



HILLINGDON

LONDON

BUILDING CONTROL

# Prospectus

2018/2019



**LABC**  
Local Authority  
Building Control

## **LABC National Network**

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# Introduction

*As part of the Local Authority Building Control (LABC) network, Hillingdon Building Control plays an integral role in delivering a high quality national building control service.*

*LABC is the largest provider of building control services to the property and construction industry, with a network of 320 offices and more than 3,000 professionally qualified surveyors. We are the preferred building control services provider in the most technically complex projects and developments, such as the West Plaza, Stanwell, Olympic Stadia, Canary Wharf and the Shard.*

## Adding Value

*We are eager to be involved in your project at the earliest possible stage, pre-application advice that can and will add value to your projects. We can help you avoid delays in the planning process, save wasted time and money developing flawed designs and give you the opportunity to explore possible alternative design solutions. We can identify where systems or design details have been over engineered or where cost savings can be achieved, either in terms of construction or life cycle costs.*

## Local engagement and site knowledge

*Hillingdon Building Control has an intimate knowledge of the local area and detailed site information, such as ground conditions, drainage issues, contaminated land etc.*

*We also lease with colleagues in other local authority departments, such as highways, environmental health etc., to ease and streamline the development process. When your project is under construction, we are the local service option.*

## Service

*We offer a prompt, proactive, commercially aware service. We understand the commercial and contractual pressure involved in delivering construction projects and are familiar with the programming issues of major builds. We provide a same-day inspection service, out-of-hours inspections by request and will do our utmost to accommodate any reasonable request. In an emergency, we can usually be on site within 30 minutes, and do not waste your time and money travelling.*



## Cost

*Hillingdon Building Control only recovers the cost of providing the building control service and no more. The building control fee will be calculated and quoted at the outset of the project. There are no profit margins and no shareholders to satisfy. AS with the provision of any service, cost is only one aspect of the package and can only be evaluated alongside equivalent service schedules.*

## Resources

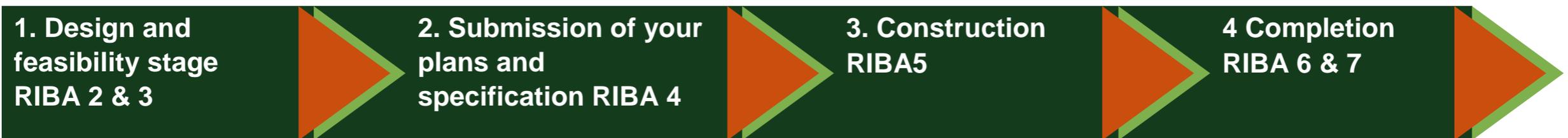
*Hillingdon Building Control is fully resourced and supported. Being a part of LABC ensures the client is never without a surveyor. See appendix A for a detailed resource profile.*

## Key features of our service

- *Unparalleled resource of experienced surveyors, providing expert technical advice.*
- *Pre-application (pre-planning) advice*
- *Building regulations compliance and fire safety*
- *Commercially aware, proactive service*
- *Speedy resolution of queries*
- *Consistency of interpretation*
- *Reduced risk and cost*
- *Value - Service charged at cost*
- *Local Site Knowledge and engagement*
- *Established Relationship with local fire service, highways, etc.*
- *Local Employment*
- *Sustainable method of delivery*

# The Building Control Journey

*Hillingdon Building Control ensure a smooth and efficient journey, tailored to match your needs, providing upfront advice and working with you at every single stage to help you find solutions.*



What the development team approach means to you.

