

General Specification for Building Regulations - Main House

Project: Erection of a two-storey side and single-storey rear extension, front porch, detached annexe, and detached 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. Any discrepancies on the drawings must be reported to the Architectural Designer prior to construction.

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 per planning conditions)

2. Foundations & Substructure

- **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. Foundations must be taken to a level below the invert of any adjacent drains.
- **Substructure Brickwork:** 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.
- **Proximity to Trees:** All excavation and foundation construction within the Root Protection Areas (RPAs) of retained trees must be undertaken under the direct supervision of the Project Arboriculturist as per the Arbtech Method Statement.

3. Ground Floor Construction

75mm thick sand/cement screed with mesh reinforcement on a separation layer, 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 thick high-performance insulation (e.g., Knauf Dritherm 32).
- **Inner Leaf:** 100mm thick thermalite blockwork.
- **Internal Finish:** Plasterboard on dabs with a skim finish. For the side elevation facing the Metrolink line, **Gyproc Soundbloc acoustic plasterboard** shall be used to meet the acoustic performance requirements of the NOVA Acoustics report.
- **Overall Performance:** The complete wall construction shall achieve a U-Value of **0.18 W/m²K**.

5. Roof Cover and Structure

- **Roof Covering:** Concrete roof tiles, **Dark Grey / Slate Grey in colour**, with a profile to match the existing dwelling. All tiles to be fixed in strict accordance with manufacturer's recommendations.
- **Single Storey Rear Extension (Warm Roof Design):** Pitched roof on 170x47mm rafters with 100mm rigid PIR insulation between rafters and 50mm insulated plasterboard below, to achieve a U-value of **0.15 W/m²K**.
- **Two Storey Side Extension (Cold Roof Design):** Pitched roof using prefabricated trussed rafters. Insulation to be 400mm thick quilt insulation laid in two layers at ceiling joist level, to achieve a U-value of **0.15 W/m²K**.
- **Ventilation:** Eaves and ridge ventilation to be provided to meet Building Regulations requirements.

6. External Finishes & Rainwater Goods

- **Fascia & Soffits:** White uPVC fascia and vented soffit boards to match existing.
- **Rainwater Goods:** Black uPVC half-round gutters and round downpipes to match existing.
- **Leadwork:** Code 4 lead flashing, treated with patination oil, to be used at all abutments.

7. Windows & External Doors

- **Windows:** All new windows to be **Composite Casement Windows**, finished in **Anthracite Grey (RAL 7016)**. All existing windows on the main dwelling are to be replaced with new windows of the same specification to create a uniform appearance. All windows to achieve a U-Value of **1.4 W/m²K** or better.
- **External Doors:** The existing front (Blue) and rear (Grey) composite doors are to be retained. All new doors (porch, bi-folds etc.) are to be **Composite construction**, finished in **Anthracite Grey (RAL 7016)** and certified to 'Secure by Design' standards.
- **Glazing:** All glazing below 800mm from floor level, and in doors and adjacent panels, to be toughened safety glass in accordance with Building Regulations Part K.

8. Drainage

- **Below Ground 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).
- **Plumbing:** All internal plumbing, soil pipes, and waste pipes to be installed in accordance with Building Regulations Part H. Internal soil vent pipes (SVPs) passing through habitable rooms are to be encased and insulated for acoustic dampening.

9. 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.
- **Smoke & Heat Alarms:** Mains-operated, interlinked smoke alarms to be installed in circulation spaces on each floor, with a heat alarm in the kitchen, all conforming to BS 5839-6:2013.
- **Ventilation:** Mechanical extract fans to be fitted in the kitchen, utility, and all bathrooms/WCs with rates as per Building Regulations Part F. All habitable rooms to be fitted with background trickle vents in window frames.