

East West Intl Ltd
c/o Andrew Pegley - Pegley D'Arcy Ltd
78 York Street
Westminster
London
W1H 1DP

Building Regulations
Plan Number

1803/FP/2017/37

1 Details of Work

Description:
Conversion of offices into six flats

2 Location of building to which work relates

Address:
Victory House, 8-12 Lees Parade, Uxbridge Road
Hillingdon,

3 Approval

The plans submitted in respect to the above work have been examined and passed by the Authority as complying with the Building Regulations subject to the conditions defined in the Conditions of Full Plans Approval (see overleaf).

This approval is only for the purposes of the requirements of the Building Regulations and sections 18, 19, 21, 23(3), 24 and 25 of the Building Act 1984. It is not an approval under the Town and Country Planning Acts, an approval for improvement grants purposes or for any other statutory provision.

Under the requirements of the Building Regulations 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.

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

4 Authority

This approval of plans notice is authorised by:
James Rodger
Head of Planning and Enforcement

Signature:



Date: 14 February 2017

Conditions of full plans approval

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

- 1 Structural calculations shall be submitted for approval for the new beams and floors. The calculations will be checked in due course by our Structural Engineer, who will submit any comments under separate cover.
- 2 The travel distance within the fire resisting lobby at first floor should not exceed 4.5m
- 3 The room containing the storage area at ground floor should be approached by a protected lobby with not less than 0.4m² of permanent vent. Alternatively a mechanical smoke vent could be provided.
- 4 A single opening vent of minimum area 1m² should be provided at the head of the stair which can be remotely operated by the Fire Brigade from the access level. Please advise on the use of the room indicated WT at second floor. Will there be any provision for storage in this room?
- 5 The new compartment wall construction should be clearly indicated on the plans together any provision to limit flanking sound transmission.
- 6 Details to limit reverberation within the staircase and the common parts should be indicated on the plans.
- 7 Details of the new staircase to include riser and going dimension with handrail and balustrade details and dimensions shall be indicated on the plans.

Schedule of plans submitted

Plan numbers: 1200 50 - received 31 Jan 2017
1200 51 - received 31 Jan 2017
1200 52 - received 31 Jan 2017