

4. BEST EDUCATION BUILDING

Primary School Windermere Road Leigh



This school replaced a locally much loved, old Victorian school building. The new structure provides bright and spacious accommodation and satisfies demanding energy efficiency and sound insulation standards. It creates a much improved learning environment for the children. The innovative design by NPS North West Ltd maximises space by including playground areas on parts of the roof. The contractors were keen that end users should appreciate the building and learn something about construction. They arranged for school pupils to come to site, in small groups, on several occasions throughout the project to view the progress. Safety was of paramount concern and all work was stopped during the time that the children were on site.

CONTRACTOR:

Eric Wright Construction Limited

Building Excellence awards

The Building Excellence Award scheme operated by Wigan Council demonstrates the Council's recognition of high standards of building work across the borough. The awards are made to building projects ranging from small domestic works to major commercial developments, which achieve high standards of construction, workmanship and customer satisfaction.

Around 1000 Building Regulation schemes commenced with Wigan during the last year. From these we have selected five schemes which demonstrate excellence in construction and customer satisfaction.

The Building Excellence Award is a prestigious award for quality contractors.

It is designed to reward those builders who are committed to meeting Building standards.

The award aims to put customer satisfaction high on the agenda and applies to all projects where Wigan Council provided the Building Control Service.

The winners of Wigan's Building Excellence Awards can be entered into the National and Regional Building Excellence Award scheme.



Environmental Services Department

Development Division

Building Excellence Awards 2010

Wigan Council's initiative to promote and encourage good design across the borough is now in its sixth year. This scheme highlights projects which build in quality into their constructional design and in doing so recognises quality contractors.

All the schemes within this leaflet are receiving Building Excellence awards and are being celebrated at a special awards ceremony at Wigan Cricket Club on Monday 14th February 2011.



Environmental Services Department

Development Division

MCT11-140/J49-11



The Local Authority Building Control Building Excellence award is the only award of its type that covers all forms of building construction. Assessment is based on objective criteria. Those who are successful will have distinguished themselves as outstanding achievers in building construction in Wigan.

Wigan's Building Excellence Award is based on a national award scheme organised by LABC the national organisation which represents all Local authorities in England, Wales and Northern Ireland.

AWARD WINNERS receive recognition for their excellent construction techniques and customer satisfaction. They are entitled to use the prestigious Building Excellence Award logo on their stationary.

ENTRY is open to any building project large or small, which has used Wigan's Building Control Service. Last year applications for around 1600 such schemes were deposited with Wigan Council.

NOMINATIONS are made by our Building Control Surveyors who inspect premises and sites throughout the year. Last year our surveyors made over 8500 site visits.

JUDGING CRITERIA includes:

- Compliance with Building Regulations
 - Supply of information
 - Speed of fault rectification
 - Storage of materials
 - Site safety
 - Consistency of construction
 - Accessibility
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CATEGORIES of award include:

- Best Domestic Extension
 - Best Housing
 - Best Healthcare Building
 - Best Education Building
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Winners of Wigan's Building Excellence awards will go forward for entry to the North West award scheme, which is held annually in May.

1. BEST DOMESTIC EXTENSION

Small domestic works, alterations and refurbishment, make up a significant percentage of the applications submitted for our approval each year. They are perhaps the most direct tangible contact that many residents have with our Building Control service.

Edge Hall Road Orrell



This semi detached house was extensively altered and extended to a very high standard. Very little of the original house remains. The scheme, developed by a local designer, more than doubled the building footprint and incorporated single storey, two storey and three storey extensions to side and rear plus rooms in the roof of the original.

The work was not without difficulties as it is situated within the potential influence of a landfill site and was within an area where shallow coal workings were suspected. Appropriate protection measures were taken and the result is a most pleasing, well crafted and desirable dwelling finished to a very high standard.

CONTRACTOR:

Stevens Brickwork

Cross Lane Billinge



This project consisted of a two storey link between the original house and garage, a two storey rear extension to the family room and bedroom and alterations to the landing. The work was carried out to an exceptionally high standard by local contractors A.P. Joinery Ltd.

The architects had designed a 6 metre structural opening to the rear in which folding patio doors would allow the dining area to be opened up into the garden. Whilst significant structural steel had been specified by the structural engineer, the contractor provided additional strengthening to the steel to further reduce possible deflection beyond the minimum acceptable design standard.

The contractor also discovered the cantilevered beams supporting a first floor front elevation bay had deteriorated. On inspection it was clear that renewal was the only option. Details of the remedial works were submitted and the contractor carried out this difficult job restoring the bay to its former glory.

CONTRACTOR:

AP Joinery Ltd

2. BEST HOUSING

Holden Road Leigh



This small development of three town houses is typical of much of the work that we receive in Building Control. Functional and efficient housing built on a confined urban site. Constructed to a high standard by local contractors, these houses follow a design submitted by a local Leigh architect. The building incorporates a beam and block floor construction and there is a sloping ceiling to the rear first floor to maximise useful floor space whilst minimising construction costs. The site was within 250m of a former landfill site and appropriate gas protection measures were incorporated into the construction.

CONTRACTOR:

B and D Croft Limited

3. BEST HEALTHCARE BUILDING

Health Centre Leigh



This small health centre is of striking design. Constructed from a steel frame on pad foundations it features a spacious atrium behind glazed cladding. The building incorporates efficient underfloor heating. The site manager in particular was very responsive and gave our surveyors regular updates on progress. He also maintained excellent inspection records on site. Any snagging items encountered at the end of the contract were very speedily resolved. The end users have said that they are very pleased with the work and commented on how well the contractors cooperated with existing users of the site. The work was completed to a very good standard, within the scheduled timescales to allow phased occupancy of the site.

CONTRACTOR:

Eric Wright Construction Limited
