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Northumberland County Council

Building Control Prospectus





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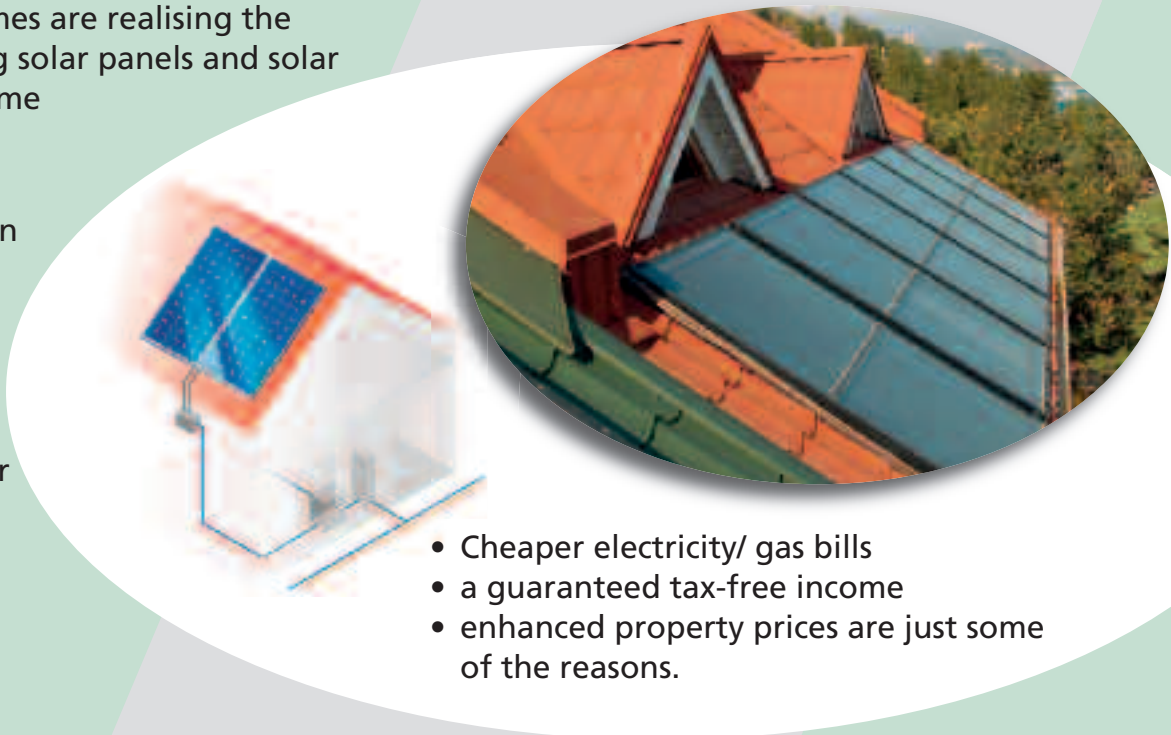
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Public sewers

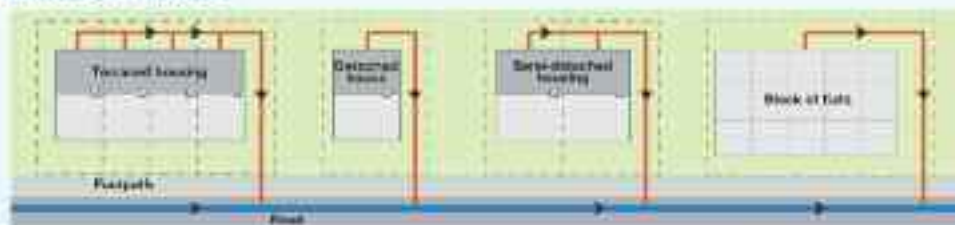
If you are planning to develop your property over a public sewer, you must get the consent of Northumbrian Water before any building work takes place.

You can get information on the position of public sewers from Northumbrian Water, as well as procedures for obtaining agreement to build over the sewer.

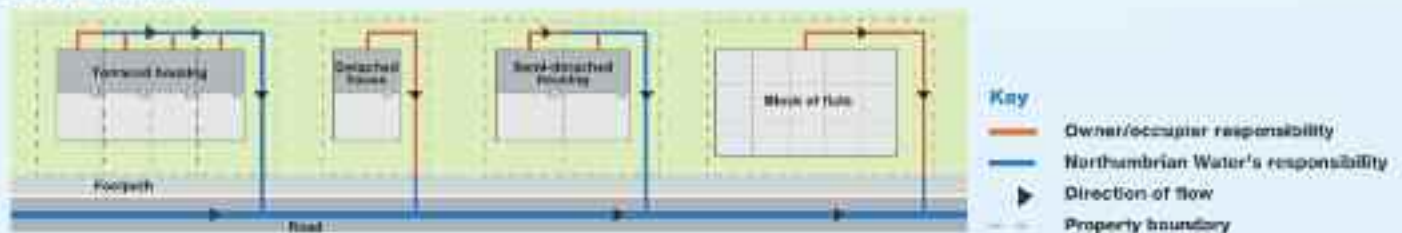
Transferred sewers and drains

On 1 October 2011, ownership of shared private sewers and drains transferred to Northumbrian Water. The diagrams below illustrate the changes.

