

TECHNICAL DRAWINGS & BUILDING CONTROL



What's next?

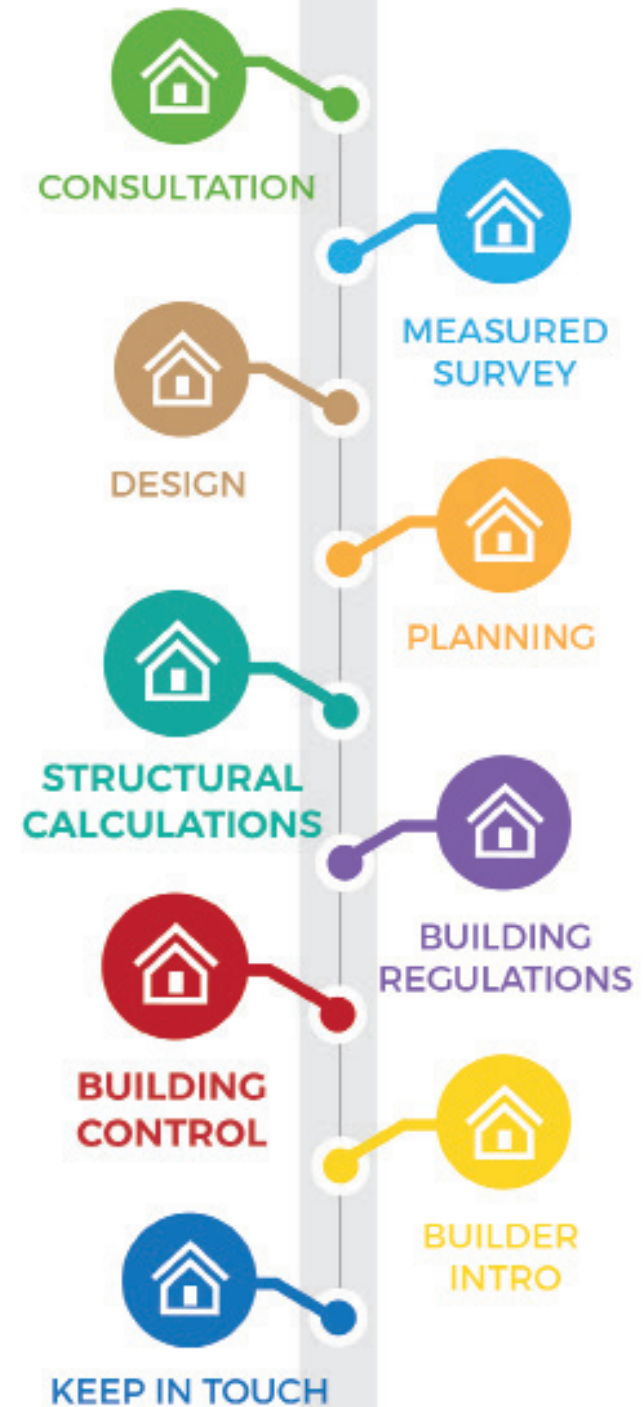
On to the next step.

You have worked with our creative team to achieve the perfect house design and have received a positive planning outcome. Great news but what's next?

You will now need to consider the technical aspects of your project before the build can commence.

In this phase you will need to obtain:

- Building Regulation plans
- Structural calculations / package
- Building Control approval



Our Fluent Promise

Continuing our journey to your dream home!

- ✓ Your Building Regulation Plans and Structural calculations will be ready 10 working days from instruction.
- ✓ Plans completed by an experienced building regulation architectural technician.
- ✓ Guide you through your building control options .
- ✓ Manage the building control process, providing the best possible chance of success.
- ✓ Work with you to help you select the right builder for your project.

T. Millin N. Millin

TOM & NEVILLE MILLIN

Company Directors



Our Process

Building Regulation Plans.

