

Building Control E-Bulletin

Issue 5: September 2011

www.leeds.gov.uk/building_control

Welcome to Leeds City Council's summer edition of "Building Control E-Bulletin" for the latest news and announcements in the world of Building Control and Public Safety in Leeds.

The LABC West Yorkshire Excellence Awards 2011

Excellence in building was celebrated in Leeds on 8th June at the annual awards ceremony held at Headingley Carnegie Stadium in Leeds. The prestigious black tie event, organised by Leeds City Council and the other four West Yorkshire Local Authority Building Control Services, celebrated some of the best examples of building design and construction across the region.

The LABC Awards recognise the importance of building control in creating a high quality, sustainable built

environment in England and Wales. Local authority building control helps to promote better design and builds by cooperative working between local councils, developers, designers and builders to avoid costly corrections during construction and to ensure projects comply with the highest standards of safety, sustainability and accessibility.

The ceremony began with a drinks reception, followed by the awards ceremony which was attended by 230 people who were involved in the nominated building projects in the West Yorkshire Region. Phil Deacon, Senior Building Control Surveyor at Calderdale MDC once again did a fantastic job as Master of Ceremonies overseeing the

presentations. A three course meal followed the awards presentation



Pictured left to right: Simon Sutcliffe (BAM Construction) and Carri Cheeseman (representing Yorkshire Air Ambulance)



and entertainment was provided by comedian Lea Roberts who had the audience in stitches!

Yorkshire Air Ambulance attended the event as the nominated charity with their guest, Carri Cheeseman, a past recipient of the excellent Yorkshire Air Ambulance service. Carri gave a speech about her experience and presented several awards. Prizes were raffled and guests were entertained by the 'Heads and Tails' game and an incredible

£2,225.22 was raised on the night. Many thanks go to all those who dug deep into their pockets to help raise a record amount.

A total of 11 awards were given to celebrate the excellence of building quality in a variety of projects from domestic extensions to commercial developments which was achieved through building standards, technical innovation and sustainable designs at local level.

The 2011 LABC Building Excellence Award Winners were:

- **Winner Domestic Extension:** Beaumont Park Road, Beaumont Park, Huddersfield – Kirklees Council - Robinson Property Services
- **Winner New Single Dwelling:** Westfield House, Westfield Lane, Wooldale, Holmfirth – Kirklees Council - Yorkshire Country Properties Ltd
- **Winner Two or more New Dwellings:** Warren Lodge Gardens, Savile Park, Halifax – Calderdale MBC - Towngate Homes
- **Winner Affordable and Social Housing:** Grove Mills, Ingrow House, South Street, Keighley – Bradford MDC - Skipton Properties Ltd
- **Winner Restoration and Conversion Building:** The Court House, Manor Row, Bradford – Bradford MBC - Solo Construction

- **Winner Education Building:** Huddersfield University – Kirklees - BAM Construction Ltd
- **Winner Commercial Development:** The Yorkshire County Cricket Club Ltd, Headingley Carnegie Stadium, Headingley Carnegie Cricket Ground, Leeds – Leeds CC - BAM Construction Ltd
- **Winner Healthcare Building:** Pinderfields General Hospital, Aberford Road Wakefield - Wakefield MBC - Balfour Beatty Construction Northern Ltd