*Early advice and consultation - third party meetings - fire and structural engineering - Part M - Design for imminent changes in legislation.*

**Initial Enquiry    Consultation    Pre - plans**

## Early Advice

*LABC surveyors work with you to ensure your business needs and initial design meets the requirements of the Building Regulations enabling more detailed plans to be prepared or tenders submitted with the surety that no fundamental changes would be needed.*

*Full plans - electronic submission - amendments and revisions via email - design team meetings.*

**Full Plans    Plan Appraisal    Approval Notice**

## Plan Assessment

*LABC carry out a thorough check of your plans, building on advice given at design stage. Consult with the Fire Service and issue a full plans approval notice. Our surveyors understand that you may already be on site at this stage.*

**Visits at key stages    Initial Inspection**

## Site Inspections

*Regular visits to deal with any off plan matters. Our surveyors can attend at short notice. A tailored site inspection schedule for your scheme, so that key stages are inspected at the right time. We encourage early site engagement to fully utilise the benefit of our local knowledge.*

**Final Inspection    Sign off and Completion Certificate**

## Sign off and Completion Certificate

*By working together every step of the way, the sign off stage should be relatively straightforward. Pre-final/completion inspections are included. Prompt issue of a Completion Certificate to prevent delays at handover and release of payments.*

# Case Study - Commercial

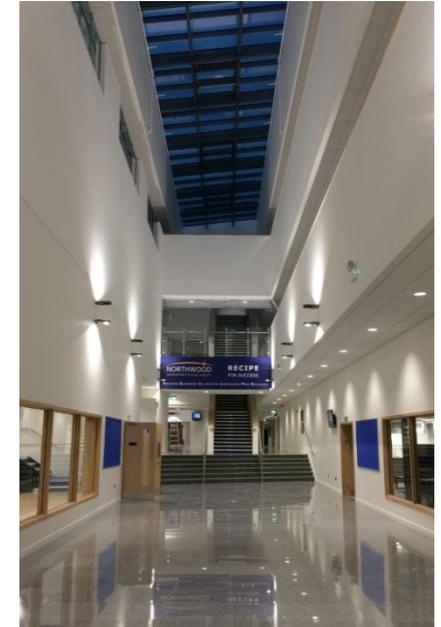
## Northwood Secondary School

Regional winner of the LABC awards 2017, the works at Northwood School consisted of the demolition of the existing secondary school buildings and facilities for a complete new build construction of a three storey 6 forms of entry secondary school with new build sports hall and associated sport facilities.

The building is constructed of brickwork up to the first floor with Alucobond cladding to the main elevations and render to the rear elevations at upper levels. The floors consist of precast concrete planks to the ground and composite metal deck flooring and concrete slab to the upper levels supported on a steel frame. There are large sections of Curtain Walling to the Stairs and Circulation Areas. The building has long linear ribbon windows with Brise Soleil for Solar Shading.

The Sports Hall consists of Brick from Ground to First, then Render upper levels with Kalzip construction for the Roof. The Kalzip construction is an insulated metal cladding system, which is supported off the main steel frame and with intermediate supports through the CP Board and Metsec Infill.

“The Project was delivered on Programme and to the Council's Budget. The Programme was extremely Fast Track. During the high point we required responses back on queries from the Design Team and the Council within a matter of hours/ the same day. For the size of the project, the challenges with Programme, the building needing to be occupied in 15 Months. We achieved the completed building for the Term Opening and with the assistance of Building Control on time and budget.” (Farrans Contractors)



# Case Study - New Build (Residential)

## Wood End Lodge, Littlehurst and Ashurst.

*LABC Award Nominated for best new individual home in the regional finals, Wood End Lodge, Littlehurst and Ashurst were three beautifully designed and constructed luxury properties from Gavacan Homes.*

*Phase 1 of the project involved the construction of Wood End Lodge a 6,000sq ft luxury property directly adjacent to woodland. The design of this property was closely considered alongside the conservation team to ensure minimal impact on the surrounding area.*

*Phase 2 of the project involved the demolition of an existing property at the front of the site and subsequent construction of 2 new luxury homes each circa 4,500sq ft. Again careful consideration was taken with local residents and the conservation team to minimise impact on the surrounding area yet achieve a uniquely exclusive look to enhance the street scene.*

*“The Building Regulations application was submitted on the 14th April 2014, and full approval was granted on the 6th October 2014. Works had commenced before this date, on the 16th May, however this was just for the ground works and we had liaised with the Building Control team to make sure they were happy with the substructure design before starting the works. We were in dialogue with the Building Control on a regular basis, who were generally happy with the standard of work, never raising an issue on site, right through to eventual completion.”  
(Gavacan Homes)*