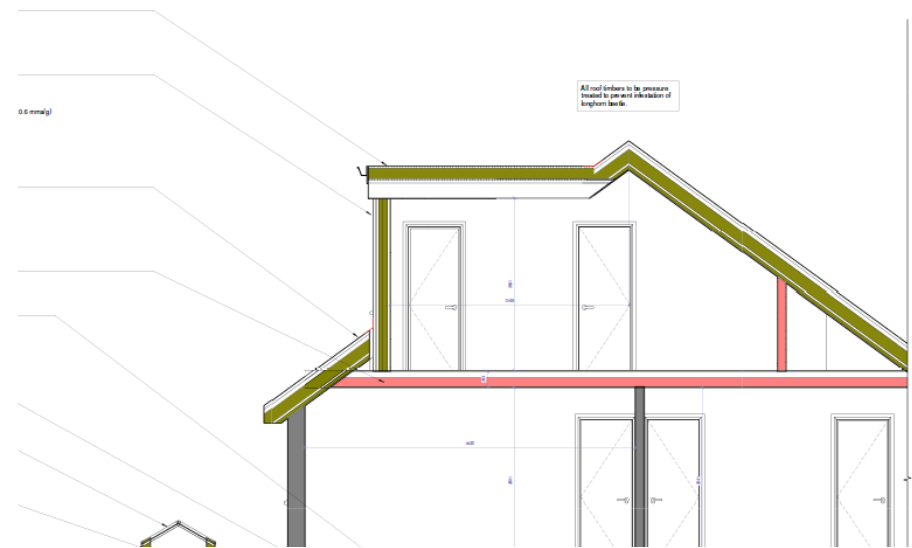
Once your project has received planning permission and you are happy with the internal layout our specialist designers will use the information obtained during the initial measured survey to upgrade your original planning drawings to a full set of building regulation plans.

Our building regulation plans include construction methods, consideration of build materials, workmanship requirements, fire safety, sound insulation and energy conservation. They will not include design details such as electrical points as this can be agreed with your builder/electrician later in the process.

Building regulation plans take 10 working days to produce from instruction.

Why are building regulation plans required?

The building regulation plans in conjunction with the structural engineers package will provide your builder with the essential information to construct your project, ensuring a sound structure which meets UK building regulation standards. The majority of builders will also require both regulation plans and structural package in order to provide an accurate quotation for their services.



Our Process

Structural Calculations.

If you are changing the stability of your property or removing a structural wall you will require a structural package which will work in conjunction with the building regulation plans and will need to be provided to building control.

Our in-house structural engineer will provide a comprehensive report and calculations and will work with our Architectural Technician to provide a complete construction package to secure approval from either an approved inspector or your local building control.

These plans serve as an extensive roadmap for builders, contractors, and tradespeople to follow, ensuring that your vision is realised with the highest standards of craftsmanship.



Building Control

Why Building Control?

In short; failure to obtain building control approval for controlled work is against the law.

Essentially, Building Control must assess a project against a set of standard regulations to ensure the health and safety of current and future residents.

Who are Building Control?

Building Control approvals can only be granted by either:

The Local Authority Building Control department

OR

A private accredited Building Control company

What do Building Control do?

Building control will assess a number of different elements which will include:

- The structure.
- Foundations.
- Fire safety / escape routes.
- Windows and doors.
- Ventilation requirements.

