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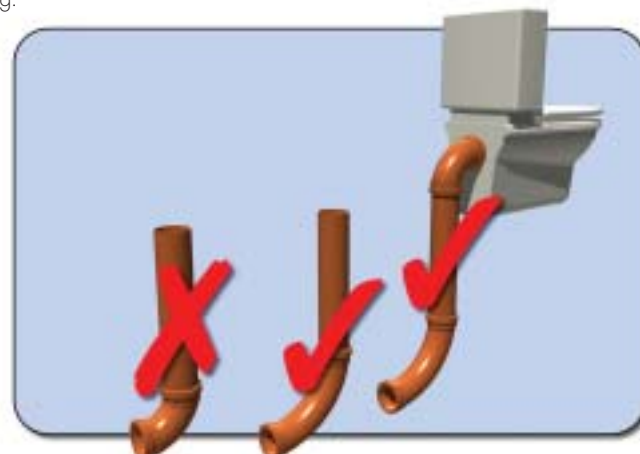
# this months tip

## A common mistake made on site.

During a meeting with Building Control we discussed common mistakes made on building sites which can be costly for the contractor to rectify or a serious maintenance issue for the client if undetected.

So simple and yet so easily done without a second thought.

At the bottom of a syp or a toilet discharging vertically down into the floor, you should always remember to provide a **long radius bend** and not a short radius bend as commonly found. This is to ensure efficient discharge without adhering and blocking.



Pictures created using Allplan cad programme  
"Good Building Practice"

## Insight :

Help commercial clients to maximize the potential of their premises

Are you a builder who likes to work on commercial building projects? Perhaps you specialize in this area or just prefer to work in the commercial property market.

Building Plans Ltd and Line One Interiors have recently been working together to offer a valuable design service which means you can now provide a complete package for your clients. Your clients can now benefit from Building Plans experience and powerful software planning and surveying tools to maximize their budget, resources and space. The creative flair introduced by Line One Interiors will ensure the finished building meets the clients brief but also has the wow factor that can greatly contribute to repeat and word of mouth business. Call Building Plans on 01603 868377 to set up a meeting to be shown how it can all work.

Below is a short case study of one of Line One's work with the Nazma restaurant.

The Nazma was what most people traditionally associate with the interior of an Indian restaurant. Our brief was mainly based around the idea of offering something different to the majority of Indian restaurants in Norwich. We worked closely with our client to ensure that the project was completed within budget and that the outcome of the refurbishment was going to attract more custom.

Essentially the exterior was given a complete face lift with clean lines and fresh colours, modern lighting and new contemporary logo replacing the former more traditional Indian shop front.

The interior followed the same ethos as the exterior with a total redesign of the bar, lighting scheme, colours, flooring etc. Special bespoke designed screens were installed to replace the previous table dividers adding an eye-catching focal point throughout the restaurant along with chunky modern artwork along the walls to tie in with the scheme.



Please contact David or Stef at Line One Interiors on 01603 616132 to learn more about how Interior Design can benefit your clients. You can also visit Line One online at [www.lineoneinteriors.co.uk](http://www.lineoneinteriors.co.uk) where you will see more work case studies.

## Building Plans Ltd

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Architectural Design,  
Building Surveyors  
and Planning Service

# Building Plans Ltd

Telephone: 01603 868377  
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established over 25 years with an exemplary portfolio of architectural construction projects

issue 2 summer 05

## what's new at Building Plans Ltd

**Welcome to the second Building Plans Ltd Newsletter!**

Since the first newsletter we have upgraded our computer system infrastructure and surveying equipment. This means that we now have more drawing capacity and can gather survey data more quickly and accurately. We have recently taken on more staff to carry out a deluge of work that has been coming in due to new licensing laws. If required we can turn a set of survey drawings around in less than 24 hours! We have also been very busy creating drawings for clients needing to extend their homes. We offer a full building design and planning service, plans for new builds, extensions, loft conversions, barn conversions and much more, in fact no job is too small or too large in both the residential and commercial markets.

We're looking to forge new links with local builders of all sizes and we offer a **FREE** technical assistance helpline using e-mail address [help@constructionhelp.co.uk](mailto:help@constructionhelp.co.uk) or telephone 01603 868377. Because we are involved in so many building projects we have a wealth of knowledge that can be used to keep builders informed about important and useful building related issues. An example would be, to let you know about common problems that have been occurring on a wide scale locally. Because we attend so many planning and building control meetings and speak with a large number of builders and their clients we have a helicopter view of what's going on in the area. See this months tip about a problem flagged up a building control meeting.

