

Paul Hannent



Bright House

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# Scope

- Legal considerations in “older” property
- Key Issues / potential conflicts
- Physical / technical issues
- Case studies

# Types / Grades of older property

- Grade 1 / 2\* / 2
- Buildings of Townscape merit
- Conservation areas
  
- Listed Building Consent in addition to Planning Permission
- Dispensations to Building Control, Access etc, **but** your client will have to justify this now and for ..... 30 years?
- Be careful what you promise!
- This will take **time!**

# Technical challenges

- Materials / trades may not be available
- Permissions to change may not be forthcoming
- Thermal comfort / energy bills
- How will energy audits be
- Can modern tech / communications be installed / updated?
- Do working styles suit?
- Access issues

# Planning Permission

- Conservation Officer involvement
- English Heritage
- Heritage statement
- Spend ££ on drawings – make it **look** like it should be approved!
- Don't get approval for something that costs too much, isn't safe to build, will get rejected by Building Control – find a friendly construction consultant to help!

# What other laws apply? Today...

- Building Act 1984 / Building Regulations / Parts = law
- Approved Documents, BS = guidance
- We don't have to follow what the Approved Document says, nor the British Standard, but have work to do to justify why.
- Fire is always a key issue, protection of property & life
- Dispensations available but use them at your peril

# What does the Building Regs say?

The Building Regulations 2010

## Structure

# A

### APPROVED DOCUMENT

- A1 Loading
- A2 Ground movement
- A3 Disproportionate collapse

## LOADING AND GROUND MOVEMENT

A1/2

### The Requirements

This Approved Document deals with the following Requirements which are contained in the Building Regulations 2010.

#### *Requirement*

#### *Limits on application*

#### **Loading**

**A1.** (1) The building shall be constructed so that the combined dead, imposed and wind loads are sustained and transmitted by it to the ground:

- (a) safely; and
- (b) without causing such deflection or deformation of any part of the building, or such movement of the ground, as will impair the stability of any part of another building.

(2) In assessing whether a building complies with sub-paragraph (1) regard shall be had to the imposed and wind loads to which it is likely to be subjected in the ordinary course of its use for the purpose for which it is intended.

#### **Ground movement**

**A2.** The building shall be constructed so that ground movement caused by:

- (a) swelling, shrinkage or freezing of the subsoil; or
- (b) land-slip or subsidence (other than subsidence arising from shrinkage), in so far as the risk can be reasonably foreseen, will not impair the stability of any part of the building.

“it’s never needed fire alarms before....”

- Fire is always a key issue, protection of property & life
- Dispensations available but use them at your [client’s] peril
- New Regulator may well look back through the chain
- Fire Brigade involvement is useful
- Get technical advice early on and retain that through
- Requirements change, research improves, insurers are cautious





# Clandon House



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REX FEATURES

# What could we do?

- Improve early warning (detectors/sounders)
  - Sprinklers – or will they damage property?
  - Compartmentation
  - Upgrade doors
  - Staff training and regular reviews
- 
- Don't try this at home... get the right advice partner
  - Fire RA needed – Regulatory Reform (Fire Safety) Order 2005

# Other legal requirements

- Construction (Design & Management) Regs 2015
  - 'Elf & safety mate....
- Equalities Act 2010
  - please please don't say DDA compliant
  - Access is always going to be an issue, but management & training can go a long way
  - Remember disability isn't just wheelchairs

# Case study – gallery in Richmond

- 4 storey, incl basement
- Inner rooms, single stair
- No hallway
- Office at top!
- Public exhibitions, alcohol, unfamiliarity
- Means of escape and structural fire resistance.
- Access?

## So what do we advise?

- Check (double, triple check) legals, history etc etc
- Early survey / desktop technical reviews
- Building Services Engineer input
- Check as much as you can up front, however it may cost

# Conclusions

- Legal considerations in “older” property
- Key Issues / potential conflicts
- Physical / technical issues
- Case studies



Thank you

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