

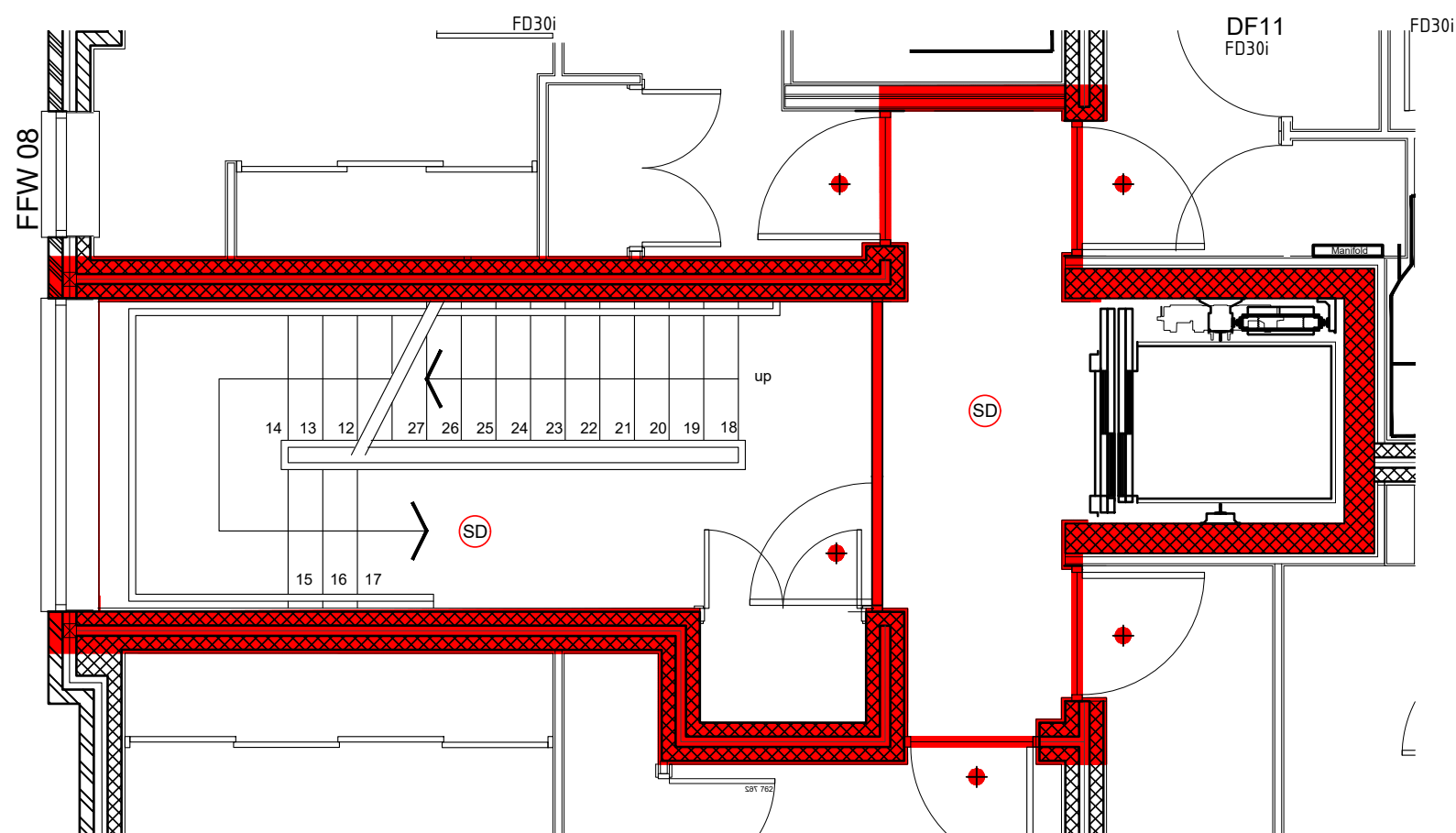


579-583 UXBRIDGE ROAD HAYES

PLANNING REFERENCE 72470/APP/2023/747

DISCHARGE OF CONDITION **10**

Accessibility



BLOCK A3- 60 MIN FIRE ESCAPE/ACCESS STAIR ENCLOSURE

Means of Escape for Disabled users

Generally we have located flats for disabled users for Blocks A3 at ground floor level, to ensure easy access to and escape from both buildings with the minimum changes of level.