# Case Study - Change of Use

## Chiltern View Public House

*This Scheme consisted of a conversion, change of use and extension of a derelict public house within a conservation area to form four new self contained residential units and including the erection of two, 2storey semi-detached detached dwelling at the rear of the plot.*

*The walls of the existing public house were thermally upgraded internally by lining the walls with insulated plasterboard. The separating floors and walls between the residential units were upgraded to provide comply with acoustic and fire protection requirements. The new dwellings at the rear of the property achieved Level 4 Code for Sustainable Homes which included solar panels on the roof.*

*The Chiltern View Public House conversion won the best change of use of an existing building or conversion at the LABC regional awards 2017.*

*“A very good working relationship was maintained between the design team, contractor and building control team during the construction process.*

*Any issues or queries were addressed in a timely manner. Inspections were carried out promptly after being requested which prevented any delays to the programme. In my opinion the partnership scheme is invaluable for maintaining that relationship.” (Bernard Murray, Chartered Architect at Bernard Murray Design Ltd)*



# Case Study - Public Service

## Battle of Britain Visitors Centre

*The visitor centre for the historic Battle of Britain bunker is 2,000 square metres in size and set across two levels. The design embraces the central themes of flight and stealth with a shell-like form and winged geometry. There is a 519 square metre main exhibition hall, which houses a variety of exhibits; 100 seat auditorium and lecture hall; a café and gift shop; reception area; toilets and a workspace for schools, corporate events and functions.*

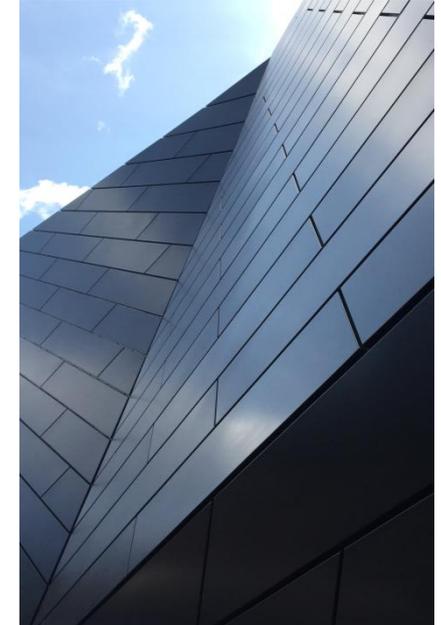
*The build team, the consultants and Hillingdon Building Control met on a very regular basis throughout the build programme to ensure all aspects of required compliance were met. VolkerFitzpatrick also made certain that all their subcontractors were always aware of their responsibilities of not only cooperating, but also achieving the requirements of Building Control.*

*For the pre-application discussions with Building Control, VolkerFitzpatrick and the design team were also particularly important to ensure agreement for the means of escape and the associated works.*

*Close monitoring as the project progressed ensured each team was on site in a timely manner and fully briefed prior to starting work. Building Control attended site at key stages of the project, to ensure any issues and potential problems were dealt with immediately, to reduce the need for any trade to repeat their work.*

*The project was delivered on time taking into account many client variations, the budget was met and the project exceeded expectations.*

*This project won the best public service building at the LABC regional awards 2018.*



# Awards

*Every year Hillingdon Building Control nominate several key projects and clients for the LABC Building Excellence awards. The awards celebrate your achievements in the construction industry. They reward excellent buildings, outstanding companies, and partnerships and individuals that go that extra mile.*

*The LABC networks covers all Local Authorities in England and Wales and is split into twelve regions, each of which holds their own awards. Hillingdon Building Control are located in the central region and in both 2017 & 2018 won several awards for varying projects at the regional finals.*



# Meet The Team



**Hillingdon Building Control Team: From Left to Right**

*Ross Chaplin, Andrew Vella, Sharon Benjamin, Peter Hackley, Ian Clarke, Anthony Oloyede, Paul Shannon, Tilman Marsh, Kay Tarrant, Adam Harris, Alex Karaikos*

# Contact Details

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## Building Control South Team Manager:

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