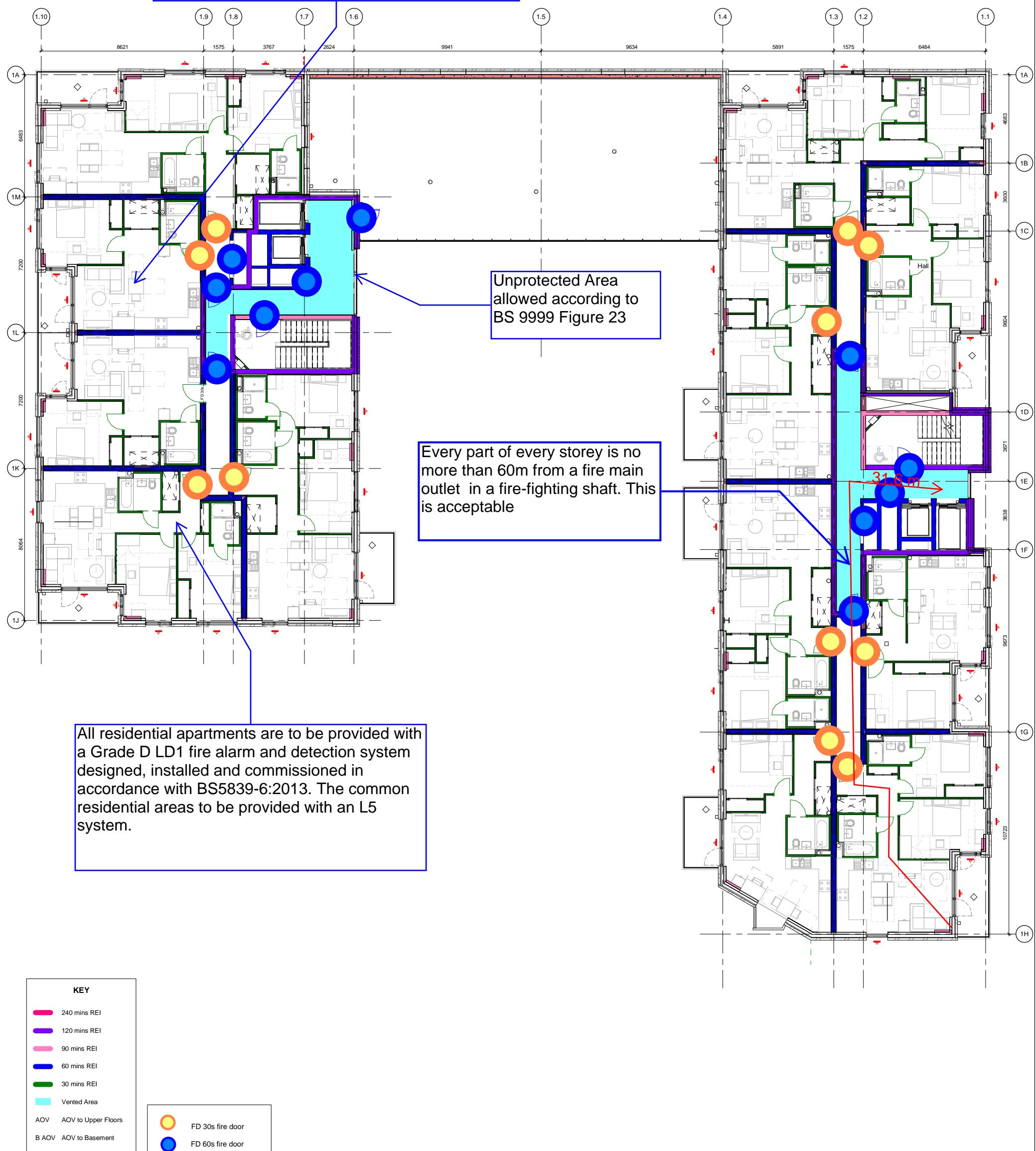