Before transfer



After transfer



If you share below ground drainage with a neighbouring property or you have a private drain which passes into third party land, both of which eventually discharge to a public sewer, the ownership and responsibility for them transferred to Northumbrian Water on 1 October 2011.

If you intend to build over, in the vicinity of, new connections or make alterations to these transferred sewers you will need to consult with Northumbrian Water before proceeding.

If you submit your building regulations application to building control using the full plans submission, it is important to accurately indicate the position of existing drainage affected by your proposals.

If you use the building notice procedure, this should be accompanied by a drainage plan if the proposals relate to drainage alterations or a ground floor extension to the building.

Access points to public or transferred sewers and drains should be positioned outside the building footprint; it is not possible to build over existing manhole/inspection chambers. Northumbrian Water will also need to arrange a CCTV survey to verify the condition of the existing drains before you go ahead with the build.

Northumbrian Water will help you through the consultation process - please call **0845 717 1100**.

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MKM Hexham
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MKM Berwick
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FROM PLANS TO COMPLETION

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- Planning and Building Regulation Approvals
- Home Improvements
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- Loft Conversions
- Project Management
- Structural Design and Calculation



Kris Burnett BSc Building Surveyor

14 - 16 Bridge Street, Amble, Morpeth, Northumberland, NE65 0DR

tel: 01665 711 336 **mobile:** 07746 720 311 **email:** info@kbsurveying.co.uk

web: www.kbsurveying.co.uk

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GREEN BOX

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A multidiscipline company, providing a range of services for designing, assessing and testing building projects throughout the UK with extensive knowledge of the built environment and what is required to meet the stringent legislation and regulations enforced by the European & UK law

GreenBox can help by providing essential diagnostic services for all your property requirements. If you require further information you can either call or send an enquiry form and we will be happy to assist.

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Thermal Imaging



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Web: www.fwsconsultants.com

Contact : Mr Richard Izatt-Lowry
Email: richard@fwsconsultants.com

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Drainage design	Travel Plans
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Build with Confidence -

Build with Northumberland Authority Building Control

OUR MISSION/ PURPOSE

“ We are here to help you in a personal, positive and, above all, professional manner. ”

Welcome to Northumberland Local Authority Building Control, part of the LABC organisation, where we pride ourselves on delivering a high quality, personal, responsive and competitive service.

I hope that you can spare a few moments to look through this document and find out about the many ways in which our services can work with you in the successful delivery of your building project.

Northumberland Local Authority Building Control have extensive experience in a wide range of projects of all sizes and complexities. Working with our partners we also have a wealth of experience in working across the

country and so are able to offer you a national service at a local level.

Our whole philosophy is about building relationships with you, our customers, whether you are using us for the first time or you are a regular customer of Northumberland Local Authority Building Control.

We are here to help you in a personal, positive and, above all, professional manner.

We very much look forward to working with you.

Victoria Barrington
Head of Public Protection
Northumberland County Council



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We very gratefully acknowledge the support of the firms whose advertisements appear throughout this publication. As a reciprocal gesture we have pleasure in drawing the attention of our readers to their announcements. It is necessary however for it to be made clear that, whilst every care has been taken in compiling this publication and the statements it contains, neither the promoter involved nor the Publisher can accept responsibility for any inaccuracies, or for the products or services advertised.

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This publication is available as an E-book www.buildingprospectus.co.uk/northumberland



Conception to Completion

The benefits you can expect from using Northumberland Local Authority Building Control:

- Extensive local knowledge and historical records
- Individually tailored, competitive fees for large schemes
- Staff who are locally based and live “on the doorstep”
- Free pre-submission advice at no cost to you
- Speedy examination and full feedback on project plans
- Fee reductions if you build the same scheme anywhere in the County
- Liaison with Fire Authority and other services
- Experienced, professional surveyors offering best advice and value engineering
- Site visits and attendance at project meetings, co-ordinated with your programme
- Regular e-progress reports
- Early issue of Completion Certificates
- Out of hours inspections by arrangement
- Updates on changes in legislation and approved documents



Building Relationships into Partnerships...