*Winner, Domestic Extension:
Beaumont Park Road, Huddersfield*



*Winner, Healthcare Building:
Pinderfields Hospital, Wakefield*

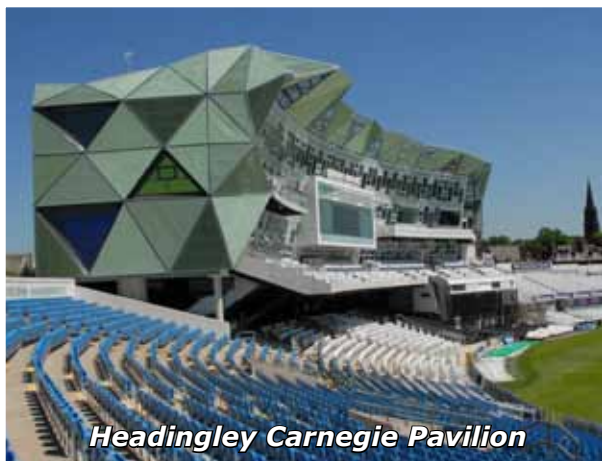
This year's awards ceremony was sponsored by LABC New Home Warranty, Exova Warrington, Haven Building and Maintenance, Roger Bullivant and Warrington Certification. If you are interested in providing sponsorship for next year's awards please contact Basil Parylo either by telephone on 0113 2478119 or by email at basil.parylo@leeds.gov.uk

LABC are always looking for future award winners. If you have a project which will be completed within the next 12 months which you feel is worthy of an award contact your Local Authority Building Control Surveyor who will put your project forward for nomination.



A full listing of the LABC West Yorkshire Building Excellence Awards night can be found [here](#). Photographs from the Award night are also available to view [here](#).

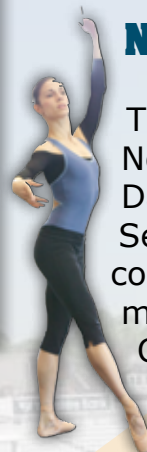
Headingley Carnegie through to the Nationals



This year's winner in Leeds was the Headingley Carnegie Pavilion. At a cost of £21 million, this was a joint venture between Leeds Metropolitan University and Yorkshire County Cricket Club. The main contractor was BAM Construction Ltd.

The pavilion covers an area of 4,000 m² and is a multi-purpose building that will operate as a cricket pavilion and media centre during the summer and teaching facility during the academic year. The new pavilion includes hospitality suites and associated facilities, upgraded player facilities, and replacement spectator seating. The new hospitality suites and media centre can also be used as lecture theatres and teaching area.

As a winner of the Local Awards the Carnegie Pavilion has been nominated for the 2011 LABC National Building Excellence Awards in the category of Best Large Commercial Development. The National awards will be held on 1st November at The Brewery in London.



Northern Ballet

The new Headquarters for Northern Ballet and Phoenix Dance were completed in September 2010. The construction cost was approximately £9.72 million funded by Leeds City Council with support from Arts Council England.

The architects for the project were Jacobs Architecture and the main contractor Wates Construction.

The development is situated on a prominent corner of the Quarry Hill district of the city providing a landmark gateway to the wider development site which is planned to be developed for mixed commercial and residential use.

The new Dance Studios include three floors of double height rehearsal space. The ground floor studios can be combined to create a single 230 seat performance venue and becomes Europe's largest dance studio.

Social and Community Space is provided in an internal wedge over 6 floors. The entrance to the facility acts as a foyer, pre-function and café space for performances and this space is also used for exhibitions and is designed to encourage access to and participation in dance by the wider community.

Careful consideration was given to the environmental design and materials used in the construction. The building has a steel frame on piled foundations, vertical overhangs and deep fins to the entrance area provide solar shading to low angle westerly sun. As part of the existing streetscape, care was taken to retain the semi-mature plane trees along the southern boundary, which also provides solar shading to lower studios in summer. The roof to the dance studios is a green roof with 8 species of plant, providing drainage attenuation, bio-diversity, and thermal insulation. Solar panels are also located at roof level.

To view the finished product and learn more about the Northern Ballet please follow the link <http://northernballet.com/index.php?q=our-building>



Facebook and Twitter Accounts



Leeds Building Control is now on Facebook and Twitter.

To follow Leeds Building Control on Facebook visit us at: <http://www.facebook.com/?ref=home#!/buildingcontrol> and click on like to see updates in your newsfeed. You can access useful forms, read about upcoming events and follow projects that Leeds Building Control is involved in.