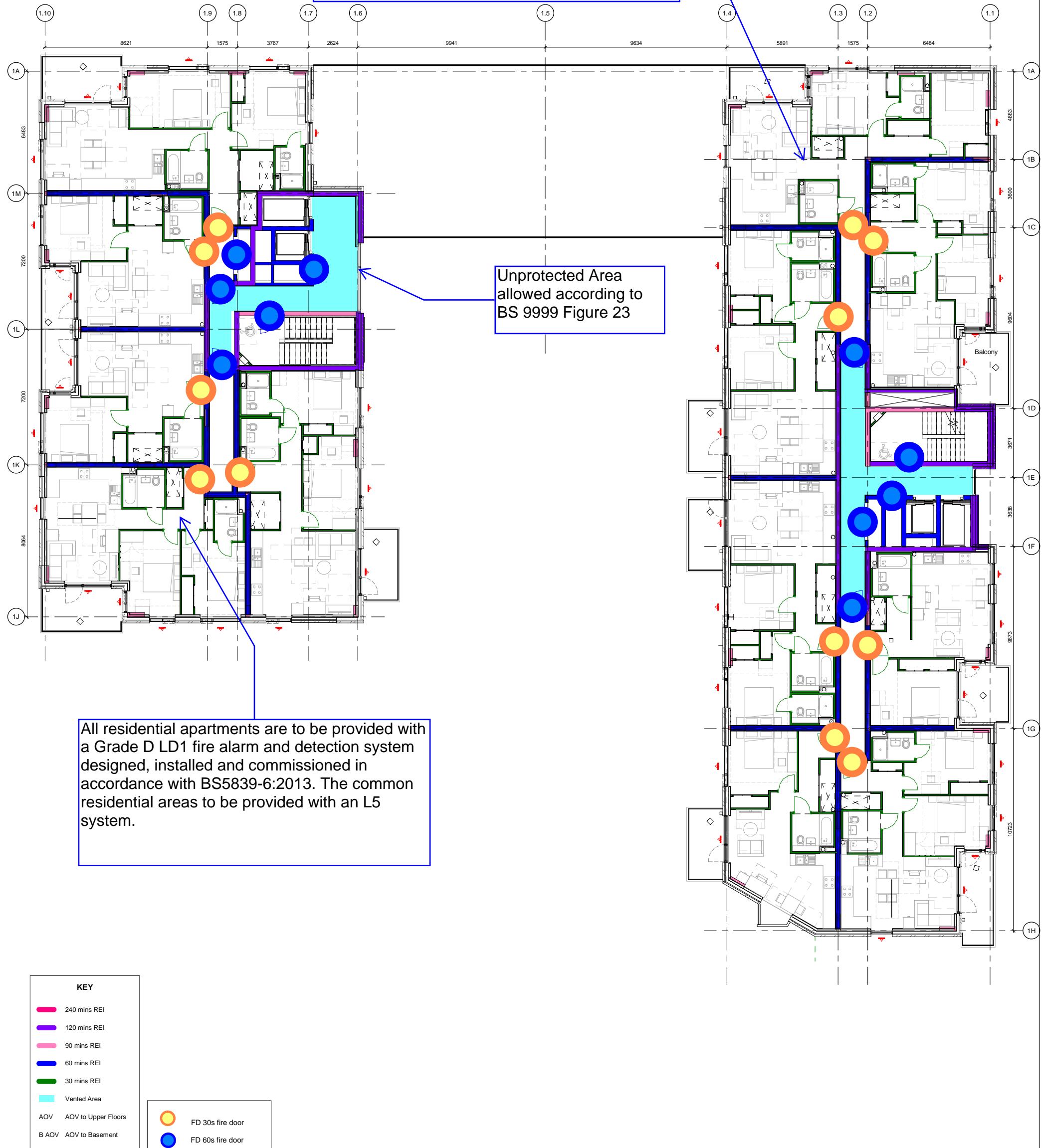