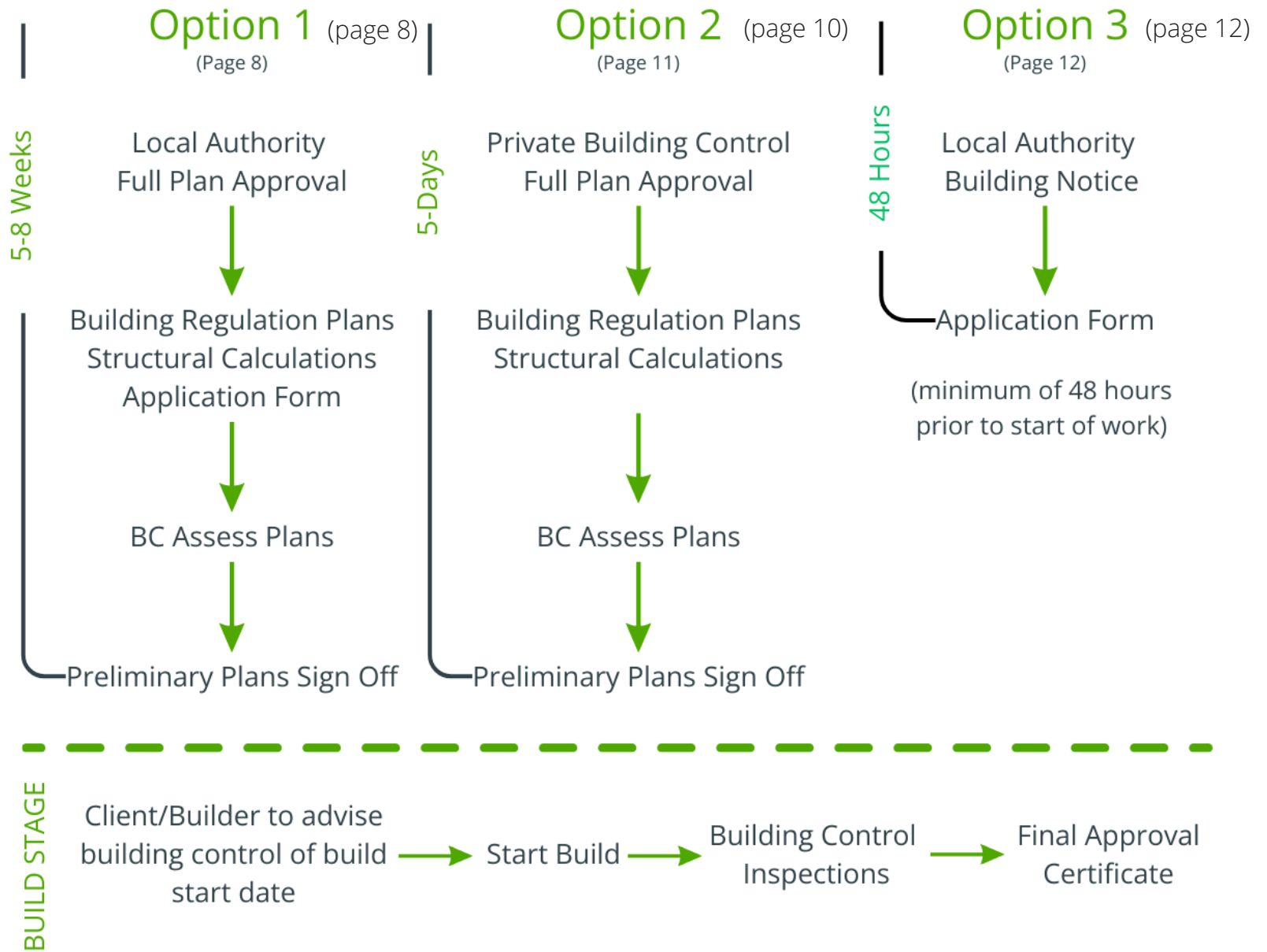
The regulations are objective, unlike planning permission, and a house will pass or fail according to this set of rules.

Your Choice.

Once planning permission has been granted you will need to consider which Building Control route you would like to take.

You have three options.

Building Control Process



Building Control

Your Choice.

Option 1. Local Authority, Full Plan Approval - (Recommended)

What is a full building control application?

The local authority building control will assess and preliminarily sign off your building regulation plans and structural calculations. During the process they will consult appropriate agencies and utilities (water, sewerage, etc) and highlight any concerns or issues they foresee. The build cannot commence until preliminary sign off has been received.

The Benefit.

Having your plans pre-approved means that you can rest assured that any concerns are addressed prior to the start of your build as changing construction details during your project can result in additional stress and expense.

Our experienced design team will guide you through the Local Authority's building control application process, working with the controllers to resolve any points of concerns and providing the best chance of approval.

How long will approval take?

You can expect building control to reach a decision within 5-8 weeks of submission.

The facts.

- Gaining full approval in most cases means that concerns raised by building control can be addressed prior to the start of the build eliminating any problems during the build.
- Inspections will take place throughout the build to ensure elements are completed as per the plans.
- On satisfactory completion of works the local authority will automatically issue a completion certificate.

Building Control

Your Choice.

Our process.

How we manage the full approval process on your behalf:

You will only be able to begin the Building Control stage once both your building regulation plans and structural calculations have been completed. At this point you may instruct us to proceed to submit your full approval application.

We shall send you an invoice for the processing fee outlined in your quotation. The local authority fee will be split in two amounts and will be payable at each stage, directly to the council

Stage one – Preliminary plans sign off

Stage two – Site inspections

Once our processing fee has been received our team will submit the building control application to the Local Authority on your behalf and prompt you to make the first stage Local authority payment.

Stage One - preliminary plans sign off.

The Local Authority will provide a letter of Acknowledgment at which point the 5-8 weeks plan check process will commence. During this stage our building regulation team will work with building control to ensure that all the required regulations are met.

Once the Building Controller is satisfied that the regulations have been met a preliminary approval will be granted. At this point the build can commence.

Stage two – Inspection stage (once the build has started).

During this phase your selected builder will take over communication with Building Control and Fluent ADS will be on hand with support if required

Building Control

Your Choice.

- 48 hours prior to the start of work you or your builder must inform Building Control of your intention to start work and pay the stage two Local Authority fee.

