

# A partnership designed to last

A finalist in the Best Partnership with a Designer, Architect or Construction Consultant category of the LABC National Built in Quality Awards, BBA Architects have used Bath & North East Somerset Building Control since 1992 – in the last five years they have submitted schemes valued in excess of £70 million, ranging from residential conversions of listed buildings to new housing and commercial developments



**B**BA Architects are a medium sized practice based in Bath with a team of around 20 staff. The practice has already won several B&NES Quality Awards as well as number of other prestigious industry accolades.

Derrick Wobey, one of BBA's directors, said BBA has worked very closely with B&NES Building Control over the past decade – and continues to do so. He explained further: "The first project we undertook was the replacement of the Victoria Park Pavilion. This new

scheme involved extensive liaison with B&NES planners and building control in order to provide a complex split level scheme.

"Other projects include the refurbishment of an old school building for conversion into luxury apartments involving the erection of mezzanine floors, complicated further by a variety of different floor levels. We had early discussions with B&NES Building Control in order to establish complex waterproofing details and noise transfer issues long before the new Part E came into force. The scheme was very successful, and the 'up-

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front' detailing discussions proved very worthwhile, both in time and contract programming.

"The second phase involved new shops with flats above. This scheme involved a piled foundation system, and the possibility of unearthing some historic findings in the process.

"The site provided archaeologists with many discoveries, including a lead coffin, Roman walls and paving, and a well-preserved Roman furnace. B&NES Building Control were heavily involved in meetings to ensure that the construction in and around the Roman excavations





◀ was being built to detail, but with a few Roman walls getting in the way."

One of the largest projects in Bath BBA and BNES Building Control have worked on involved the complete refurbishment of the old 'Tramshed' building. This involved the retention of the existing walls of the red brick building, and installing a £1 million steel frame, forming 26 luxury apartments as well as 20,000 sq ft of new offices and workshops.

Derrick continued: "On such a complex project early

involvement with B&NES Building Control was essential; B&NES Building Control surveyors attended design meetings with the main contractor, M&E and structural consultants in order to co-ordinate structure and services throughout the buildings.

"Without the co-operation between B&NES Building Control and the consultants, this complex project would not have been achieved."

Philip Mansfield, B&NES Building Control Manager, said: "This is an excellent and lasting partnership with both

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parties working hard to make the Building Regulations process a positive benefit for the client. We have regular design meetings, either in our offices, at the BBA offices or on site. We offer technical advice by phone, email or using CAD over email and have undertaken technical presentations at their offices regarding new regulations.

"BBA have used local authority building control since 1992 despite strong competition from AIs based in Bath," he added.