Open plan flats considered acceptable based on provision of Grade D LD1 fire alarm and AWFSS in the flat, and the cooking facilities is located at least 1.8m from the escape route. This applies to all other open plan flats.



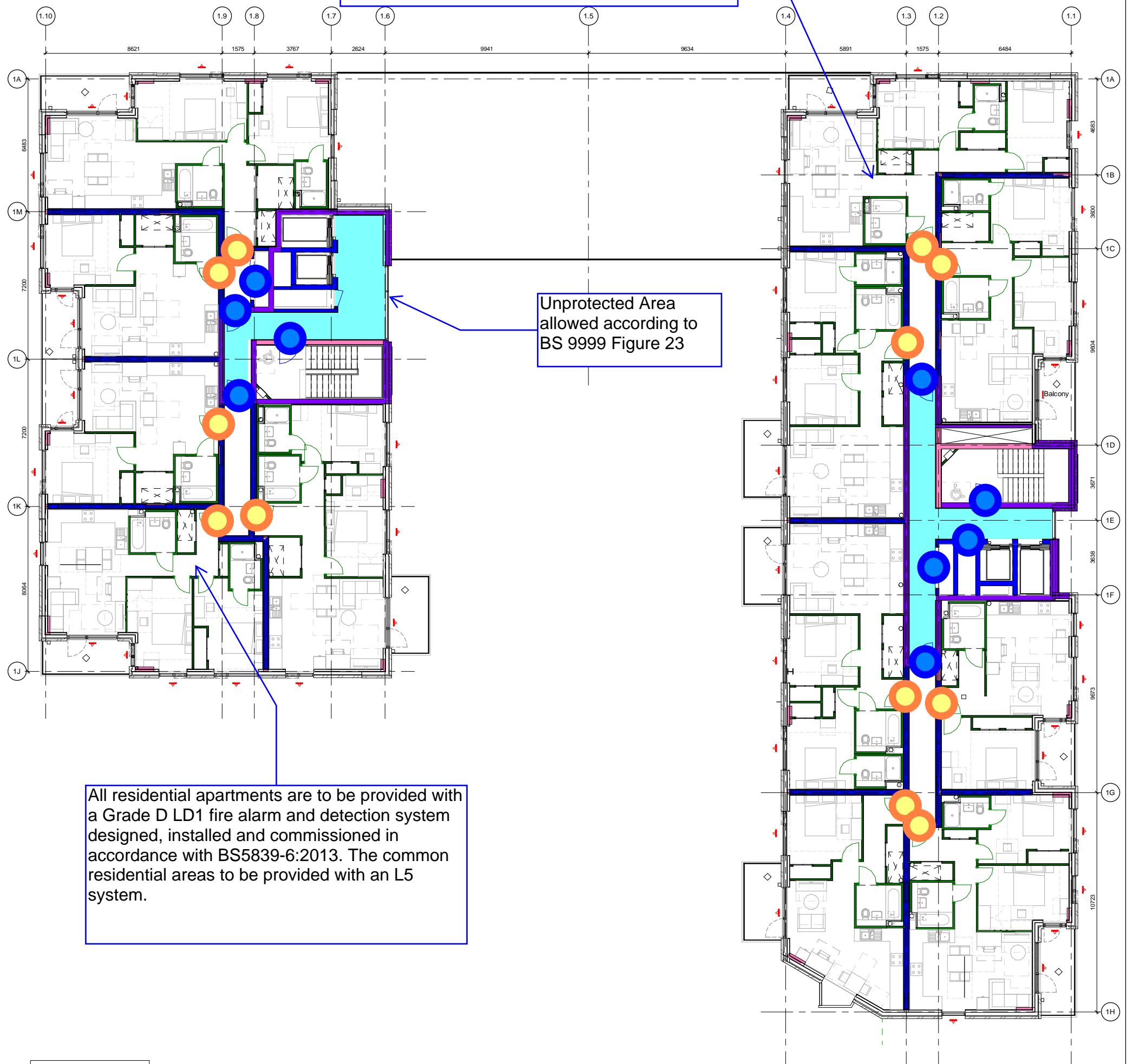
IFC Group PROJECT REF: 22338 St Modwen - St Andrews Park Uxbridge TITLE: FIRE STRATEGY DRAWING DRAWN: ZH/QA-KH	FD60S Rated w/ smoke seal		project Uxbridge Town Centre West St. Andrew's Park, Uxbridge client St. Modwen Homes FraserBrownMacKenna Architects 15-18 Featherstone St, London EC1Y 8SL www.fbmarchitects.com T:020 7251 0543	drawing title Block 1 Level 05 Fire Strategy Plan PRELIMINARY scale 1:100 @ A1 1:200 @ A3 drawn by KK checked by SAS date of first issue 24.11.21 project company year level type role number R9110-FBM-21-05-DR-A-1615 revision P1
			P1 RET SAS 24.11.21 Preliminary Fire Strategy Drawings REV BY CHKD DATE AMENDMENT DETAILS	

Open plan flats considered acceptable based on provision of Grade D LD1 fire alarm and AWFSS in the flat, and the cooking facilities is located at least 1.8m from the escape route. This applies to all other open plan flats.