THE BUILT IN QUALITY AWARDS 2012

Northumberland Building Control along with our clients and colleagues from the Northern Region of LABC proudly celebrate and reward high quality building projects that deliver partnership, innovation and sustainability with the Local Authority Building Control Regional and National Built in Quality Awards. Categories incorporate every class of building from domestic extensions, new homes, apartments, to schools, hospitals, commercial and retail to industrial properties. There are also special awards for partnership working, technical innovation, sustainability and access.

Representatives from across the North East gathered at the Hilton Hotel, Newcastle as finalists of the 2012 LABC Northern Region Built in Quality Awards were presented with their awards.

With 10 prize categories recognising outstanding contributions in innovative design and build, the awards symbolised the cream of achievement in meeting Local Authority Building Control (LABC) regulations throughout the counties of Cumbria, Durham, Tees Valley, Northumberland and Tyne and Wear.

Winners of the 10 prize categories ranged from private dwellings, leisure facilities and schools through to hotels and stately homes.

LABC applies standards that ensure buildings are healthy, safe, sustainable and accessible for all users and tenants whether domestic, commercial or public.

The regional winners from the Hilton Hotel, Newcastle went forward for nomination to the National Awards event which took place in London.



Quality Design and Build recognised at Regional Awards Ceremony

LABC Northern Region proudly celebrates and rewards high quality building projects that deliver partnership, innovation and sustainability with local, regional and national Built in Quality Awards.

The winners within the Northern Region were:

Best Domestic Extension or Alteration

Address: Castle Hill Farm, Clara Vale
Client: BKT Developments
Contractor: BKT Developments
Architect: Coltech Architectural Design

Best Individual Dwelling

Address: Rigg Beck
Client: Mr & Mrs Carter
Contractor: Cox and Allen (Kendal) Ltd.
Architect: Knox Bhavan Architects LLP
Other: Tweddell & Slater Ltd.

Best Small Housing Development

Address: The Courtyard
Client: Preston Farm Developments
Contractor: Preston Farm Developments
Architect: Mr. S. Mclean

Best Large Housing Development

Address: PassivHaus Development, Hall Lane

Client: Gentoo Homes
Contractor: Gentoo Construction
Architect: Devereux Architects Ltd.
Other: Cundalls Mechanical & Electrical
LABC: Sunderland

Best Social or Affordable Housing Development

Address: Angel Court, Wheelchair Bungalows
Client: Gateshead MBC
Contractor: Frank Haslam Milan Ltd.
Architect: BSBA Tees Ltd.
Managing Agent: The Gateshead Housing Co.

Best Community Building

Address: The Beacon
Client: Centre West
Contractor: SURGO Construction Ltd.
Architect: Ainsworth Spark Associates

Best Education Development

Address: Classrooms and Performance Building, Yarm Independent School
Client: Yarm Independent School
Contractor: Miller Construction (UK) Ltd.
Architect: Associated Architects

Best Small Commercial Development

Address: Carus Green Golf Club
Client: Carus Green Ltd.
Contractor: Jason Horner Ltd.

Architect: DH Design
Other: Hough Tullet Associates
LABC: South Lakeland

Best Large Commercial Building

Address: The Toffee Factory
Client: 1NG
Contractor: Brims Construction Ltd.
Architect: Xsite Architecture

Best Sustainability Design

Address: Houghton Primary Care Centre
Client: Sunderland Teaching Primary Care Trust
Contractor: Willmott Dixon Construction Ltd.
Architect: P & HS Architects
Structural Eng. Cundall Johnston

Best Sustainability Design

Address: PassivHaus Development, Hall Lane
Client: Gentoo Homes
Contractor: Gentoo Construction
Architect: Devereux Architects Ltd.
Other: Cundalls Mechanical & Electrical

Best Small Builder

Builder: KM Builders & Groundworks Ltd.
Nominated: by South Tynesid



Customer Liaison Panels

Customer liaison panels run in partnership with local authority building control are now a well established and popular forum providing significant benefits to our valued customers:

- Topical presentations providing information on new products and services as well as changes to Building Regulations and other relevant legislation
- Raising awareness of any forthcoming changes to legislation and as a vehicle for contributing to the consultation process
- Providing customer feedback on the local authority building control service to assist us in improving the way it is delivered. Comments based on customers' experiences in using the service and also involvement in trials of any new ideas or schemes provide invaluable support to the improvement process
- A platform for discussing any specific technical issues arising from design or site related matters

For more information or if you would like to attend future forum meetings please refer to the local authority directory for your local building control service.

The E-sensible Way to do Building Control...