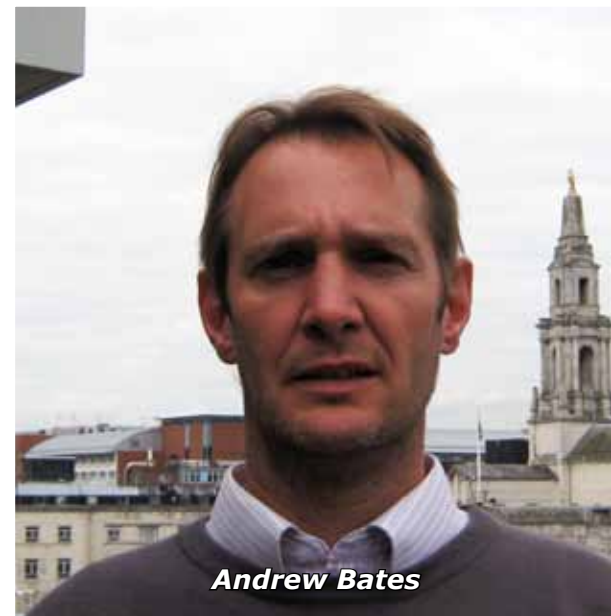
Please note that any disruptive, offensive or abusive posts will be removed without notice.

You can also follow us on [Twitter @LeedsBControl](#) and receive quick updates on Leeds Building Control via the instant messenger service.



New ABE Member

Andrew Bates is our latest Surveyor to become a member of a professional organisation by joining the Association of Building Engineers. This followed the completion of a twelve month portfolio diary and a



Andrew Bates

professional interview. This enforces our policy to encourage all our Surveyors to obtain a professional qualification.

Building (Amendment) Regulations 2011

The Building (Amendment) Regulations 2011 (S.I. 2011/1515) were laid in Parliament on 22 June 2011 to come into force on 15 July 2011. Circular 02/2011 is available at: <http://www.communities.gov.uk/publications/planningandbuilding/circular022011>

The Circular details the changes to the Regulations, which includes a change to the repair of flat roofs and to Competent

Persons Schemes. There have been no changes to other substantive provisions in the Regulations.

Repair of flat roofs

The definition of "renovation" in regulation 2(1) of the Building Regulations 2010 has been amended. The current definition of "renovation" in regulation 2(1) of the Building Regulations means that any repair of a flat roof by adding a new layer to the existing layers extending to more than 25% of the roof area must be treated as a renovation triggering an upgrade to current Part L standards. This is proving to be impracticable and unenforceable.

Flat roofs are commonly repaired by adding a layer liquid sealant to the roof surface or a new layer of felt. Neither method lends itself to the upgrading of the thermal properties of the roof.

The 2011 Regulations now make the necessary amendment. This means that from the 15th July 2011 the repair of a flat roof by the addition of a layer to the existing layers of over 25% of the area will not require an upgrade to the thermal properties. As such a repair will no longer fall within the definition of "building work" in regulation 3(1) of the Building Regulations it will not be notifiable building work.

Please note that this change does not affect the current position in relation to pitched roofs or where flat roofs are altered by the removal and replacement of a layer or layers.

Competent Persons Schemes (CPS)

Areas of work which some existing schemes are authorised to do have been extended and a new category of work covered by Competent Person Schemes has been introduced.

The new type of work means that replacement of a window, rooflight, roof window or door can be carried out now in existing buildings which are not dwellings. However, there are some exceptions to this. These are any glass which is load bearing, structural glass, display windows, glazed curtain walling and revolving glass doors.

Full details can be seen in the amendments made in Schedule 3 to the 2010

Building Regulations by the Building (Amendment) Regulations.

Changes to public and private sewer ownership

For information about the changes to public and private sewer ownership taking place in October 2011 this [link](#) is useful.

Trinity Leeds

Leeds Building Control Services are working closely with Laing O'Rourke on the 1,000,000 sq ft Trinity Leeds scheme which is scheduled for completion in spring 2013 and will



house big international and national brands and boutiques alongside a number of stylish restaurant and leisure operators. This urban city centre development will be a dynamic, evolving shopping experience and become a retail beacon for the UK. Trinity Leeds will change the face of the evening economy in the city and covers in total one million sq ft.