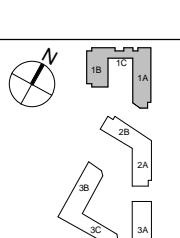
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PROJECT REF: 22338 St Modwen - St Andrews Park Uxbridge				client St. Modwen Homes	
TITLE: FIRE STRATEGY DRAWING				FraserBrownMacKenna Architects 15-18 Featherstone St, London EC1Y 8SL www.fbmarchitects.com T:020 7251 0543	
DRAWN: ZH/QA-KH	DATE: 10/12/2021			scale 1:100 @ A1 1:200 @ A3	drawn by KK
				checked by SAS	date of first issue 24.11.21
		OS FD60S Rated Door w/ smoke seal		project company year level type role number R9110-FBM-21-06-DR-A-1616	revision P1
				DRAWING NUMBER	

Open plan flats considered acceptable based on provision of Grade D LD1 fire alarm and AWFSS in the flat, and the cooking facilities is located at least 1.8m from the escape route. This applies to all other open plan flats.



IFC Group	
PROJECT REF: 22338 St Modwen - St Andrews Park Uxbridge	
TITLE: FIRE STRATEGY DRAWING	
DRAWN: ZH/QA-KH	DATE: 10/12/2021

OS
FD60S
ed
Door w/
seal



P1 RET SAS 24.11.21 Preliminary Fire Strategy Drawings
REV BY CHKD DATE AMENDMENT DETAILS

project
Uxbridge Town Centre West
St. Andrew's Park, Uxbridge

client
St. Modwen Homes

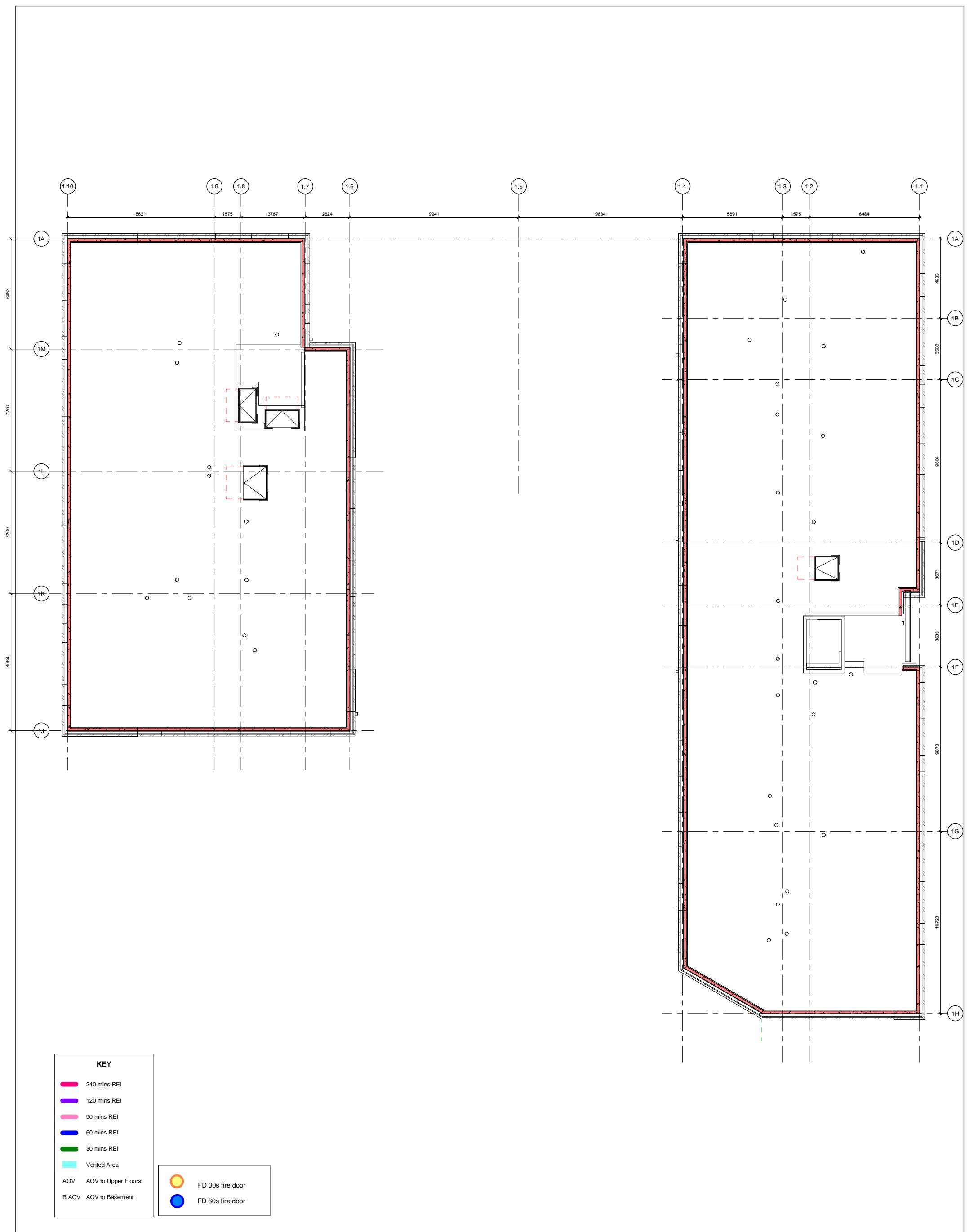
FraserBrownMacKenna Architects
15-18 Featherstone St, London EC1Y 8SL www.fbmarchitects.com
T:020 7251 0543

