

Gardener's Cottage

Northlands Road Estate, Horsham



Builder: Green Manor Building Ltd



Sussex Building Control is partnered with Green Manor Building Ltd, a local building firm based in Wineham. Sussex Building Control has provided the building control service for over 20 years on all their work on the Northlands Road Estate.



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The project:

Green Manor Building Ltd was commissioned to add a two storey extension to the rear of the property known as Gardener's Cottage. The company had already completed an extension on the rear and the side of the original cottage so, when the owners decided to extend the property for a second time, they naturally selected Green Manor Building Ltd to carry out the work.

Client comment:

Brian O'Connell, owner of Green Manor Building Ltd said:

'We are very familiar with the Northlands Estate so we understand the ground conditions and drainage on this site. When you are building, it's always what's under the ground that causes unforeseen problems – you never know until you start digging what you will find. Whilst digging the foundations for the extension to Gardener's Cottage, we uncovered two Victorian water tanks. We worked closely with our surveyor from Sussex Building Control and our structural engineer, Alan Ryrie, to come up with a foundation design that would support the new extension.

Local Authority Building Control helped us solve this problem quickly and cost-effectively. There was a slight delay onsite while we searched for a solution that didn't add thousands of pounds to the job but the consultation from Sussex Building Control was included in their original fee and their knowledge and expertise was invaluable.

As a local building firm we are focused on building lifelong relationships with our customers. We rely on Sussex Building Control to check our plans and inspect our work and value the feedback they give us because this helps us improve our service and workmanship. We work with Sussex Building Control because they are local and we trust their advice. It's all about customer satisfaction at the end of the day and Sussex Building Control is focused on helping all parties achieve a successful build.

We are particularly proud of this project because it is almost impossible to see where the original property ends and the extensions begin.'



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Added value:

Sussex Building Control has a good working relationship with Green Manor Building Ltd. The partnership arrangement builds familiarity, understanding and trust. There were clear benefits for the customer of using a local building firm and the local authority building control (LABC) service especially when they came across problems on site. The surveyor was able to visit the site to see the extent of the problem and advise the builder. Sussex Building Control also has a good working relationship with the structural engineer which helped minimise delay on site.

If you need help

If you are about to extend, convert or improve your home, take a look at our website which has brochures, videos and lists of local designers and builders.

Telephone: **01403 215151**
Email: **building.control@horsham.gov.uk**

www.horsham.gov.uk/buildingcontrol