Block A3

Flat A3-04 has been designed as a disabled flat. In the event of a fire the escape route for a disabled person or other occupier would be from any room into a hallway enclosed with half hour fire resistant walls which has direct access to the car park at the front of the building.

Means of escape from upper floors.

It is generally accepted that in the event of a fire the lift cannot be used as a means of escape to ground level. A wheel chair disabled person or elderly visitor at first floor level or above would enter the one hour fire resistant protected staircase and would need to be carried down in their wheel chair or be assisted to ground level by residents or the fire brigade.

Reference document: HM Government Fire Safety risk assessment Means of Escape for Disabled People.

 1 HOUR FIRE RESISTANT SELF CLOSING DOORS

1 HOUR FIRE RESISTANT PROTECTED ENCLOSURE TO STAIRS:
-100MM CONCRETE BLOCKWORK
-75MM CAVITY WITH FULL FILL INSULATION
-100MM CONCRETE BLOCKWORK

100MM LOADBEARING CONCRETE BLOCKWORK HAS A
FIRE RESISTANCE OF 2 HOURS

A	A3 Discharge of Conditions	JN	18/03/24
REV:	DESCRIPTION:	BY:	DATE:

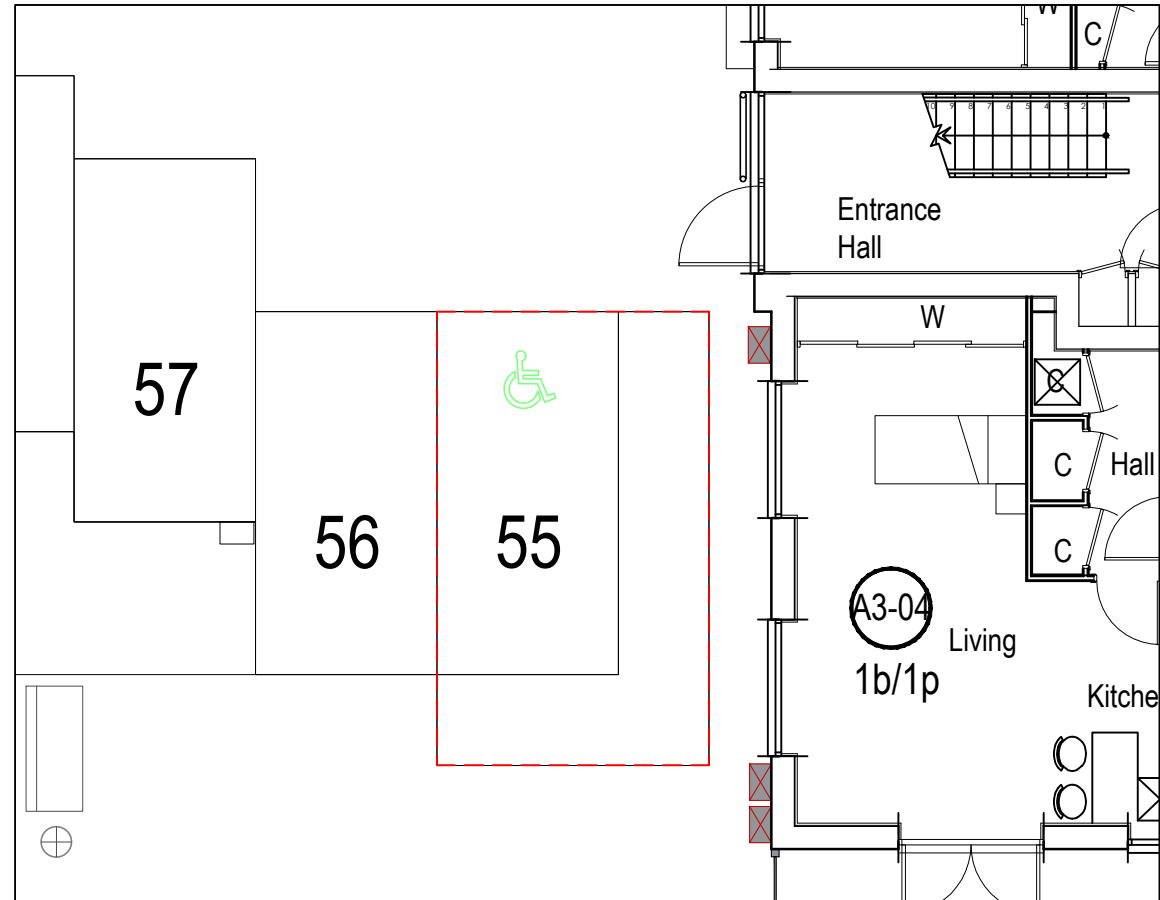
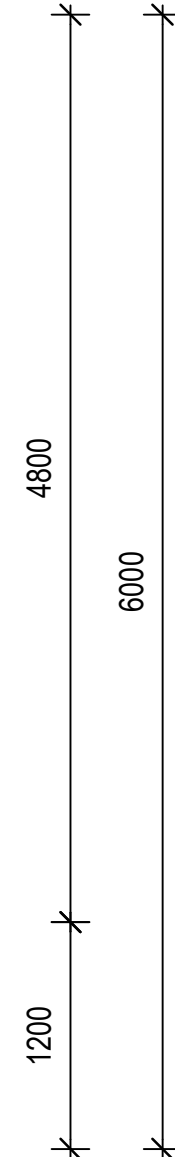
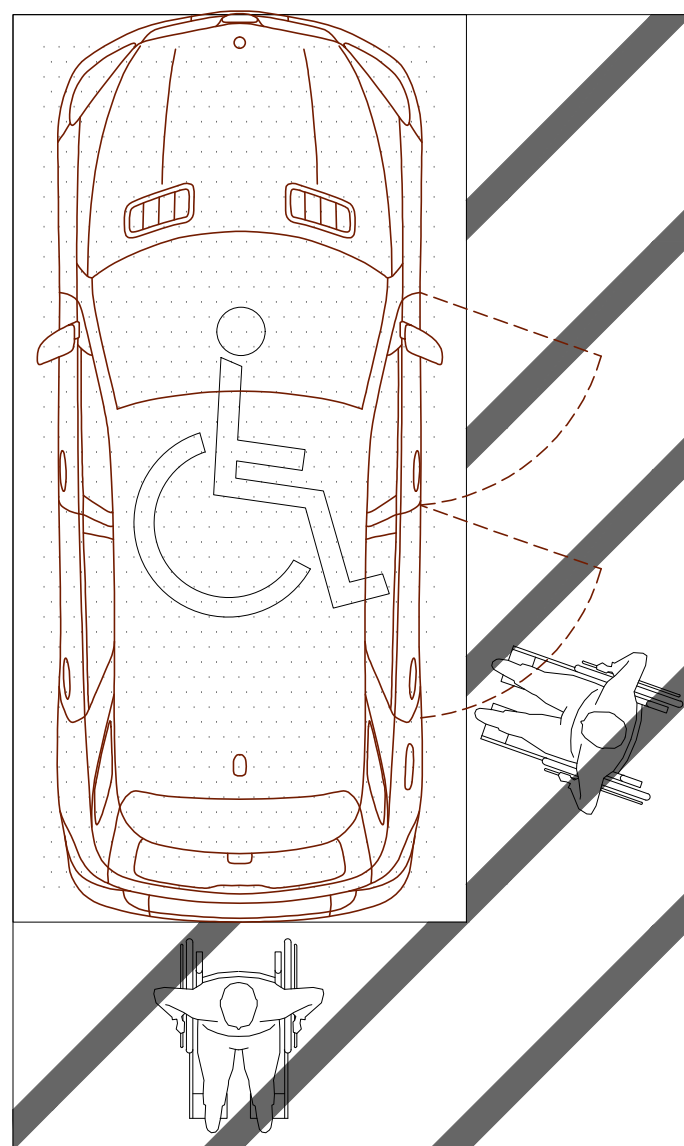
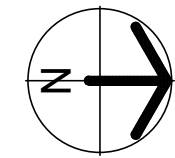
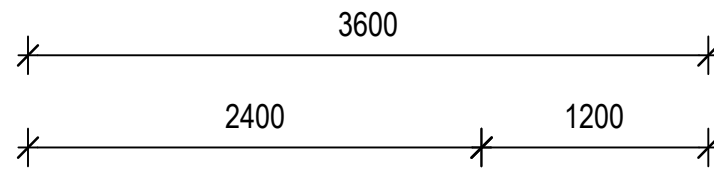
CLIENT:	Thorney Park Developments
SITE:	579-583 Uxbridge Road, Hayes

TITLE:	Discharge of Conditions Fire Strategy
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STATUS: -			
SCALE AT A3: 1:100	DATE: Feb 2019	DRAWN: AKR	CHECKED: NT
PROJECT: TPH5	DRAWING NO: WD_209	REVISION: A	



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Accessible Parking Spaces

The bays for Block A3 have been designed to adhere to Building Regulations Approved Document Part M. The Parking Bay is sized to the Standard Parking Bay size of 2400mm x 4800mm, with an additional 1200mm wide safety or transition zone marked out with cross patterned stripes along the side and rear of the bay to accommodate high sided vehicles .