- Once a milestone is met, for example the foundations dug, your builder will inform building control and arrange an inspection visit to assess the work. Further work cannot continue until the Building Inspector signs off this stage.
- You can expect a minimum of 6 site inspections during your build. Once these are all signed off the Building Inspector will complete one last inspection and issue a completion certificate which you must retain for future reference.



Building Control

Your Choice.

2. Private Building Control, Full Plan Approval. (Recommended)

This is a similar process to the local authority process and; building regulation plans and structural calculations must be submitted to gain full approval.

How long will approval take?

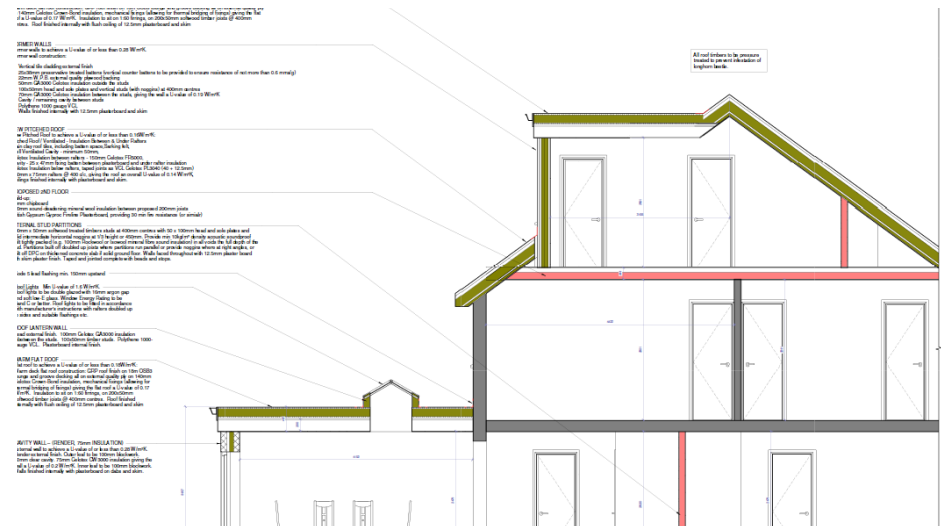
Typically, the build can commence within 5 working days of instruction.

How do I proceed?

Fluent are happy to obtain a quote from a trusted private building control company on request or alternatively your selected builder may recommend a preferred Inspector.

The facts.

- The process and outcome are the same as the local authority full approval option.
- Should you decide to use a private building control company you can expect to receive a quick and efficient service.
- The build can start within 5 working days (approximately) compared to the local authority's turnaround time of 8 weeks.
- Expect to pay in the region of £300 more for the private company.



Building Control

Your Choice.

3 - Local Authority, Building Notice.

What is a building notice?

This is simply a statement and description of work, giving building control 48 hours' notice of your intention to start work. It avoids the preparation of detailed 'full plans' and is designed to enable some types of building work to get underway quickly, with inspection happening as the work progresses.

How do I obtain a building notice?

To obtain a building notice you must contact the Building Control services at your Local Authority no less than 48 hours before you intend to commence your build. You will need to complete an application form and will not need to supply any supporting documentation such as building regulation plans and structural calculations. We are happy to complete this on your behalf with sufficient notice for a fee of £75 + VAT. The inspection fees will be payable directly to the Local Authority.

The facts.

- This route is beneficial if you are looking to start quickly as notice can be served up to 48 hours prior to the start of the build.
- You will need to employ an experienced & competent builder.
- On satisfactory completion of works a local authority will automatically issue a completion certificate.
- As supporting plans (structural package and building regulation plans) are not submitted and checked by Building Control your builder will need to discuss each stage with the inspector as they progress through the build. Any concerns Building Control have will need to be addressed onsite by the builder.
- You will be advised by the Authority if the work does not comply with the Building Regulations. It is possible that the local authority requests further information such as structural design calculations or detailed plans.

Building Control

Your Choice.

- A 'building notice' is valid for three years from the date the notice was given to the Local Authority, after which it will automatically lapse if the building work has not commenced.
- On satisfactory completion of the work the Local Authority will automatically issue a completion certificate.



Building Control

Certification & Other Considerations.

Certification.

No matter which option you proceed you must undergo a completion inspection. If the building controller is satisfied that all the regulations have been met a certificate will be issued.

Other Considerations.

Your project may be subject to other statutory requirements such as planning permission, fire precautions, water regulations, licensing/registration and the Party Wall Act 1996.



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