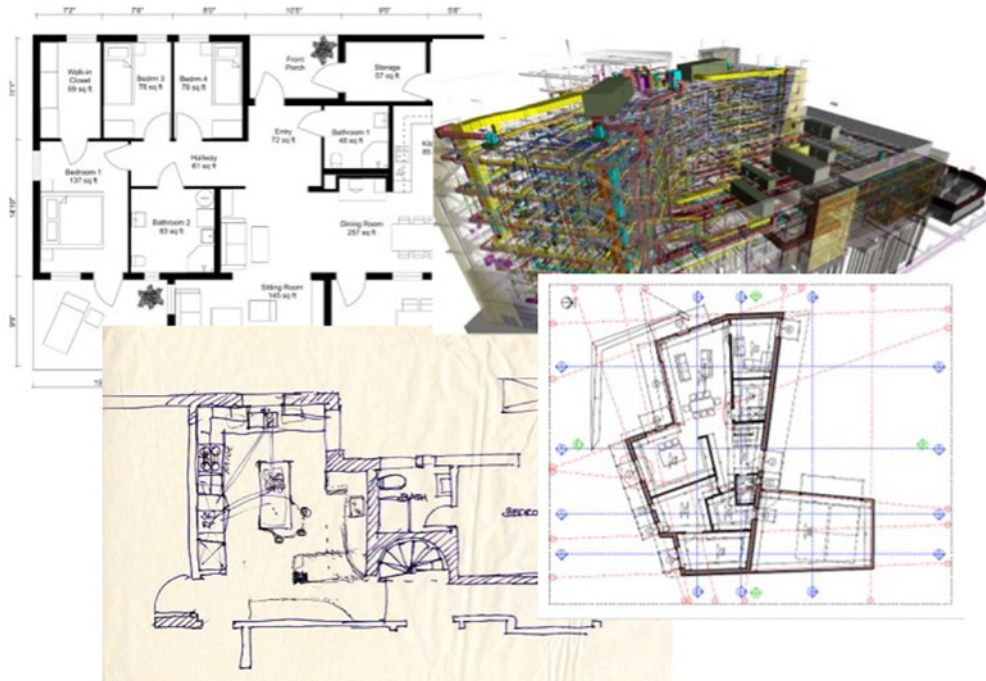




Frequently Asked Questions (FAQs)



What's the difference between planning drawings and Building Regs drawings?

Planning drawings

Planning drawings are a set of simplified drawings that allow the local planning department to establish the scope of the works whilst only paying particular attention to the newly proposed materials, aspect, and features of the building. They bear no reference to the construction methods used and contain no detail as to how the building is to be constructed.

A set of planning drawings generally includes a site plan, block plan, floor plans, elevations, and basic sections through the building.

Building Regulation drawings

Building Regulation drawings or construction drawings are a set of detailed drawings and construction details which are submitted to the Building Control Body; this can be Approved Inspectors or Local Authority.

Building Regulation drawings are used to determine if the proposed development is safe and fit to live in for users in and around a new development or work done on an existing property. They are much more detailed than the planning drawings. Details include structural information from the engineer, thermal insulation calculations, and proof of full compliance with all relevant parts of the Building Regulations.

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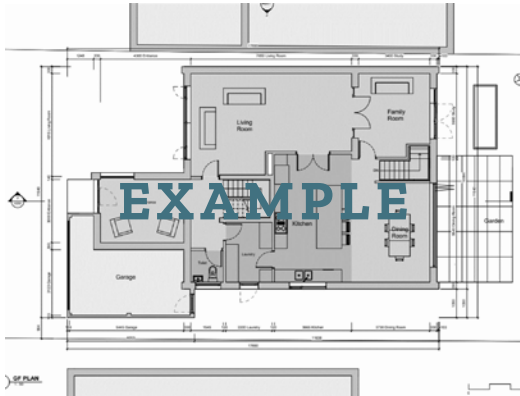
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Frequently Asked Questions (FAQs)

PLANNING DRAWINGS	BUILDING REGULATIONS DRAWINGS
<ul style="list-style-type: none"> ✓ Illustrates the scope of works; ✓ Only pays particular attention to the proposed materials and features; ✓ Provides a scalable plan for planning authority to determine overall size of proposal; ✓ Tend to include a Site plan, General Arrangement plans, elevations, and basic sections through building; ✗ No reference made to compliance with relevant regulations; ✗ No reference made to construction methods. 	<ul style="list-style-type: none"> ✓ Details proposed works; ✓ Fully dimensioned drawings; ✓ Specification notes relating to construction methods and element build ups; ✓ Proving compliance with relevant parts of the Building Regs; ✓ Structural Information incorporated within the design; ✓ Drawing pack includes more drawings containing more information (electric & mechanical layouts, drainage layouts, structural layouts, including foundation design), 1:20 sections and sometimes 1:10 details where control of detail on site is required; ✓ Package can also include a supplementary specification containing further detail; ✓ Details of glazing; ✓ Thermal calculations included within the design and details of insulation thicknesses in roof, walls and floors confirmed with calculations to prove; ✓ Fully compliant construction details; ✓ Exact details and specifications.

PLANNING DRAWINGS	EXAMPLE
<ul style="list-style-type: none"> ✓ Nothing to distinguish between new and existing work; ✓ Overall room dimensions only; ✓ Simplified graphics; ✓ No detailed information; ✓ Walls illustrated with no build-up information. 	

BUILDING REGULATION OR CONSTRUCTION DRAWINGS	EXAMPLE
<ul style="list-style-type: none"> ✓ Fully dimensioned plans; ✓ Fully annotated plans; ✓ Detailed specification notes; ✓ Complete construction information; ✓ Full B-Reg compliance information; ✓ Wall build-ups confirmed and illustrated; ✓ Insulation thicknesses confirmed; ✓ Product specific details incorporated; ✓ References made to other drawings. 	