

Our Ref: **2020/00409**

20-Mar-2020

Mr Chris Vause,
D.Noble Limited
Noble House
Perserverance Street
Castleford
WF10 1LD

Dear Sir

BUILDING REGULATIONS 2010

APPLICATION NUMBER: 2020/EB/00409/W

DESCRIPTION: ERECTION OF 4NO DWELLING (PHASE 1 - PLOTS 24-27)

SITUATION: LAND ADJACENT, ALMOND HOUSE NURSERY, 9, FOREST ROAD, DALTON, HD5 8EU

I have pleasure in acknowledging receipt of your Building Notice deposited on **09-Mar-2020**.

From the information provided with the notice I would offer the following observations which you should address or discuss with the above officer prior to the work commencing on site:-

1. See attached sheet

When using the Building Notice procedure any details submitted are not approved in the way they are if you had submitted a full plans application. You as the applicant/agent are responsible for the design, construction details and compliance with the Building Regulations; however, provided that all inspections are carried out and the works are satisfactory I will issue a "completion certificate" on conclusion of the work, confirming that Building Regulations have been complied with. This valuable document should be kept in a safe place.

The Building Regulations require you to notify my office at each of the stages. You can arrange all inspections by telephone. Please quote the application number in all cases.

As work proceeds it may be necessary to request further details from you to clarify that the proposed construction is acceptable.

Yours faithfully

Paolo Colagiovanni
Group Leader

Note: This does not relate to any permission which may be required under Town and Country Planning, Improvement Grant or other legislation.

BUILDING ACT 1984, BUILDING REGULATIONS 2010

YOUR ATTENTION IS DRAWN TO THE FOLLOWING NOTES WHICH YOU ARE ADVISED TO READ BEFORE WORK IS COMMENCED.

1. The deposit of a Building Notice is for Building Regulations and such other legislation as is specifically mentioned and for no other purpose.
2. The deposit of a Building Notice DOES NOT CONFER ANY PLANNING PERMISSION WHICH MAY BE REQUIRED. It is essential that you obtain permission under current Town and Country Planning legislation before commencing work unless the development is of a type that does not require planning permission.
3. A person carrying out works is required to give written notice or by such other means as the Local Authority may agree, before commencement and at various stages of work. Written notice is required for commencement of all building works and this can be via the Internet by logging onto www.kirklees.gov.uk and searching for 'Site Inspection Form', or by telephone. Notification for other stages of inspection e.g. foundations, damp proof courses etc may be by telephone or via the Internet. Please ensure that notification is given in good time as failure to do so constitutes a contravention of the Building Regulations.
4. The deposit of a Building Notice is NOT an indication that an IMPROVEMENT GRANT has been approved and payment of any such grant could be affected if work is started before approval is obtained.
5. It is advisable that any solid fuel appliance should be capable of burning all types of solid smokeless fuel.
6. All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so. Prior to completion, the Council should be satisfied that Part P has been complied with. This may require an appropriate BS7671 electrical installation certificate to be issued for the work by a person competent to do so.
7. Where a building is to be erected on land on lease from the Council the acceptance of the Building Notice should not operate as a consent on their part to the doing of any act or thing in contravention of such lease.
8. The designer and contractor should be advised that permission may be refused for the erection of hoarding, cranes, scaffolds etc (or the placing of builders skips) on the highway.
9. Building materials or rubbish must not be stored on the highway without permission from the Highways Authority.
10. Vehicles should not be taken over a footway unless there is a properly constructed crossing. If a vehicular access is to be formed you should contact the Highways Authority.
11. Where works abut onto the highway, the Highways Authority should be consulted to ensure that proposed levels are acceptable.
12. No door, gate or bar shall be put up or so placed that it opens outwards over any street without the prior consent of the Highways Authority.
13. Advice or information on highway matters can be obtained by telephoning the Highways Services on Huddersfield 225500.
14. Separate permission must be obtained from the Area Housing office before any alterations or extensions are made or outbuildings erected on Council Housing sites.
15. The Building Notice shall cease to have effect on the expiry of three years from the date on which the Notice was deposited.
16. 'It is important that you or your builder notify the council at the relevant stages of construction work on site. The stages are:-
 - prior to commencement
 - prior to the covering of foundation excavation
 - prior to the covering of a concrete foundation
 - prior to the covering of an oversite material
 - prior to the covering of a damp proof course
 - prior to the covering of a drainage trench
 - within 5 days of backfilling a drainage trench (drains on test)
 - within 5 days of completion of the project
 - 5 days prior to occupation of the premisesIf inspection notices are not received by the council at the relevant time a completion certificate may not be issued and this could affect the future sale of the property or mortgage provision



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Building Notice Acknowledgement Letter with Observations

The following items are raised for your consideration prior to the commencement inspection; if you do not have the required technical expertise to address them then it is strongly recommended you employ a suitably qualified professional to assist you.

