

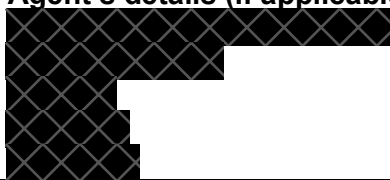

# FULL PLANS APPROVAL NOTICE WITH CONDITIONS

The Building Act 1984  
The Building Regulations 2010



Building Regulations  
Application Number :

22/1805/FP

1	<b>Applicant's details</b> Action Home Mayfield House 26 - 28 Mayfield Road And, 10 St James Terrace Leicester LE2 1NA	<b>Agent's details (if applicable)</b> 
2	<b>Details of works</b> Upgrading works and refurbishment to provide 24 no. en-suite shower rooms and the installation of new windows	
3	<b>Location of building to which work relates</b> Mayfield House 26 - 28 Mayfield Road And, 10 St James Terrace, Leicester, LE2 1NA	
4	<b>Approval (with Conditions)</b>  <i>The plans submitted have been examined and passed by Leicester City Council as complying with the Building Regulations <b>with conditions</b>. (Please see <b>overleaf</b> Schedule of Conditions).</i>  <i>This approval is for the purposes of the requirements of the Building Regulations only. It is not an approval under the Town and Country Planning Acts or an approval relating to any other statutory provision.</i>  <i>Under the requirements of the Building Regulations you are required to notify the City Council at certain stages during the execution of the work. (Notices of inspection are enclosed). Please ensure that the Commencement and Completion notices are passed to the person who carried out the work.</i>  <i>If work is not commenced within three years of submitting the plans the City Council may declare the application void under the provisions of the Building Act 1984, Section 32.</i>	
5	<b>Authority</b> This full plans <b>approval notice</b> is authorised by the Director of Neighbourhood & Environmental Services, Leicester City Council.   Graham Fox Building Control Team Manager  Date : 21 December 2022	



## **Conditions to full plans approval**

The plans have been passed subject to the conditions which are listed below being met:

### **B1 - Means of Escape**

Consultation is required with Leicester Fire and Rescue Service for their comments under the requirements of the Regulatory Reform (Fire Safety) Order 2005. Any comments or recommendations received will be forwarded to you in due course for you to consideration.

Any modifications to the existing fire alarm and smoke detection system serving the common areas are required to be carried out in accordance with the requirements of BS 5839: Part 1 - 2017.

Any modifications to the existing emergency lighting system serving the common areas are required to be carried out in accordance with the requirements of BS 5266: Part 1 - 2016.

The fire alarm and smoke detection system to each bedsit are required to be designed, installed and tested in accordance with BS 5839: Part 6 - 2019

### **B3 - Internal Fire Spread (Structure)**

The new compartment walls and floors between each of the bedsits are required to be designed and constructed to achieve a minimum 60 minute fire resistance.

### **F1 - Means of Ventilation**

The en-suite shower rooms are required to be provided with mechanical ventilation capable of extracting at a rate of 15 litres per second.

Any of the en-suite shower rooms that do not contain any openable windows, they should be provided with a suitable air inlet (e.g., a 10mm airgap under the door).

### **H1 - Foul Water Drainage**

The above and below ground foul water drainage is required to be designed, installed and tested in accordance with BS8301:1985.