Northumberland Building Control is at the forefront of using new technology to assist in providing a fast, efficient and professional service to our customers. Recent and upcoming innovations include:

- Informative website containing relevant information on all building control matters and links to relevant sites
- Submit-a-Plan, a LABC (Local Authority Building Control) National Portal for making electronic and offline Building Control applications to ANY Local Authority in England, Wales and Northern Ireland, see www.submitaplan.com
- Email contact for all surveyors
- Remote working and on-site retrieval of information



Find out more at www.labc.uk.com or for more local guidance please visit www.northumberland.gov.uk and contact your own building control service.



LABC Partnership Scheme

This innovative and modern approach to obtaining Building Regulations approval allows any company to partner with any local authority building control to provide a single point of contact for all applications in England & Wales.

The many advantages of the scheme include:

- Consistent interpretation of the regulations
- Development of a special relationship and an understanding of your design and construction methods
- Co-ordination between the partner authority and inspecting authority on your behalf
- No additional cost
- No contractual commitment – plan checking for specific projects may be dealt with locally or if desired by your partner authority

Find out more at www.labc.uk.com or for more local guidance please visit www.northumberland.gov.uk and contact your own building control service.



LABC Consult

LABC Consult is a multi-disciplinary service that enables you to easily access all aspects of the development management process under one roof.

Our unique association with some of the country's leading construction industry experts and local authority expertise allows us to provide you with a bespoke service that you simply cannot get from other building control providers.

You don't need to do everything in-house or pay expensive consultants to ensure a successful project. LABC Consult provides you with a team of industry experts and independent specialists to make the whole development process easier than ever for all our clients. Established to bring you the very best expertise, we can help with any size project in England and Wales.

This all-in-one service gives you exactly what you need, when you need it. Whether it's expertise on how to achieve high sustainability ratings, innovative fire engineered designs, acoustic and air pressure testing or fire risk assessments and streamlined accreditation of construction systems, LABC Consult provides you with the very best and cost effective construction services.

If the service you want isn't listed below, please contact the LABC Consult Team via email consult@labc.uk.com or call us on 0207 091 6860 to discuss your requirements.

www.labc.uk.com/consult

- Building Control
- Registered Details
- BREEAM
- Code for Sustainable Homes
- Fire Engineering
- Fire Risk Assessments
- LABC Acoustics
- LABC Warranty
- Post Construction
- SAP
- SBEM



Added Value from Northumberland Building Control

Due to the unique operation within Northumberland we can offer added value to our customers with free professional advice on:

FIRE SAFETY

Fire is an ever-present danger!

Fortunately local authority building control, in liaison with Northumberland Fire & Rescue, can offer free professional advice at the design stage on all issues relating to fire safety, thereby speeding up the design process and development of the project from inception to completion.

ACCESS ISSUES

Local authority building control is unique in that The Access Group for Northumberland and Tyne and Wear form part of the culture, which is designed to assist developers.

Help and guidance are readily available, on Part M of the regulations, disability and access issues, and advice on the implications of the Disability Discrimination Act from feasibility to the design stage.

TECHNICAL SEMINARS

Legislation changes at an ever-rapid rate; therefore keeping up with the current trends and regulations is a problem we all suffer from.

Fortunately Northumberland Building Control can offer a wide range of technical seminars on topical issues affecting construction, including future changes to the Building Regulations and allied legislation.



Setting the Standard

Northumberland Building Control prides itself on being able to offer the following:

- The most experienced and knowledgeable surveyors
- On call for regular and thorough inspections
- Frequent site progress reports
- Direct communication with each of the surveyors
- Excellent response times
- Our surveyors carry out up to 100 inspections every day throughout the County
- Dedicated technical advice always available
- Value for money



Development Team Approach

Teamwork is of paramount importance in Northumberland; we realise that architects, designers and developers work together to complete a project and we would like to include ourselves as an integral part of your design team.

But we can offer more.

We will put together a development team for you providing a single point of contact across a range of services including:

- Planning
- Highways
- Environmental Health
- Northumbrian Water
- Fire Service
- Environment Agency



How We Can Help

The owner is legally responsible to ensure that work undertaken complies with the Building Regulations.

To help you to do this:

- We will advise you, your agent or builder as to what is needed to make an application
- We will check your application and tell you or your agent if any more information or changes are needed
- We will inspect the work as it goes along but must be notified when it is ready for inspection
- We will inform you or your builder of any changes that may be needed on site
- We will issue a certificate when the work is complete



Completion Certificates

- When your work is finished and a satisfactory final inspection has been carried out we will issue you with a Certificate of Completion
- Certificates of Completion are valuable evidence to show that the work has been checked for compliance with the Building Regulations
- A Certificate of Completion will be needed when selling your property or when raising finance so make sure you ask for a final inspection and get a Completion Certificate
- Keep your Certificate of Completion in a safe place



Full Plans or a Building Notice?