A sustainable development incorporating leading edge technology and the latest thinking in areas such as use of natural light and emissions reduction the scheme includes the development of the Burton and Trinity arcades, together with the redevelopment and remodelling of Leeds Shopping Plaza. It will provide a fully-integrated centre running from Briggate to City Square and incorporating Albion Street. The new entrances being created will improve access and pedestrian flow, whilst giving better connectivity to other parts of the city.

The sky line of Leeds is set to change dramatically with work commencing on the roof that will be the crowning glory of Land Securities' Trinity Leeds development.

The glazed and naturally ventilated roof covering almost 40,000 square feet includes an atrium with a 180 foot span. Rising at its highest point to almost 100

feet above street level, the Trinity Leeds roof will become one of the city centre's most stunning and stylish features and is set to define this new retail landmark on the skyline of the north.

The roof will take approximately 12 months to complete and is being constructed in a series of 'ladder' sections, welded together to form a gridshell frame into which the glass panels - each weighing 90 kg - will be installed by a team of glaziers after being carefully manoeuvred into place using two of the tower cranes on site.

Progress on the development can be followed at <http://trinityleeds.com/>

Planning and Building Control Guide to Sustainability



Sustainability is a very current topic, it is frequently in the news and we are constantly supplied with information about the state of the climate and the green credentials of various products and initiatives.

A Guide to sustainability ([link](#)) has been produced for the West Yorkshire Building Control Services. The guide focuses on what sustainability means

from a Planning and Building Control point of view looking at some of the key issues and explores some of the options available to help reduce the impact buildings have on the environment.

The Invasive Plant Company - Japanese Knotweed and Other Invasive Species seminar



Brad van Rooy's presentation

Brad van Rooy, Project Manager for The Invasive Plant Company, gave a presentation about Japanese knotweed and other invasive species to a large audience from a variety of construction backgrounds at the Leeds College of Building, Leeds on Thursday 16 June 2011.

The seminar was focused on Japanese Knotweed, Giant Hogweed and Himalayan Balsam species and provided

information on these plants from rapid growth, resistance to eradication and toxic sap that causes severe burns. Information was given about the various on site treatment programs available such as partial excavation and insertion of a geotextile membrane, dig, sift and burial and finally stock pile and spray treatment.

The seminar provided a broad awareness of these plants and provided delegates a better understanding of how destructive and costly they can be, but more importantly, how easily treated they can be.

Anyone wanting to know more about The Invasive Plant Company should visit their website www.invasiveplantcompany.com

Free ABE Events

As part of our improved customer services we are pleased to announce a joint invitation with The Association of Building Engineers for free CPD seminars that the ABE are holding at Leeds College of Building. These seminars are open to all our customers and non-ABE members. The latest CPD seminar details are given below:

Tata Steel (formerly Corus)



Tata Steel (formerly Corus) has nearly 50 years' experience in the manufacture of pre-finished steel through the Colorcoat® brand. Concern for the environment in which

they work is one of their key business principles. Their objectives are to adopt sustainable practices and to continuously improve their performance. Colorcoat® provides the recognised mark of quality and metal envelope expertise from Tata Steel. Their latest seminar details are as follows:

Sustainable refurbishment solutions for non-domestic buildings.

- Main reasons and drivers for refurbishment.
- Main types of refurbishment solutions available.
- Technical processes involved in delivering refurbishment solutions.
- Main hazards and risks that can be encountered during refurbishment, and how these risks can be managed and overcome.
- The sustainable nature of refurbishment.
- Refurbishment case studies and how they benefit the client.

Venue: Leeds College of Building, North Street, Leeds, LS2 7QT

Date: Thursday 13 October 2011.

Time: A buffet is provided at 6.30pm with the seminar from 7pm - 9pm.