drawing title
Block 1 Level 07
Fire Strategy Plan

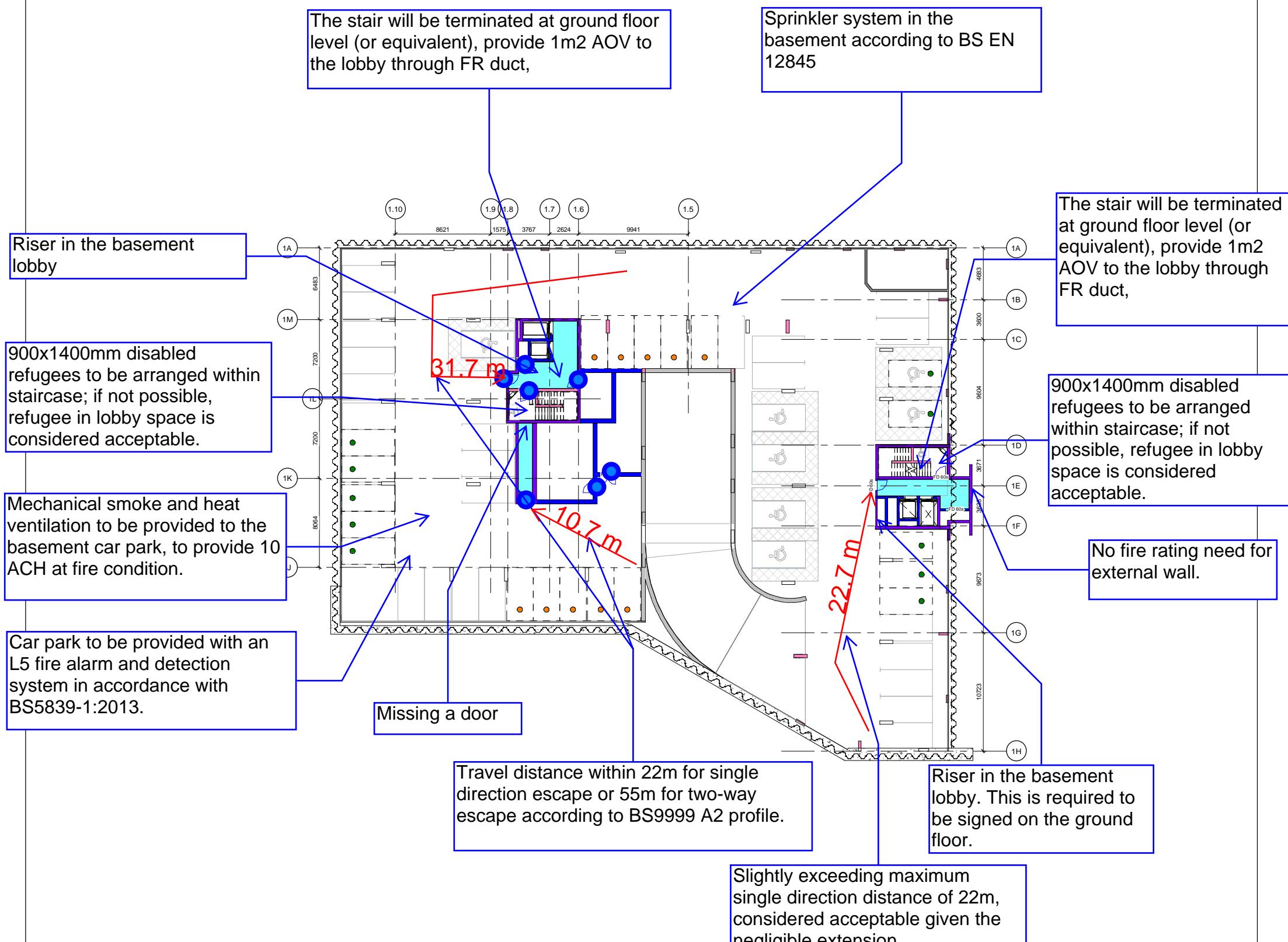
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scale
1:100 @ A1 drawn by KK checked by SAS date of first issue
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project company year level type role number
R9110-FBM-21-07-DR-A-1617 revision
DRAWING NUMBER P1