There are two ways of making a Building Regulation application:

- A full plans application
or
- A building notice

A Full Plans Application – needs you to provide detailed plans and specifications of the work you wish to do. Unless you have a good knowledge of building and the regulations we would suggest you seek professional advice. We will check the application and inform you or your agent, if any more information or any changes are needed. A Full Plans Approval Notice will then be issued.

A Building Notice – does not need detailed plans to be provided and no approval is issued, however you may still be asked for plans and details if the work is not simple and straightforward.

For both types of application a fee is payable.

When the work starts on site you or your builder should notify us so that inspections can be made.

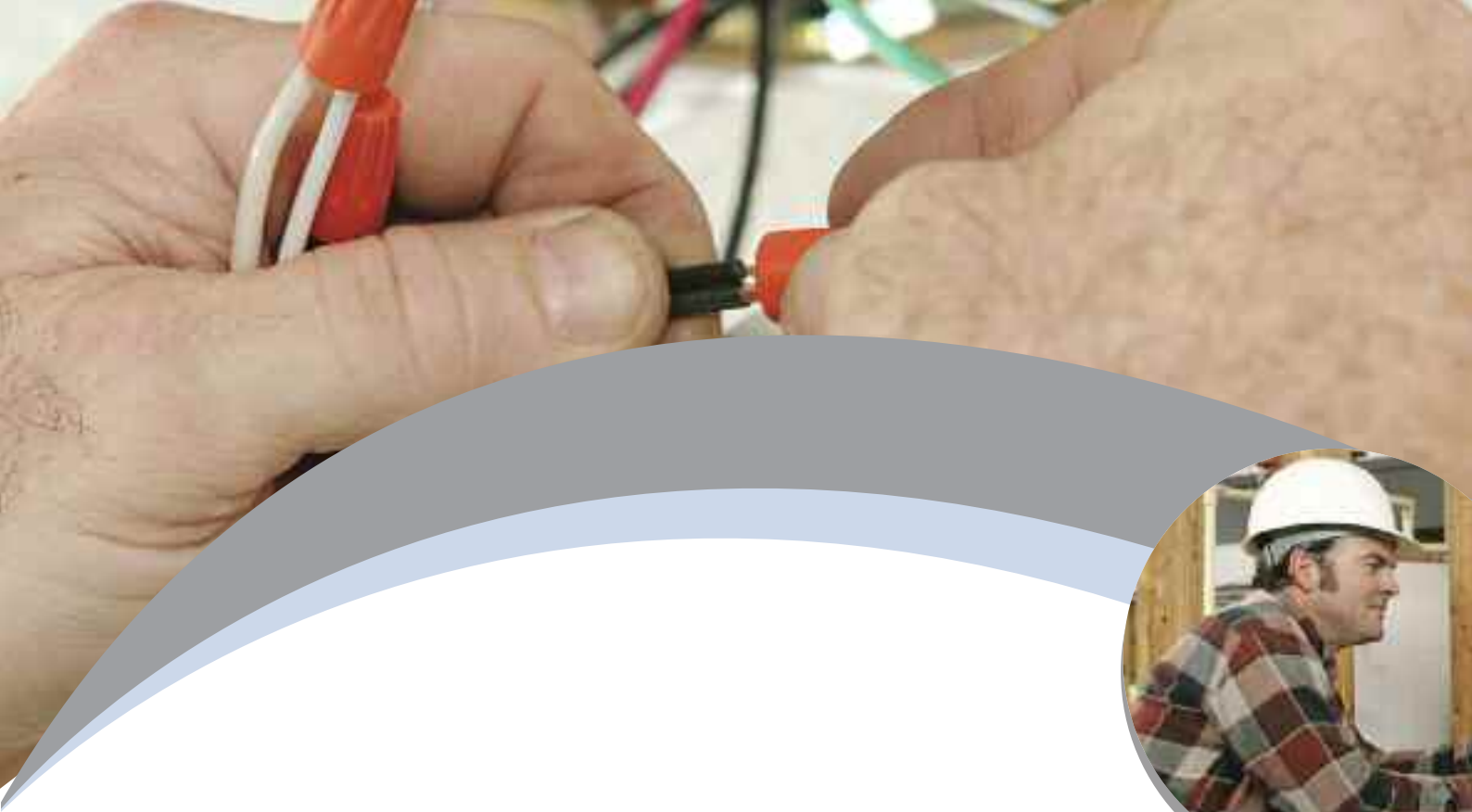
For more detailed guidance please visit www.northumberland.gov.uk and follow the links to Building Control.