REV:	DESCRIPTION:	BY:	DATE:

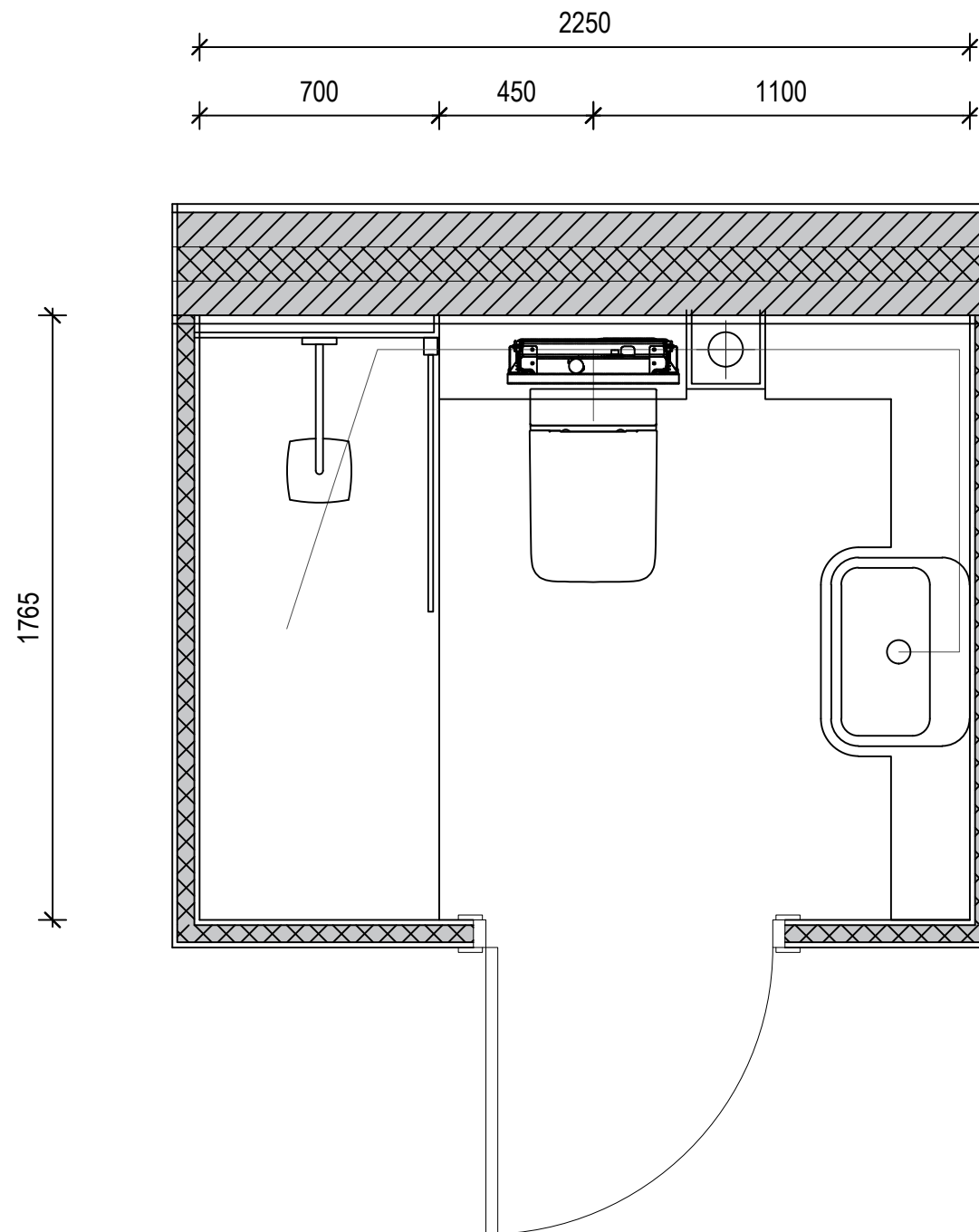
CLIENT:	Thorney Park Developments
SITE:	579-583 Uxbridge Road, Hayes

TITLE:	Discharge of Conditions Accessible Parking
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STATUS: Planning			
SCALE AT A3: 1:40	DATE: 03/24	DRAWN: JN	CHECKED: CP
PROJECT: TPH5	DRAWING NO: WD_702	REVISION:	