IFC Group	es	es	es	project Uxbridge Town Centre West St. Andrew's Park, Uxbridge	drawing title Block 1 Roof Fire Strategy Plan
PROJECT REF: 22338 St Modwen - St Andrews Park Uxbridge	es	es	es	client St. Modwen Homes	PRELIMINARY
TITLE: FIRE STRATEGY DRAWING	es	es	es	FraserBrownMacKenna Architects 15-18 Featherstone St, London EC1Y 8SL www.fbmarchitects.com T:020 7251 0543	scale 1:100 @ A1 1:200 @ A3
DRAWN: ZH/QA-KH	DATE: 10/12/2021	es	es	drawn by KK	checked by SAS
		es	es	date of first issue 24.11.21	
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		es	es	DRAWING NUMBER	



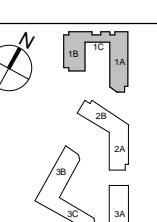
IFC Group

PROJECT REF: 22338 St Modwen - St Andrews Park Uxbridge

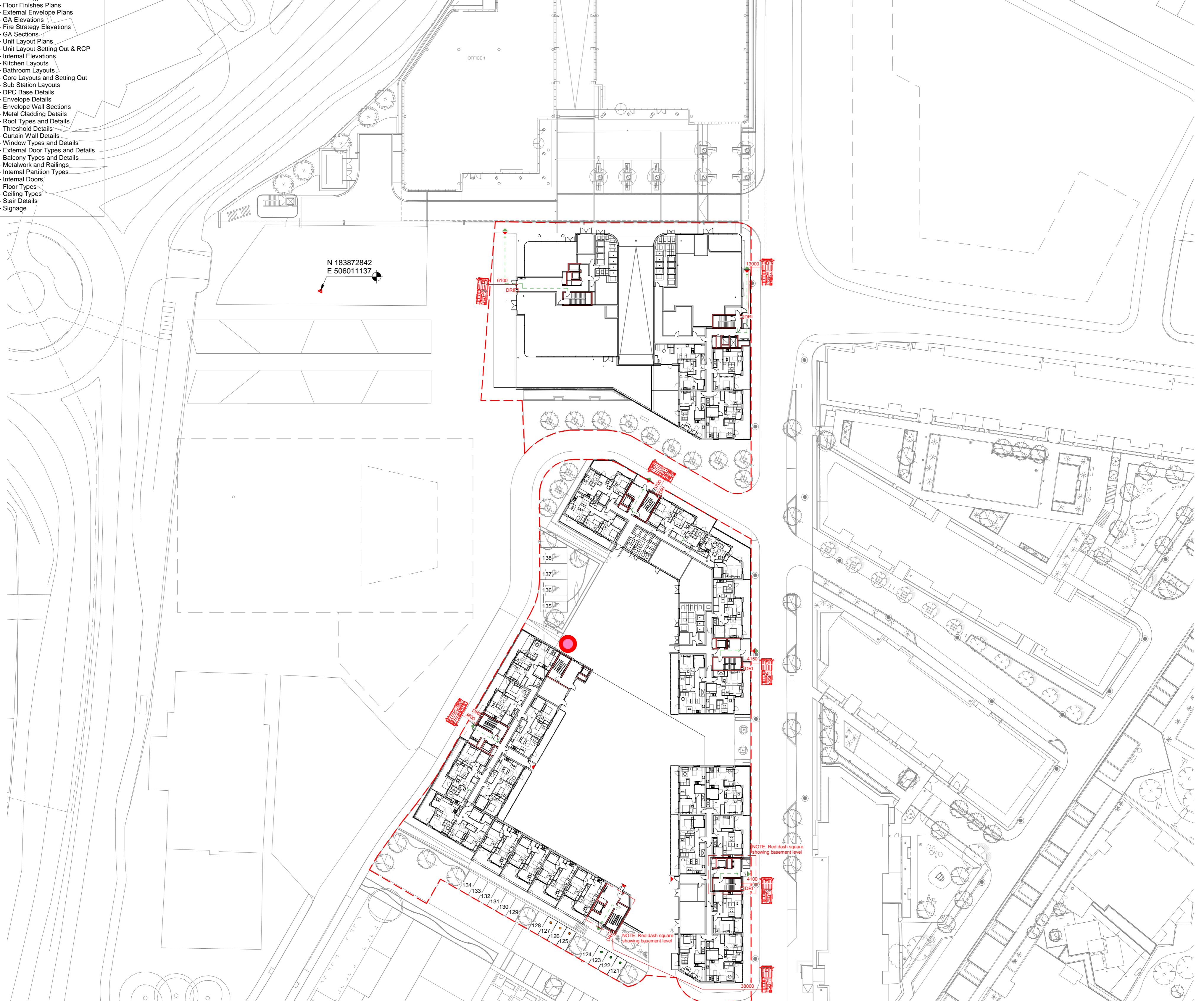
TITLE: FIRE STRATEGY DRAWING

DRAWN: ZH/QA-KH **DATE:** 10/12/2021

Notes: 30S rated or w/ smoke seal FD60S rated or w/ smoke seal



Drawing Package No. References:
 00+ Site Plans
 10+ GA Plans
 12+ Internal Partition Plans
 13+ Internal Door Plans
 15+ Fire Strategy Plans
 16+ Fire Strategy Details
 17+ Floor Finishes Plans
 18+ External Envelope Plans
 20+ GA Elevations
 21+ Fire Strategy Elevations
 23+ Internal Elevations
 40+ Unit Layout Plans
 50+ Unit Layout Setting Out & RCP
 51+ Internal Elevations
 53+ Kitchen Layouts
 54+ Bath Layouts
 55+ Core Layouts and Setting Out
 56+ Sub Station Layouts
 60+ DPC Base Details
 61+ Envelope Details
 62+ Envelope Wall Sections
 63+ Internal Wall Details
 65+ Roof Types and Details
 67+ Threshold Details
 70+ Curtain Wall Details
 71+ Window Types and Details
 72+ External Wall Type Details
 77+ Balcony Types and Details
 78+ Metalwork and Railings
 80+ Internal Partition Types
 81+ Internal Doors
 82+ Floor Types
 83+ Wall Types
 86+ Stair Details
 88+ Signage