Homebuyers and Solicitors

We can assist the process of buying and selling property by:

- Providing key information on the property for the vendor or agent
- Providing copies of Decision Notices and Certificates of Completion
- Working towards a successful completion date
- Working with the warranty provider to ensure the issue of a Certificate of Completion in accordance with Council of Mortgage Lenders guidelines



Competent Persons

For certain types of work, although the work needs to comply with the Building Regulations, an application may not need to be submitted providing the work is done by a competent person.

A competent person is someone who has been assessed as being suitably qualified to carry out work in a specific area of construction and can verify that the work complies with the minimum standards of the regulations.

Types of work can include:

- Replacement windows and doors
- New and replacement boilers
- New and replacement electrical work in dwellings
- Cavity wall insulation installation

A full list of competent person schemes and the types of work they are certified to carry out can be found at

www.communities.gov.uk/planningandbuilding



Services to the Residential Sector

With the increasing pace of expansion of our towns and cities, hotels, residential homes, boarding houses and mixed-use developments, Northumberland Building Control have gained considerable experience and expertise in these types of development.

Mixed-use developments in Northumberland are becoming the norm and we have the team with the knowledge to maximise innovative design solutions to meet the requirements of the Building Regulations.

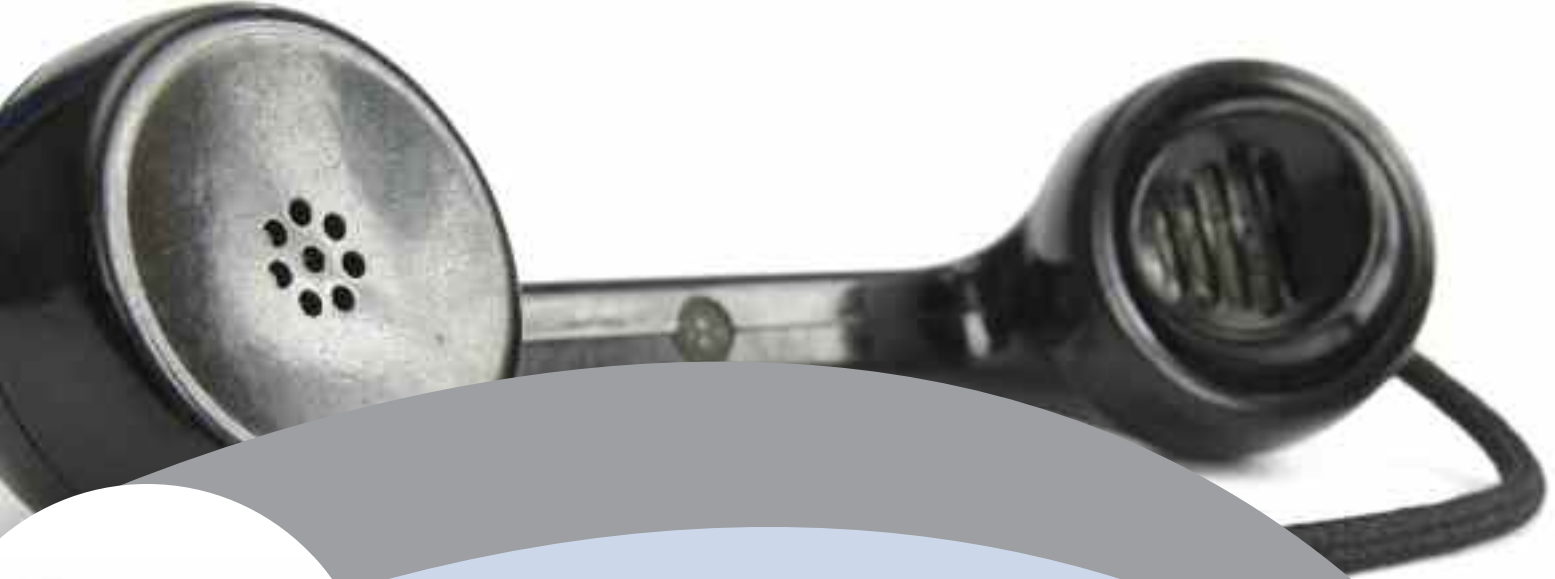


LABC Type Approvals

We can provide house, system and product type approvals that will be accepted by all LABC departments across England and Wales.

The benefits to you are:

- Almost instant approval
- Reduction of time between gaining planning permission and starting on site
- Consistent interpretation
- Reduced costs



Contacts

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Regional Map





CASE STUDY

Josephine Butler Campus

Josephine Butler is the largest of the Northumberland Church of England Academy Campuses absorbing students from William Campus, Lynemouth and Grace Darling Campus, Newbiggin as well as the Ashington North Seaton area.