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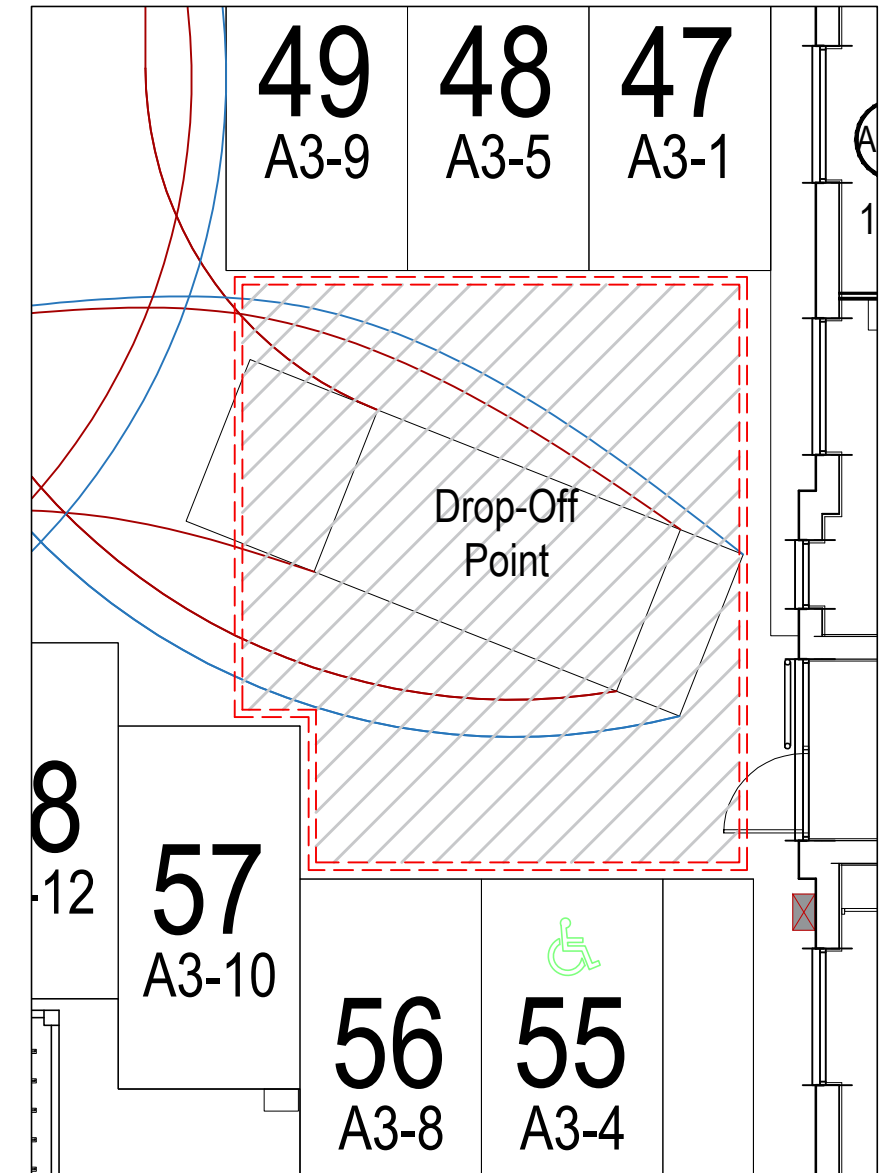
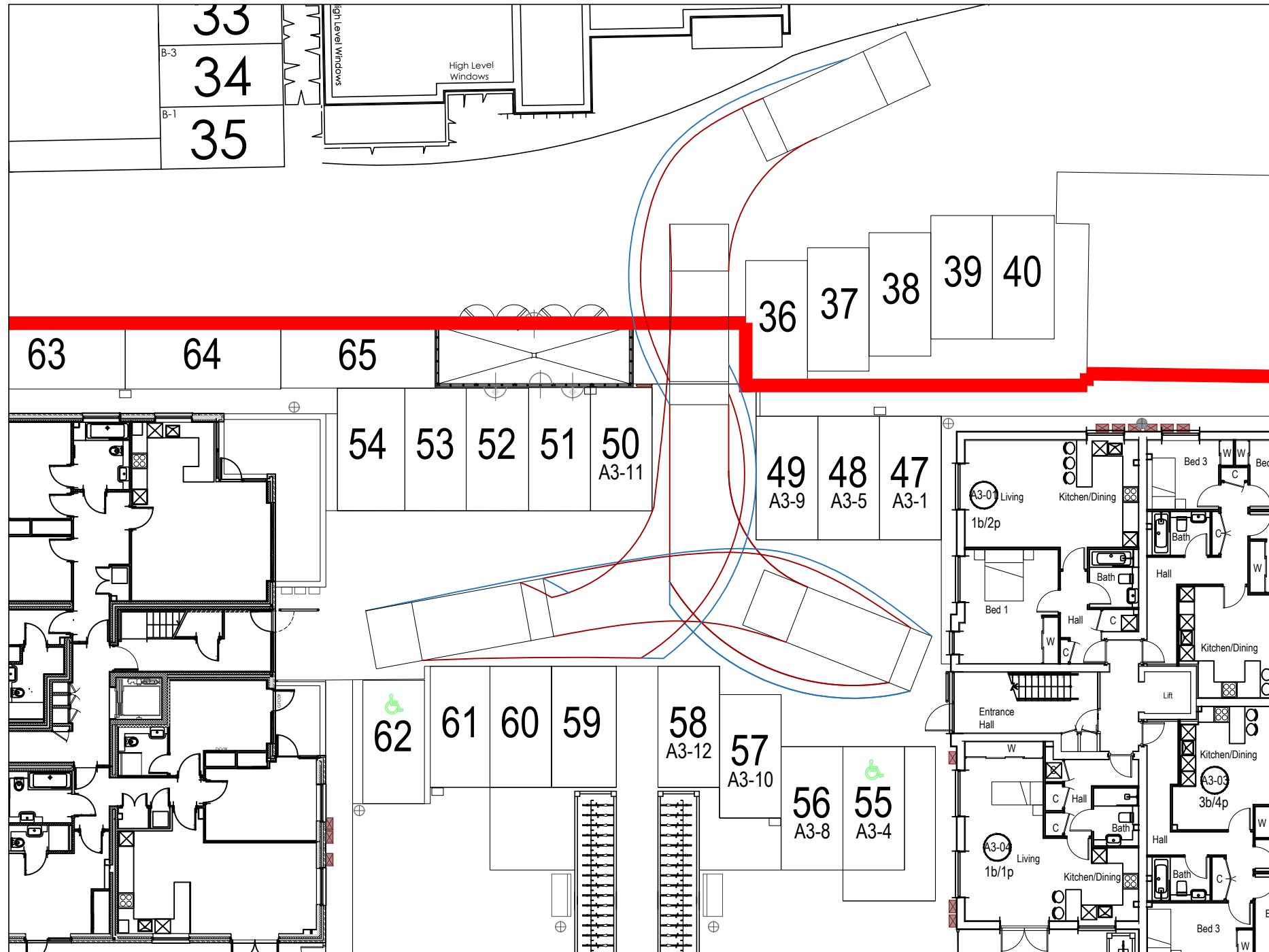