Our core business is creating residential, commercial and industrial building plans. We have the very latest

computer aided design software called ALLPLAN and MAXON. The programs are very powerful and can create accurate drawings quickly and with minimal fuss. Use our services by recommending us to your clients or allow us to provide quality building plans whilst keeping in close

contact with you. Every time your recommendation goes to business you will go into the next **FREE** prize draw.

We only want you to recommend us if you are happy with our work so please feel free to call into our offices to meet us, see our drawing systems and learn more about what we can do to help you. We also have coffee

and biscuits! Call 01603 868377 to arrange a meeting.

Our Project Management service is designed to help builders with their clients. By enabling Building Plans Ltd to become part of the build team you can be assured we will help manage your clients' expectations, help you deal with any problems as they arise and make sure you get paid on time. This service is particularly useful in helping smaller builders' complete larger scale projects that might usually be outside their comfort zone. Please recommend us to any clients where you feel either they or the build project could be demanding. We will ensure your clients are fully briefed and keep you up to date.

We want this Newsletter to be as beneficial to builders as possible. Please feel free to contact us to make suggestions of what you would like to see included in the future. Currently we plan to include articles covering new and imminent building regulations to help keep everyone up to speed. We'll also let you know more about our services as time goes by. The newsletter will be sent out each quarter but please let us know if you want to be removed from the mailing list.

## USEFUL TELEPHONE NUMBERS

do you need a site inspection? the telephone numbers below should help.

	Building Control
Breckland District Council	01362 656207
CNC (formerly Broadland, Norwich & South Norfolk)	01603 430496
Great Yarmouth Borough Council	01493 846430
Kings Lynn & West Norfolk	01553 616581
North Norfolk Council	01263 516225
Cromer	01328 850116
Fakenham	01692 599695
North Walsham	
Waveney District Council	01502 523031

# focus on technology/ keeping it virtually real- sun study



In this section we showcase the technology available at **Building Plans Ltd.** It's impossible to get over in such a short space the capability we have available using our range of useful software drawing and planning tools. Please feel free to contact us on **01603 868377** to arrange for a full demonstration of what we can do to help your building projects. The images above this text are stills from a video we produced that shows the effects of sun on a property over a period of time. The building that you see in the stills was created using our ALL Plan drawing package. We can create building mockups like this to help get planning consent and sell the building before they are built. We can create a video to see the insides and all around the unbuilt buildings to help in a similar way. The sun study can then be created inexpensively if neighbours or planners request them to ensure new buildings do not adversely effect the surrounding area. Look at the stills and you will see how the sun moves across the building.

Contact us for a sample DVD of the actual video

## Have you been thinking about how the Internet could benefit your building company?

As I'm sure you are aware, more and more people are using the Internet these days. It was recently reported that Norwich is the UK capital of the online auction house e Bay. Apparently Norwich has the highest density of registered members (121,553 members as of July 2005) compared to any other city in the UK. That's an incredible figure but is confirmed by Official Sources who report that in late 2004 that 52% of UK households were connected to the Internet.

What the figures show is huge numbers of people are using the Internet but how can this be good for your business?

A company domain name or web address makes you look professional. Using e mail will open up a really useful way of communicating with clients. Quick responses can be given, postage costs can be saved and clarity can be enhanced using e-mail.

A company web site can display your building portfolio and let clients know all about the good service you can provide. A web site can also provide a reference point for clients who ask 'frequently asked questions'. Web sites can help to attract the type of work you desire. If you want more barn conversion work, display the work you have already done to show the end results to potential clients who need what you can do. By displaying your web address on the side of company vehicles, in Yellow Pages adverts, on company stationary and any where else appropriate you will make your advertising much more effective.

Contact Steve or Jim at VIVEFY Ltd on 01603 638809 or 07747 031060 for a **FREE** Internet planning guide. It contains sections of information about how builders in East Anglia are using the Internet to their advantage, shows you how a low cost test web site can be set up and provides answers to a range of questions connected with setting up a company web site.

You can see the VIVEFY web site portfolio online at [www.vivefy.co.uk](http://www.vivefy.co.uk)



# news

After last years public consultation and subsequent re-drafting the finishing touches are being made to Approved Document L: Thermal Insulation. Publication is expected in September 2005, meaning the regulations are likely to become mandatory in April 2006.