Please email basil.parylo@leeds.gov.uk by Thursday 6 October 2011 if you wish to attend.

Taylor Tuxford Associates - "The Party Wall etc Act 1996"



Rhys Taylor of Taylor Tuxford Associates Ltd will giving a seminar entitled "The Party Wall etc Act 1996 – What you

wanted to know but didn't know who to ask". The seminar is an illustrated guide to the history and implications of the Act and how it may apply to development projects, large and small.

Venue: Leeds College of Building, North Street, Leeds, LS2 7QT

Date: Thursday 15 December 2011.

Time: 6.30pm with the seminar from 7pm - 9pm.

Please email basil.parylo@leeds.gov.uk by Thursday 8 December 2011 if you wish to attend.

Further seminars are planned and we will announce these as and when they are available.

West Yorkshire Building Control CD-ROM

A new CD-ROM is available from our offices which have been produced in collaboration with the other West

Yorkshire building control authorities. The CD-ROM contains building regulation application forms for all

the West Yorkshire authorities and other useful information including, technical notes and approved documents.

ARC Building Solutions Ltd achieves LABC Registered Details Accreditation



Left to right: Colin Mack - Director, Andrew Danzey - Director and Russell Irving - Director from ARC Building Solutions Ltd. Basil Parylo - Secretary of LABC Yorkshire

Local Authority Building Control was pleased to present ARC Building Solutions Ltd their Registered Details certificate for their insulated damp proof courses, cavity closers, Peri-Break and fire barriers. This means ARC Building Solutions registered products will be recognised by all LABC surveyors in England & Wales and will help streamline

Building Regulation applications. ARC had to demonstrate their technical performance and achievement of recognised standards by supplying test certificates and other proofs of performance. LABC evaluated their products against the Building Regulations and judged whether, if used correctly in the defined way, compliance with the Building Regulations will be achieved.

ARC Building Solutions Ltd is a Bradford based independent manufacturer and distributor of specialist insulation products for leading building industries. The management has over 50 years of experience. Their specialist insulation products satisfy the constantly changing Building Regulations Part B (Fire Safety), Part E (Resistance to Sound) and Part L (Conservation of Fuel and Power).

ARC technical support can either be contacted on Tel: 01274 680577 or www.arcbuildingsolutions.co.uk for more information.

LABC Guidance Notes

LABC recognises that builders, architects and plan drawers working locally need guidance and want a consistent interpretation of when the regulations apply. Therefore, LABC has published "Best Practice" notes on the application of the Building Regulations. These



cover many everyday issues. These are made available to LABC surveyors and can also be used by anyone involved in the construction industry. Easy to understand guidance for householders is also available. You can download these guidance and best practice documents from the LABC website. Go to www.labc.uk.com/domesticimprovements

LABC Launches a Latent Defects Insurance Scheme for Non-residential Buildings



DPC missing under parapet

Designed for developers of commercial or mixed use developments when used in conjunction with their new homes scheme, this 10-year first party policy features 100% full risk transfer. This reduces the need for collateral warranties

and is assignable to future owners of the property. This new scheme will appeal to a large range of development types including: offices, retail, hospitality, health, education and public buildings. The warranty provides the cost of rectifying works, partial or complete re-building where a property has suffered major damage as a result of defects in design, workmanship, materials or components. Cover also includes reasonable cost of repairing, replacing or rectifying any destruction or physical damage to the external car parking and roads within the property insured; this is only in respect of unsafe access and/or water logging.

Customers can get more information on the new scheme by telephoning 0845 054 0505 or going to www.labc.uk.com

Updates

If you enjoyed this edition of "Building Control E-Bulletin" and would like to make any comments or have any concerns, please contact Basil Parylo on Tel: 0113 247 8119 or by Email: basil.parylo@leeds.gov.uk

If you have any news that is relevant to Building Control Services please forward it to Basil Parylo at the above e-mail address and it will be considered for the next edition of the E-Bulletin.