Josephine Butler Campus holds 2500 students and is also a unique situation of integrating SEN (Special Educational Needs) students along with non disabled students.

This posed a challenge for two main reasons; Accessibility and Means of escape.

The SEN pupils needed access to all parts of the Campus which was based on three levels ground first and second floors which were accessed off a main atrium. The level of disabilities ranged from mild physical and learning disabilities to severe and mobility impaired students using beds, wheelchairs and walking aids.

The scenario:

- 2500 pupils
- Pupils from 4 years -18 years
- Unique school as SEN (Special Educational Needs) pupils integrated
- Range of disabilities from both mental and physical over the age groups
- Campus fully accessible with two 26 person lifts to all floors

The issues:

- Three Levels –ground, first and second.

- Central atrium in middle of building
- Compartmentation around atrium
- Lifts provision in atrium and SEN areas
- Smoke control required in atrium to provide clear layer height to provide safe passage in to next compartment.
- Size of mobility aids
- Access control; to secure the Campus building and to sub divide the areas within.
- Sensitivity of SEN students
- Community use

The outcome

The building was made up of three floors with a ground, first and second floor and each teaching wings are off the main atrium. An engineered smoke ventilation system was put in place to keep a clear layer smoke height to allow circulation around the atrium for access into another compartment.

Lift provision for access and emergency egress for bed bound students from the upper floors of the building. Emergency evacuation measures for ambient disabled students from the upper floors of the building.

Consideration was also given to SEN students regarding fire alarms and strobes which may cause a panic situation and become a danger to staff.

A building was designed and constructed which met the needs of the Academy and the building users which encompassed all areas and provided a modern well designed and function building.



Dewar's Lane Granary, Berwick upon Tweed

Dewar's Lane Granary is a six-storey Grade 2 listed building that lies between Bridge Street and the Quayside in Berwick. The Berwick-upon-Tweed Preservation Trust led a £5 million project to restore the building and secure its future as a multi-use facility.

The Granary was built in 1769, part of a densely-packed concentration of narrow streets and alleyways within Berwick's Elizabethan Quay Walls that contained a multitude of granaries, maltings, workshops, smokeries, mills, icehouses, and other premises. Originally known as John Dewar's Granary, it was badly damaged by fire early in 1815 (from when, in all probability, its lean dates). The building was not insured, the owners could not afford to rebuild so it was propped up with buttresses and put back to 'work'. In 1985 it was vacated and the activities moved to a more modern site. Consequently it lay empty and became increasingly derelict.

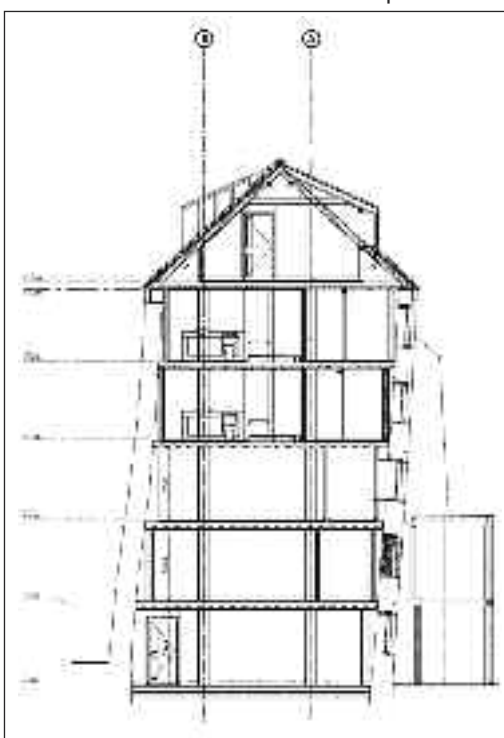
The building now consists of a ground floor reception with a bistro, meeting rooms and seminar facilities on the first floor and an art gallery on the second floor. The Youth Hostel accommodation, with en suite facilities, occupies the third and fourth floors. There are a total of 57

beds, including facilities for disabled guests. The fifth floor comprises of the Youth Hostel lounge, cooking, and dining facilities.

A major element of the restoration work was the installation of a new steel frame for the building, as the existing timber frame – although massive and stable – was not designed to sustain the volume of footfall now envisaged for the building in its new configuration. Parts of the steel frame are left exposed in the ground floor, emphasising the 'working' nature of the building.

Aside from the obvious structural problems, the main issues revolved around the means of escape in the event of a fire, especially with all of the sleeping accommodation on the upper floors. The development team, comprising of the Trust, architects, building control, fire brigade and other specialist contractors worked together to produce a solution to make full use of the building while satisfying the legislative and conservation requirements which applied in the case.

