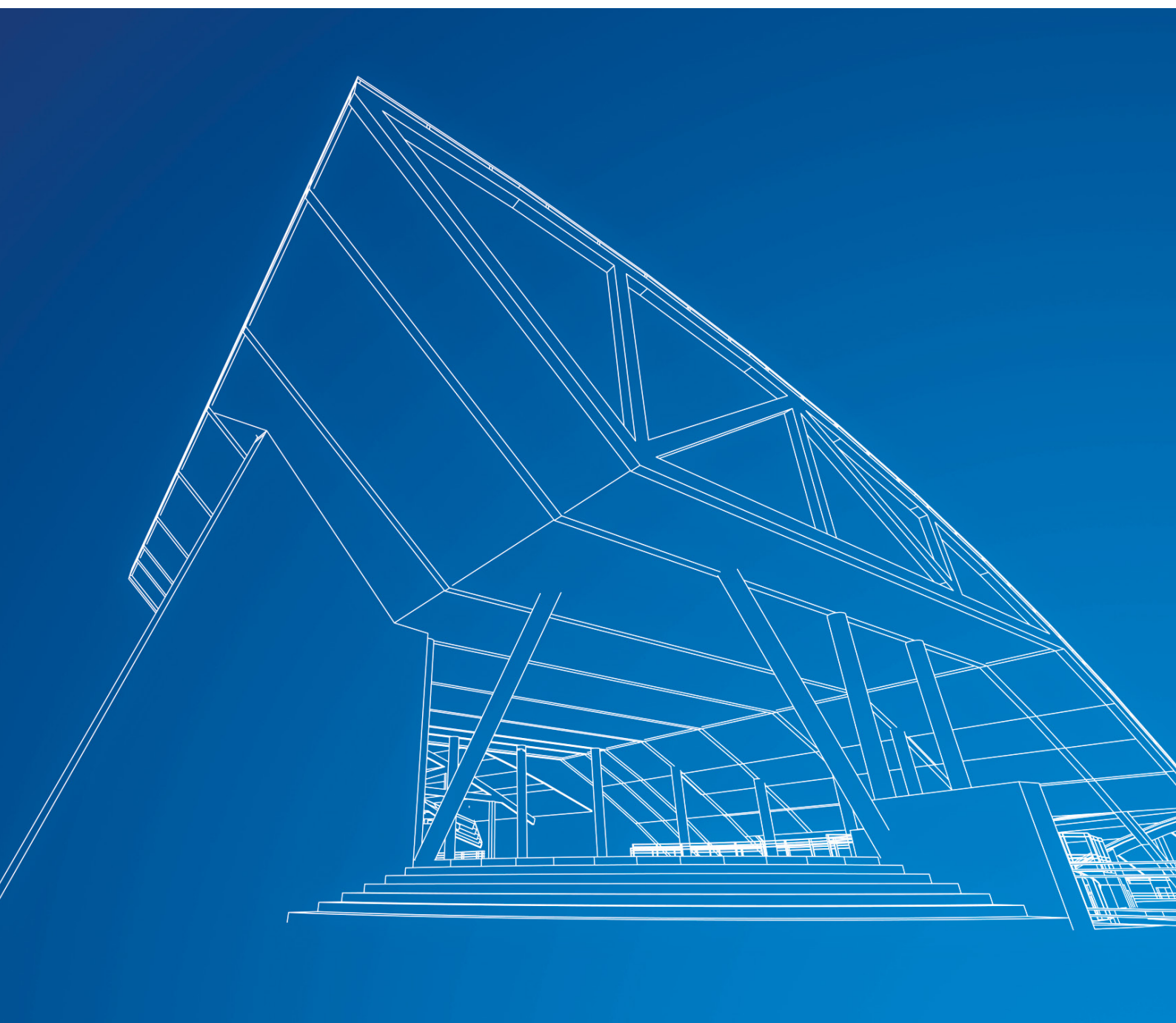




# THE **PREMIER** CONSULTANCY FOR BUILDING REGULATIONS



# / OUR EXPERTISE

Building Approvers Ltd. provides high-quality Building Regulations plan checking and consultancy services to Principal Designers at crucial stages of their design process. This is undertaken prior to submission for formal approval by the Building Safety Regulator or Building Control Body.

Unlike Approved Inspectors, who are now legally obliged to not offer design advice and hence can't function as a consultant for the Principal Designer, our stance as an independent consultant allows us to dedicate ourselves to ensuring your project meets necessary compliance.

We offer comprehensive advice to the Principal Designer, from the inception of draft designs to the finalisation of working drawings, and guide the project through planning Gateways.

**“ WE PROVIDE **HIGH-QUALITY** BUILDING REGULATIONS PLAN CHECKING AND CONSULTANCY SERVICES TO PRINCIPAL DESIGNERS. ”**

## / THE CHALLENGES

The Building Safety Act 2022 has ushered in the most significant shift in legislation and industrial culture since World War II.

This shift has introduced a certain degree of uncertainty for developers, architects, and contractors who are now challenged with a major transformation in their approach to safety. These modifications range from procedural to technical but significantly impact the industry's operation. One substantial change is the introduction of the principal designer role. From October 1st 2023, it became mandatory for all projects involving a multi-disciplinary design team to be led by a Building Regulations Principal Designer.

# THE PRINCIPAL DESIGNER

The Building Regulations Principal Designer (PD) is entrusted with the responsibility to plan, manage, monitor design work, and ensure effective cooperation, coordination and communication for compliance with building regulations. It's critical that the principal designer is an integral part of the design team, capable of influencing design decisions and co-ordinating the design group.

