

The Courtyard

Horsham



Architect: Gaffney Architecture

Sussex Building Control and Gaffney Architects have worked together for more than 20 years and partnered in 2012. Gaffney Architects value the good, reliable and honest advice it receives from Sussex Building Control.



Gaffney Architects and Sussex Building Control worked together to solve her problems and guide her in the right direction.

The project:

The Courtyard in Horsham was originally an office but, with limited demand for commercial premises, the owner decided to convert the building to apartments. The plan was to create four flats (1 x 3 bed, 1 x 1 bed and 2 x 2 bed.) Having appointed a builder the owner began work but soon realised that she needed building regulations consent. At this stage, there were no drawings and the owner was worried about getting the work approved by building control. Gaffney Architects was recommended and they quickly arranged to have the building surveyed and drew up plans which could be submitted to Sussex Building Control. The builders were already on board and the client didn't want to stop work in case she lost the team so Gaffney Architects and Sussex Building Control processed the building regulations application quickly and the work was completed and signed off in just four months.

The partnership arrangement proved invaluable under these circumstances because, having started work, the client felt concerned about talking to the building control team and assumed it would be difficult and time-consuming to achieve compliance. The client hadn't realised the extent of the project and didn't know where to go or who to ask for help. She hadn't been involved in property development of this scale before and was unsure of what building control would want. Sussex Building Control reassured her with their positive and pro-active response and willingness to help. Gaffney Architects and Sussex Building Control worked together to solve her problems and guide her in the right direction. Sussex Building Control understood the problems and was willing to discuss the project and possible solutions on day one providing advice on the type of glazing needed for the windows based on solutions that Gaffney Architects had used on previous schemes. The biggest issue with this scheme was the spread of fire, Part L and the risk of falling out of windows.



The Local Authority Building Control Partnership means that Sussex Building Control is a trusted advisor, an essential part of my team and an extension of my office.

Client comment:

Helen Gaffney of Gaffney Architects said:

'The building control surveyors reassured the client and the partnership relationship provided assurance that Gaffney Architects knew where to go, who to ask for help and what questions to ask.

In this instance, the client began the project with no awareness of building regulations requirements but, because of the partnership arrangement Gaffney Architects was able to help her – she was really appreciative of the relationship with Sussex Building Control. The Local Authority Building Control Partnership means that Sussex Building Control is a trusted advisor, an essential part of my team and an extension of my office.

I enjoy working with LABC because I can challenge the rules and know that Sussex Building Control will be willing to look at all the solutions on offer. They take a common sense approach to compliance by understanding and assessing the risks and they work with clients to help

them achieve compliance. They make the right judgments about the risks involved because they are very experienced.

I never worry about taking on complex schemes because I know there will always be a solution to any problems. I work with the LABC team because they are open, honest and pragmatic and have usually seen it all before! Their knowledge of the local geography and ground conditions is invaluable because the problems are always in the ground – you just don't know what you are going to find until you start digging. The most important thing for my customers is trust and recommendation which is why being a partner with Sussex Building Control is invaluable.'

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Contact us if you have a project you'd like to discuss

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**Horsham
District
Council**