

General Specification for Building Regulations - Annexe & Office

Project: Erection of a detached ancillary annexe and a detached ancillary home office.

Site Address: 91 Buckingham Road, Manchester, M21 0QT

Planning Reference: PP-14365399

Date: September 2025

1. General & Compliance

All materials and workmanship are to comply with the recommendations and requirements of all current relevant British Standards, Building Regulations, and the specifications within the approved planning documents for reference **PP-14365399**.

All proprietary products are to be used fully in accordance with the manufacturer's instructions. All structural timber to be C16 or C24 graded with pressure impregnated treatment.

The appointed contractor must review and comply with all specialist reports, including:

- **Arboricultural Method Statement & Tree Protection Plan** (Arbtech AMS 01 Rev A & TPP 01 Rev A)
- **Residential Noise Assessment** (NOVA Acoustics Ltd NP-011891)
- **Drainage Strategy** (Aegaea 6404_M21_Manchester_07 REV1)
- **Geotechnical Report** (To be supplied and approved per planning conditions prior to commencement)

2. Foundations & Substructure

- **Annexe Foundations:** Reinforced concrete strip footings. Final depth and specification to be confirmed by the appointed Structural Engineer and approved by the Building Inspector following site investigation, and must be in accordance with the Geotechnical Report required by planning conditions. Excavation is not permitted to be greater than 1m deep within 1m of the Metrolink operational boundary without prior approval.
- **Office Foundations:** Specialist **no-dig raft foundation** to be constructed entirely above existing soil levels, as specified in the Arbtech Arboricultural Method Statement (Section 20) to protect the Root Protection Areas (RPAs) of adjacent trees.
- **Supervision:** All excavation and foundation construction for both outbuildings must be undertaken under the direct supervision of the Project Arboriculturist.
- **Substructure Brickwork:** Where applicable, 300mm cavity wall, comprising Class B engineering brick outer leaf and dense concrete block inner leaf, tied with stainless steel

wall ties. Cavity to be filled with weak mix concrete to within 225mm of DPC level.

3. Ground Floor Construction

75mm thick sand/cement screed over 100mm thick rigid PIR floor insulation (e.g., Celotex) to achieve a U-value of **0.18 W/m²K**. Insulation to be laid on a 150mm thick reinforced concrete slab on a 1200g DPM, over sand blinding and 150mm consolidated hardcore. Floor insulation to be turned up at slab edges to prevent cold bridging.

4. External Walls

350mm cavity walls comprising:

- **Outer Leaf:** 102.5mm facing brickwork specified as **Imperial Bricks, Pre-war common dual-faced red multi-stock (65mm)**, or a visually identical equivalent approved on site, to match the existing dwelling.
- **Mortar:** Colour and profile to match existing.
- **Cavity:** 150mm cavity fully filled with **150mm Knauf Dritherm 32 Standard cavity wall insulation slabs**.
- **Inner Leaf:** 100mm thick thermalite blockwork.
- **Internal Finish:** **15mm Gyproc Soundbloc acoustic plasterboard** on dabs with a 3-5mm skim finish to all internal faces, as specified in the NOVA Acoustics report (NP-011891) to mitigate noise from the Metrolink line.
- **Overall Performance:** The complete wall construction shall achieve a U-Value of **0.18 W/m²K**.

5. Roof Cover and Structure (Warm Roof Design)

- **Roof Covering:** Concrete roof tiles, **Dark Grey / Slate Grey in colour**, with a profile to match the existing dwelling, fixed over a liquid-applied membrane for weatherproofing.
- **Structure:** Pitched roof on appropriately sized rafters (to structural engineer's design).
- **Insulation:** **100mm Celotex GA4000 insulation** between rafters, with a **50mm Celotex GA4000 insulation-backed plasterboard** below for the ceiling. The complete system to achieve a U-value of **0.15 W/m²K**.
- **Acoustic Performance:** The roof construction must meet the acoustic insulation requirements specified in the NOVA Acoustics report.
- **Ventilation:** Eaves and ridge ventilation to be provided to meet Building Regulations requirements.

6. Windows & External Doors

- **Windows & Doors:** All new windows and doors to be **Composite construction**, finished in **Anthracite Grey (RAL 7016)**. All glazing units must meet the specific acoustic performance requirements detailed in the NOVA Acoustics report (Section 3.3, Table 4), requiring a specification such as 8mm/16mm Air Cavity/6mm glass.
- **Performance:** All units must be certified to 'Secure by Design' standards and achieve a U-Value of **1.4 W/m²K** or better.

- **Glazing:** All glazing below 800mm from floor level, and in doors and adjacent panels, to be toughened safety glass.

7. Drainage

All new foul and surface water drainage systems are to be designed and installed in strict accordance with the approved **Drainage Strategy by Aegaea (Ref: 6404_M21_Manchester_07 REV1)** and associated technical drawings (AEG6404 series).

8. Electrics, Alarms & Ventilation

- **Services:** All new electrical works to be carried out by a competent person and certified in accordance with the 18th Edition IEE Wiring Regulations.
- **Lighting & Power:** Installation to include LED downlights, pendant lighting points, wall-mounted heaters, and socket outlets as per the approved electrical layout drawing (Dwayne Campbell O1 R14-OFFICE.pdf).
- **Smoke & Heat Alarms:** Mains-operated, interlinked smoke and heat alarms to be installed as required by BS 5839-6:2013.
- **Ventilation:** Mechanical extract fans to be fitted in bathrooms/kitchenettes with rates as per Building Regulations Part F. Habitable rooms to be fitted with acoustically attenuated background trickle vents (e.g., Titon V25+ C25 or equivalent) as specified in the NOVA Acoustics report to allow for ventilation without compromising acoustic performance.