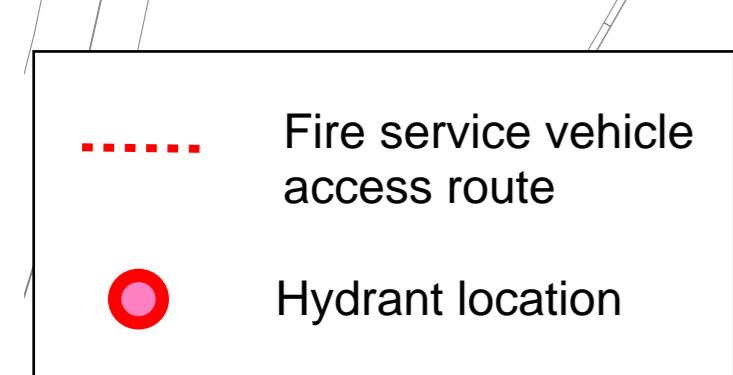
For Block 1, 2, 3A&3B:

--- Building to be fitted with dry fire mains with access for a fire appliance to within 18m of each fire main inlet connection point.

--- Hydrants to be provided within 90m of dry fire main inlets.

--- Every part of every storey is no more than 60m from a fire main outlet in a fire-fighting shaft.

For Block 3C, fire main is not mandatory as building is less than 18m from the fire service vehicle route, and the distance between the fire and rescue service pumping appliance and any point within the flat is less than 785m. Hose can be laid up to the point of fire.



- Refer to Fire Strategy Report 'Bureau Veritas' Fire Safety Strategy Report REF: S19040625
 Refer to M&E Drawings for mechanical, ventilation, services and emergency, FH Fire Hydrant lighting layouts.

To be read in conjunction with GA Plans 10+, Elevations 20+, Building Fabric Details 61+, Internal Partition Details 80+, Internal Door Details 81+

U-Value Requirements:

External Walls: 0.14 W/m²/K
 Ground Floor: 0.11 W/m²/K
 Roofs: 0.12 W/m²/K
 Windows: 1.4 W/m²/K

To be read in line with M&E energy statement report.

notes	drawings notes
PROJECT REF:	DRI Dry Riser outlet DRI Dry Riser Inlet Final Exit route Main Entrance Final Exit
22338 St Modwen - St Andrews Park Uxbridge	
TITLE: FIRE STRATEGY DRAWING	<img alt="Floor plan diagram showing room numbers 1A, 1B, 2A, 2B, 3A, 3B, 3C, 4A, 4B, 5A, 5B, 6A, 6B, 7A, 7B, 8A, 8B, 9A, 9B, 10A, 10B, 11A, 11B, 12A, 12B, 13A, 13B, 14A, 14B, 15A, 15B, 16A, 16B, 17A, 17B, 18A, 18B, 19A, 19B, 20A, 20B, 21A, 21B, 22A, 22B, 23A, 23B, 24A, 24B, 25A, 25B, 26A, 26B, 27A, 27B, 28A, 28B, 29A, 29B, 30A, 30B, 31A, 31B, 32A, 32B, 33A, 33B, 34A, 34B, 35A, 35B, 36A, 36B, 37A, 37B, 38A, 38B, 39A, 39B, 40A, 40B, 41A, 41B, 42A, 42B, 43A, 43B, 44A, 44B, 45A, 45B, 46A, 46B, 47A, 47B, 48A, 48B, 49A, 49B, 50A, 50B, 51A, 51B, 52A, 52B, 53A, 53B, 54A, 54B, 55A, 55B, 56A, 56B, 57A, 57B, 58A, 58B, 59A, 59B, 60A, 60B, 61A, 61B, 62A, 62B, 63A, 63B, 64A, 64B, 65A, 65B, 66A, 66B, 67A, 67B, 68A, 68B, 69A, 69B, 70A, 70B, 71A, 71B, 72A, 72B, 73A, 73B, 74A, 74B, 75A, 75B, 76A, 76B, 77A, 77B, 78A, 78B, 79A, 79B, 80A, 80B, 81A, 81B, 82A, 82B, 83A, 83B, 84A, 84B, 85A, 85B, 86A, 86B, 87A, 87B, 88A, 88B, 89A, 89B, 90A, 90B, 91A, 91B, 92A, 92B, 93A, 93B, 94A, 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