

### 3. COMMERCIAL

#### Manchester Road, Ince



The site management of this project was described by our surveyor as being excellent, as was the quality of the build.

The building has a steel frame off pad foundations with cavity masonry external walls and a conventional industrial metal roof.

Elements of work were always ready for inspection at the appointed time and any problems encountered on site were dealt with efficiently with the minimum of fuss.

The building owners advise us that the contractor's attention to detail was very good during the build and still continues, with regular post completion visits to ensure their continued satisfaction.



CONTRACTOR:

Stewart Milne Homes (NW) Ltd

### 4. SUSTAINABLE CONSTRUCTION

#### 38 Arbour Lane, Standish

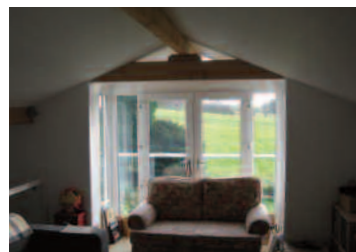


This bungalow was in a very poor state of repair and had suffered from minor settlement. The refurbishment and extension works appear to be minimal from the front but this is deceptive.

The designer has maximised space by the use of well insulated sloping ceilings and thoughtful structural design. He has created an extensive first floor, and the use of glazed balustrades maintain an openness to the structure.

The owner has retained some of the out of plumb sections of wall within the entrance hall to reflect the character of the original property.

The contractor was always prompt in his requests for inspection from our surveyor and the work has been completed to a very high standard. He is always keen to ask for our advice whenever he is unsure of a building regulation or construction matter.



CONTRACTOR:

Martin Walker

## Built in Quality awards

The Built in Quality 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.

Over 2000 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 Built in Quality Award is a prestigious award for excellence.

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 built in Quality Awards can be entered into next year's National Built in Quality Award scheme.



Environmental Services Department

Development Division



Environmental Services Department

Development Division

## Built in Quality

# AWARDS 2008

Wigan Council's initiative to promote and encourage good design across the borough is now in its fourth 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 Built in Quality awards and are being celebrated at a special awards ceremony at Haigh Hall on Tuesday 18th November 2008.



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The Local Authority Building Control Built in Quality 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 Built in Quality Award is based on a national award scheme organised by LABC the national organisation which represents all 376 Local authorities in England, Wales and Northern Ireland.

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**AWARD WINNERS** receive recognition for their excellent construction techniques and customer satisfaction. They are entitled to use the prestigious Built in Quality 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 over 2000 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 9000 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

**CATEGORIES** of award include:

- Small Domestic Works
- Housing
- Commercial
- Sustainable Construction

Winners of Wigan's Built in Quality awards can go forward for entry to the national award scheme, which is held annually in London.

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There are four categories in this years Built in Quality awards they are:

1. SMALL DOMESTIC WORKS
  2. HOUSING
  3. COMMERCIAL
  4. SUSTAINABLE CONSTRUCTION
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## 1. SMALL DOMESTIC WORKS

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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. We have two winners in this category this year they are:

### Warrington Road, Newtown



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**CONTRACTOR:**

This renovation project has efficiently maximised the use of available space. The roof conversion in particular has been thoughtfully planned with imaginative creation of storage facility in what would otherwise have been awkward lost spaces.

The developer has also brought about a significant upgrade in the fire protection and thermal insulation whilst still retaining many of the original features and character of the property.

The contractor notified our surveyors at all relevant stages of the work and the project was 'right first time every time', being completed with no remedial works whatsoever. This is typical of this contractor who is always thoughtful in his approach to design and construction issues.

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DJ & E Birchall

### Wigan Lane, Standish



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**CONTRACTOR:**

This detached property has been extensively extended.

The construction includes a machine applied render which required particular attention to detail. The initial design had extensive areas of glazing and the contractor sought advice from our surveyor on how these may be best achieved. Specific improvements to the thermal insulation values of existing retained elements and the specification of a high performance heating installation were agreed and installed.

The contractor was always prompt in requesting inspections from our surveyors and sought advice whenever he was unsure of a particular detail. His work in the borough is always of a high standard and this project is typical of that.

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John Greenhalgh

## 2. HOUSING

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### Lord Street, Leigh



As the photograph shows, this was a particularly confined town centre site. With all such sites careful attention to the delivery and storage of materials is essential to avoid delays in construction and ensure a good standard of finish. Planning for just in time delivery was an essential part of the construction process which the site management organised well.

The building utilised piled foundations, ground beams and a suspended slab.

Communication with the contractors at all levels was outstanding on this job.

The management of the building confirm that it has been very well designed for their needs and that the developers are still always available should they be needed.

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**CONTRACTOR:**

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Jones Homes