

Challinor Hall Associates
19 Willingdon Park Drive
Eastbourne
East Sussex
BN22 0BS

1

Details of works

Conversion and refurbishment of existing toilet block to include kitchen and seating area and the provision of mixed use, ambulant and accessible use WCs

2

Location of building to which work relates

Public Conveniences, Esplanade, Seaford.

3

Approval

The plans submitted in respect of the above work (which are listed overleaf) have been examined and passed by the Authority as complying with the Building Regulations **subject to the conditions overleaf.**

This approval is only for the purposes of the requirements of the Building Regulations and Sections 21, 23(3), 24 and 25 of the Building Act 1984. It is not an approval under the Town and Country Planning Act, an approval for improvements grant purposes or for any other statutory provision.

It is a statutory requirement of the Building Regulations that the person carrying out the work to which the Building Regulations relate is required to notify the Authority at certain stages during the execution of the work. Failure to notify the Authority may render you liable to prosecution. Please contact our office by phone on 01273 471600 or by email building.control@lewes-eastbourne.gov.uk at the appropriate time.

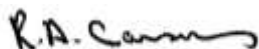
If work is not commenced within three years of submitting the plans the Authority may declare that the deposit of plans is of no effect under the provisions of the Building Act 1984 Section 32.

4

Authority

Name (Authorised Officer); R A Carsons, **Building Control**

Signature:



Date: 9th May 2023



Your attention is drawn to the liabilities under the Party Wall Act 1996
in respect of your proposals

NB: THIS IS NOT A PLANNING PERMISSION

CONDITIONS ATTACHED TO FULL PLANS APPROVAL

The plans have been passed subject to the conditions listed below:

Building Regulation 14 Schedule 1

- 1 A1** - A full appraisal of the building will be required and where needed a Structural Engineer's assessment may be required.
- 2 B1** - Details required for the Fire Alarm system and emergency lights.

B1 - Details required to show how the loudness of the fire alarm will achieve 65dB within all the WC's.
- 3 F1** - Details required for the proposed ventilation to the building.
- 4 G3** - Please provide details for the Hot water and heating systems.
- 5 M1** - Accessible WC's to include a visual indicator connected to the fire alarm.

M1 - An emergency assistance alarm to be included in the accessible WC's.

List of main relevant plans approved subject to the above conditions:

<u>PLAN REFERENCE/REVISION</u>	<u>DESCRIPTION</u>	<u>DATE RECEIVED</u>
1. 2252-03	Existing Elevation Plans	10 February 2023
2. 2252-01	Existing Floor Plans	10 February 2023
3. 2252-02	Existing Roof Plan	10 February 2023
4. 2252-07	Site Location Plan	10 February 2023
5. 2252-06A	Proposed Elevations	10 February 2023
6. 2252-09A	Proposed Floor Plans	10 February 2023
7. 2252-05	Proposed Roof Plan	10 February 2023
8. 2252	Building Regs Specifications	10 February 2023