

Design Advice

To: Kamran Ali Hopewell housing By Email Only
From: Paul O'Hare Project: 24112
Date: 21/08/2024 DA 1
Subject: Oak Tree Cottage Drive, Uxbridge: Internal wall configuration for single bed flat

Kamran,

We understand at a recent design review of the Oak Tree Cottage, Court Drive, Uxbridge development, the planning officer requested a fire statement to support the general internal layout to the single bed flats (namely on levels 1 and 2).

The general philosophy behind a typical open-plan studio layout is to ensure that all areas within the space are clearly visible and easily accessible from the exit, thereby facilitating a safe and unobstructed evacuation during a fire emergency. This rationale may explain why internal walls are often discouraged or minimized in standard open-plan studio designs. However, this is not always the case or considered best practice. Based on an Approved Documents B (Volume 1) design approach for the Oak Tree, Cottage Drive, Uxbridge development, we observe the following:

- The ADB (Volume 1) does not explicitly state that internal walls are not permitted in studio flats.
- ADB makes several references to the need to either fire separate or provide sufficient spatial distancing between any cooking facilities and the main egress routes within a flat, as to not impede a safe means of egress from the space.
- Internal walls within flat layout designs are permitted and often considered necessary for ADB compliance i.e. protected entrance halls, isolating risk areas, bounding sleeping areas. And where necessary, they must be designed to not impede escape routes or fire safety measures.
- The permitted travel distances to an exit from within the flat is 9.0 m.

From a review of the proposed plans provided and our understanding of the project we note:

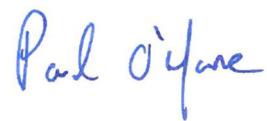
- We understand it is proposed to install a fire detection and alarm system to BS5839- 6 that will provide early and local notification to an event within the flat (for residents to respond to).
- Residents within the flat do not require assistance to evacuate from the space.
- The proposed fire rated construction to fire separate the sleeping from non-sleeping areas both safeguards and provides a level of compartmentalisation /containment and risk isolation (from the cooking facilities). The construction layout as proposed provides sufficient egress width and does not impede the ability for residents to exit the flat.
- Internal linings will meet the classification requirements (C-s3, d2) within the flat in accordance with ADB.
- The worse-case travel distance to a flat exit is 8.5m (<9.0m).
- Refer to Appendix A (attached).

Given the above, we would be of the opinion that the proposed layout with internal walls for the single bed flats meet the intent of B1 (Means of warning and escape) of the Building Regulations.

Please note that MJP UK have not reviewed the entire building/complex in detail, nor have we provided any PFFS design advice suitable for planning application in accordance with London Plan Policies and GW1. This specific design advice is exclusive to the internal layout of the single bed flats on levels 1 and 2 of the Oak Tree Cottage Drive, Uxbridge development only.

Should you have any further queries, please do not hesitate to contact me.

Regards,



Mr. Paul O'Hare BENG (HONS), MSc (FIRE), CMENGNZ, CPENG, INTPE(NZ)

For and on behalf of

Maurice Johnson & Partners UK Ltd

Appendix A: Typical fire sketch for single bed flat (with internal fire separations)
