are to be fitted with thermostatic valves.

PROVISION OF INFORMATION
On completion of the property or extension or alteration a full set of operating and maintenance manuals is to be provided to the owner of the property.

Where internal renovation of an existing thermal element (roof, wall and floor) exceeds either 25% of the total existing type of that element in the building or 50% of any individual element, that the work may need to achieve the requirements of the Building Regulations, please discuss scope of alterations with the Building Control Surveyor before commencing renovation work.

Project
TradeQuote Pro Training Project

Drawing
Proposed Floor Plan

Client
Training Client

Drawing No.
TQP-EX-01

Date
Training use only

Scale
1:50 at A1 - use figured dimensions for calibration

NOT FOR CONSTRUCTION