The final project is now up and running and has proved to be a major asset to the historic and cultural fabric of the town.





National Renewable Energy Centre (NaREC)

National Renewable Energy Centre (NaREC) is a UK centre for renewable energy and low carbon technologies. The centre develops prototypes, tests renewable devices to international standards, and is involved in installing low carbon technologies. It is very similar to other centres, such as NREL in the US and National Centre for Renewable Energies (CENER) in Spain. In Blyth NaREC has invested over £150 million to create the UK's national translational research centre for accelerating the deployment of offshore renewable energy technologies. Three buildings Blade Test 2, Nautilus and Fujin have been specifically built to allow the Blyth based Energy Centre to be leader across the world in Renewable



Energy Technologies. The three buildings have been purpose built to allow for the testing and certification of renewable energy technologies. Combining with the Port of Blyth this allows technologies to be brought in the facility by sea, tested and taken by boat to its destination anywhere in the world. The test beds themselves along with the testing machines have been calculated and designed to specifically take the stresses incurred in the testing process. The reinforcement and concrete to these beds are up to 6m deep in tight layers allowing the bed to anchor the test machine insitu taking the stresses and strains during Testing making this Centre one of the most unique and technologically advanced in world renewable energy.



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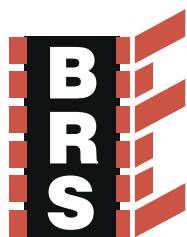
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Public sewers

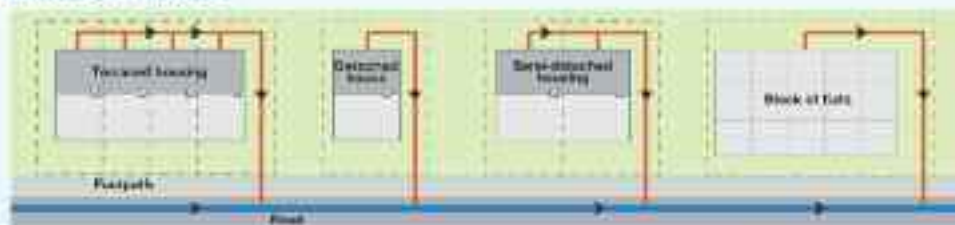
If you are planning to develop your property over a public sewer, you must get the consent of Northumbrian Water before any building work takes place.

You can get information on the position of public sewers from Northumbrian Water, as well as procedures for obtaining agreement to build over the sewer.

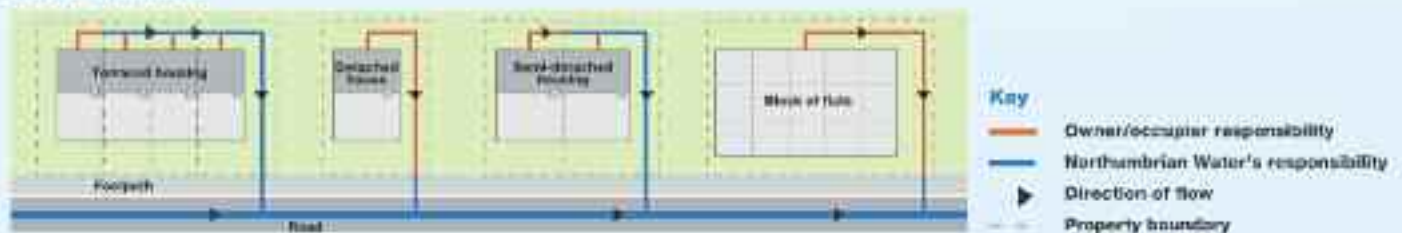
Transferred sewers and drains

On 1 October 2011, ownership of shared private sewers and drains transferred to Northumbrian Water. The diagrams below illustrate the changes.

Before transfer



After transfer



If you share below ground drainage with a neighbouring property or you have a private drain which passes into third party land, both of which eventually discharge to a public sewer, the ownership and responsibility for them transferred to Northumbrian Water on 1 October 2011.

If you intend to build over, in the vicinity of, new connections or make alterations to these transferred sewers you will need to consult with Northumbrian Water before proceeding.

If you submit your building regulations application to building control using the full plans submission, it is important to accurately indicate the position of existing drainage affected by your proposals.

If you use the building notice procedure, this should be accompanied by a drainage plan if the proposals relate to drainage alterations or a ground floor extension to the building.

Access points to public or transferred sewers and drains should be positioned outside the building footprint; it is not possible to build over existing manhole/inspection chambers. Northumbrian Water will also need to arrange a CCTV survey to verify the condition of the existing drains before you go ahead with the build.

Northumbrian Water will help you through the consultation process - please call **0845 717 1100**.

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