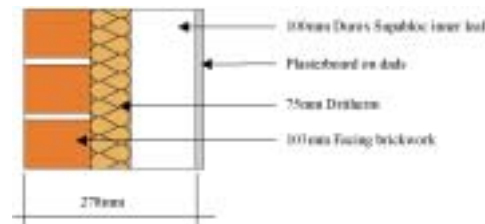
It is clear that compliance for new dwellings will be demonstrated by using new SAP 2005 software to determine the target emission rate for the property, achieving a reduction in CO2 emission of 20 – 22% compared to current standards. This means that for the first time there will be only one method of compliance and no simple Elemental Method. The target CO2 emission rate will be included in the particulars and plan provided with a Building Notice, Full Plans, or Initial Notice. This effectively means that SAP will become a design tool and the original specification will need to be achieved or exceeded on completion.

There will be an inevitable lowering of the U-values of the building elements, but the emissions from the water heating system will become more significant. For this means that an Elemental approach is no longer a viable way of delivering the improved performance. Fuel type will also play an important part in determining the U-value requirements. A fuel factor, based on the emissions at source, will modify the CO2 emissions of a dwelling depending on which fuel is used. As is already the case gas will provide a more economic design than other fuels and in particular electricity.

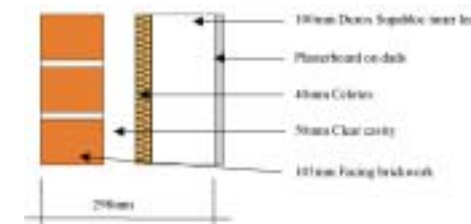
As a starting point for design purposes the diagram to the right illustrates the likely upper limits for fabric U-values based on a typical detached house heated by gas. The same house heated by electric would require further improvement in the U-values, 0.25-0.27W/m2K being the possible range.

As are U-values reduced to new lower levels the heat lost by air leakage becomes more significant. The dwellings emission rate is determined using 10m3/h/m2@ 50Pa as a maximum, with 7m3/h/m2 becoming necessary in most cases. To ensure that this level of performance is actually achieved post construction pressure testing is being introduced in a similar way that is already in places with acoustic requirements of Part E.

Aircrete blocks such as the Durox Supabloc range from Tarmac Topblock will provide the thinnest solutions to this challenge. Two typical examples are shown below, both of which will achieve 0.30W/m2K.



Note the equivalent wall thickness, to the above using aggregate blocks would be 313mm to 318 mm depending on the grade of block.



Note the equivalent wall thickness, to the above using aggregate blocks would be 313mm to 348 mm depending on the grade of block.

Further details of the complete **Topblock** range can be found on our website [www.topblock.co.uk](http://www.topblock.co.uk) alternatively contact our technical advisors on 0870 242 1489.



## recent changes to Building Regulations

The new Part P of the Building Regulations covering electrical safety has been in force for just over six months, I'm sure you have all been getting mixed messages and conflicting information from electricians. The Competent Person Schemes are still reporting huge backlogs in respect to processing applications.

Until an electrician is registered on one of the schemes they cannot self-certify their work. However, provided they are competent electricians and hold the necessary qualifications, they can sign a BS 7671 certificate, which is usually sufficient for the purposes of Part P. Building control should be notified at first fix and completion of the electrical work and they may chose to inspect or test the work.

If the building work requires an application under the Building Regulations the electricians will be included in the application and will not attract a separate fee. Where the electricians are the only works that require an application, unless the electrician has registered with a Competent Persons Scheme a separate application should be made to building control.

If that wasn't confusing enough since 1st April a new regulation aimed at conserving fuel and power was introduced, which requires any new or replacement boiler to be a condensing boiler, unless the installers can prove that a condensing boiler cannot be installed because of site constraints. Thankfully the transitional arrangement covering the introduction of this new regulation has not made the requirements apply to situations where building works had commenced, or to where an application for the works was submitted before 1st April 2005.

The recent changes to part A (structure) have little impact on residential works. They have however introduced additional recommendations in respect of single skin garages and similar structures. Diagrams 18 and 19 (which come with this newsletter as separate items) in Approved Document A illustrate the recommendations. No opening should be closer than 390mm to a corner and other openings should be at least 2m from major openings (garage doors). Piers are now recommended to be increased to at least 390mm x 190mm or 327mm x 215mm depending on the size of the masonry walls.

If you would like to keep up to date with intended changes to the Building Regulations, copies of all consultation can be viewed and downloaded at the Office of the Deputy Prime Ministers website [www.odpm.gov](http://www.odpm.gov). Anyone can comment on the proposed changes.



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