Bathrooms/ Ensuities

Flat 03-04 has been designed as a disabled flat. The Bathroom/ Ensuite would provide a level access shower in accordance with Policy D5 of the London Plan 2021.

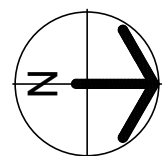


				CLIENT: Thorney Park Developments	TITLE: Discharge of Conditions Accessible Bathroom	STATUS: Planning				<div><div>Middleshop Waltham Road Maidenhead SL6 3NH 01628 828 241-4 reception@jsaarchitects.com www.jsaarchitects.com</div></div>
				SITE: 579-583 Uxbridge Road, Hayes		SCALE AT A3: 1:20	DATE: 03/24	DRAWN: JN	CHECKED: CP	
REV:	DESCRIPTION:			BY:	DATE:	PROJECT: TPH5		DRAWING NO: WD_703		



Drop-off Point

Drop-off Point for Block A3 to be located within rear car park. Provides easy and convenient access for door-to-door services and adequate spacing for large Dial-A-Ride vehicles.



REV:	DESCRIPTION:	BY:	DATE:

CLIENT:	Thorney Park Developments
SITE:	579-583 Uxbridge Road, Hayes

TITLE:	Discharge of Conditions Drop-off Point
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STATUS: Planning			
SCALE AT A3:	DATE:	DRAWN:	CHECKED:
1:200	03/24	JN	CP
PROJECT:	DRAWING NO:	REVISION:	
TPH5	WD_704	A	

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