General (extensions, loft conversions and dwellings)

1. Is the existing structure taking additional loads due to the proposed work e.g. purlins, lintels, walls, foundations etc.
2. Does the work include steelwork, retaining walls or designed foundations, a copy of the structural calculations will be required
3. Floor structures, including trimming details, fire resistance, thermal and sound insulation
4. Are the proposed means of escape satisfactory, protected route of escape, fire spread, smoke detectors to all floors, provision of fire doors means of escape windows?
5. Are there proposed doors and windows adjacent to the boundary which will exceed the maximum allowance for unprotected areas
6. Provision of adequate ventilation to sub floor voids and roof spaces
7. Sound insulation within and between dwellings
8. Adequate provision of rapid, background and mechanical ventilation
9. Surface water and foul water drainage
10. Boilers – condensing boiler with a SEDBUK 2009 annual efficiency of at least 88% (for gas)
11. Details of hearth construction and the provision of combustion air to heat producing appliances
12. Information notices and commissioning certificate for new flues and heat producing appliances
13. Staircase details, rise, going, headroom (minimum 2.0m), handrails and guarding (internal and external)
14. Thermal insulation to walls, floors, roofs and windows
15. Do the window and door openings exceed 25% of the floor area; a calculation may be required to prove the thermal efficiency of the extension
16. Energy efficient light fittings
17. Safety glazing to critical locations
18. Electrical installations and name of the competent person carrying out the work

Additional Requirements for New Dwellings

1. Adequate access to the property for the fire service
2. A sound test will be required between semi-detached properties and apartments. Number of tests dependant upon number of dwellings and whether Robust Details purchased.
3. Provision for solid waste storage
4. A notice specifying the Target CO₂ Emission Rate (before commencement of works) and the Dwellings actual CO₂ Emission Rate together with any appropriate Air Pressure test results.
5. Accessibility features, ramped / accessible stepped approach, accessible toilet to principal entrance storey, adequate door widths to entrance and ground floor, position of sockets and switches.

Additional Requirements for Conversions

1. Does the proposed work retain or refurbish existing thermal elements – walls, floors, roofs, if so will additional insulation be required?

Additional information can be required to ensure that the proposed work complies with the Requirements of the Building Regulations. Further information about the Requirements can be found at www.planningportal.gov.uk.



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Inspection Notification Service Plan

Owners copy

Application Number: 2020/00409

Location: Land Adjacent, Almond House Nursery, 9, Forest Road, Dalton, HD5 8EU

Description: Erection Of 4No Dwelling (Phase 1 - Plots 24-27)

Building Control Services are keen to provide a quality Building Regulations service that both ensures building work complies with national building regulations and inspections are carried out at precisely the right time.

To assist us in this, when you intend to start work on the project, please let our inspection service know by telephoning 01484 221550 or by e-mail to building.control@kirklees.gov.uk. We ask you to let us know at least two working days before any works commence and also one working day before the key stages listed below;

<u>Stage Inspection Required</u>	<u>Required</u>
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<u>Stage Inspection Required</u>	<u>Required</u>
Commencement / Excavations	X
DPC /DPM	X
Drains Laid	X
Drains on Test	X
Pre Plaster	X
Completion	X
Other – (SPECIFY)	

Please note; it is a legal requirement under the Building Regulations that you inform us when the works reach the stages listed above.

Our inspection line hours are 8:00 – 18:00 hours, Monday to Friday, inspection for the same day should be booked before 9am on the day the visit is required.

Explanation of stages

Commencement / Excavations - to assess ground conditions, required depths, foundation concrete thickness

DPC/DPM – to include below ground brickwork; preparation of over site slab; floor insulation

Drains – before covering over and to ensure drains as laid conform to layout shown on approved drawings

Drains on Test to witness an air or water test on a completed system.

Pre-plaster-to assess wall finishes, reveal details, party wall details, internal walls, floor joists including fixings and penetrations, bracing and fixing of roof timbers, electrics (where applicable CPS)

Completion - drain tests, finishes, accessibility issues, ventilation, DPC levels relative to finished ground, roof insulation, appliances (e.g. Part G), any certificate where needed.



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