Although a principal designer isn't required to be an expert in every design specialism, they are expected to have a thorough understanding of the building regulations to assess if a building design will adhere to all pertinent regulations.

Principal Designers should also provide support to others, such as passing on crucial information to contractors and instructing them on how to evidence that elements are built correctly.



# / WHY CHOOSE US?

Building Approvers has a top-tier team, with senior staff having experience in both public and private sectors.

As a group of professional chartered Building Control surveyors, we have extensive experience with high value, HRBs, and commercial developments. We adhere to a predefined QMS to ensure consistency and maintain robust audit trails of decision-making. Every project we handle undergoes meticulous tracking and peer-review, and we engage with the design team at critical stages to provide timely, relevant advice.

By incorporating Building Approvers into your design team advising the Principal Designer, we ensure that all aspects of Building Regulation compliance for your project are addressed comprehensively and promptly, eliminating uncertainty and mitigating risk.

For an informal discussion on how we can assist you, please email [\*\*info@approvers.co.uk\*\*](mailto:info@approvers.co.uk)

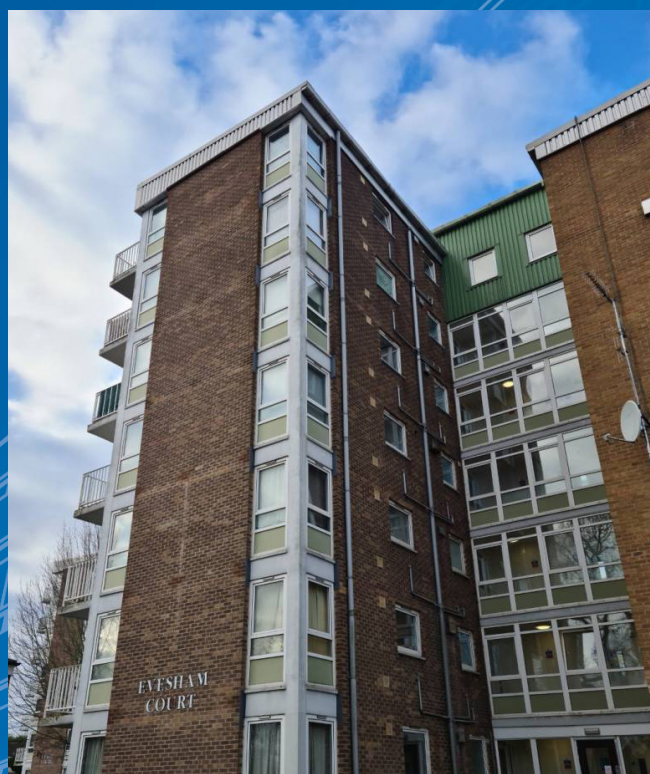
# OUR PROJECTS

Building Approvers Ltd. is providing Building Regulations consultancy on over thirty current projects in England and Wales that are at various stages of development from RIBA 2- 4. Some are new HRBs or alterations to in-scope buildings that will require submission to the BSR whilst others are developments that need compliance advice throughout their design. Some of our clients are architects whilst others are developers, principal designers or contractors.

## SOME OF OUR PROJECTS INCLUDE:

### GREYFRIARS / WHITEFRIARS - RECLADDING

This project consists of the recladding of two high rise residential towers in Salford. Our brief was to assist the Principal Designer from RIBA 3 – RIBA 4 and help prepare the documentation for submission to the Building Safety Regulator.



### BRICKHILL - RECLADDING

This project consists of the recladding of nine similar high rise residential towers in Bedford together with improvements to MEP. Our brief was to assist the Principal Designer throughout the design and help prepare the documentation for submission to the Building Safety Regulator.

# MANOR ROAD - NEW HIGH-RISE RESIDENTIAL TOWERS

Manor Road consists of the design of three new high rise residential towers in Canning Town, London. Our brief was to assist the Principal Designer throughout the design and help prepare the documentation for submission to the Building Safety Regulator.



# MANCHESTER ROYAL INFIRMARY - WARD IMPROVEMENTS

We were appointed to two distinct projects for MRI involving the refurbishment and improvement of two medical wards within the hospital complex. Due to the inter-relationship of buildings and heights the projects were considered within the scope of requiring BSR approval.

# ROYAL LIVERPOOL HOSPITAL

We have been retained to advise on the Building Regulation aspects of a new vehicular and pedestrian access, walkways and podium alterations affecting fire service access and emergency egress. In addition we have been engaged to provide advice on ward alterations.



## MAYFIELD - NEW DEVELOPMENT

We have been retained to advise on the Building Regulation aspects of a new project in Manchester city centre which is currently at RIBA stage 2. Even at this early stage we're able to provide the design team with key information on fire service access, staircase provision and Part M matters.



## LIBERTY SOUTHWARK - REDEVELOPMENT

This major redevelopment in the Southwark London consists of two high rise buildings, one an office and the other a residential HRB. We have been appointed to provide the Principal Designer with Building Regulations advice through the design development.

## MYRTLE STREET - NEW STUDENT ACCOMMODATION

An appointment closer to home - Providing Building Regulations consultancy on a new first-class student accommodation block in Myrtle Street, Liverpool which will deliver 242 student beds. Almost a third will be studios, with the remaining arranged in four-, five- and six-bedroom clusters around common rooms.





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