

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.

Unprotected Area allowed according to BS 9999 Figure 23

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

All residential apartments are to be provided with a Grade D LD1 fire alarm and detection system designed, installed and commissioned in accordance with BS5839-6:2013. The common residential areas to be provided with an L5 system.

KEY

- 240 mins REI
- 120 mins REI
- 90 mins REI
- 60 mins REI
- 30 mins REI
- Vented Area

AOV AOV to Upper Floors
B AOV AOV to Basement

- FD 30s fire door
- FD 60s fire door



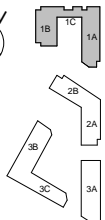
PROJECT REF:
22338 St Modwen - St Andrews Park Uxbridge

TITLE:
FIRE STRATEGY DRAWING

DRAWN:
ZH/QA-KH

DATE:
10/12/2021

FD60S
Rated
Door w/
smoke
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
15-16 Featherstone St. London EC1Y 8SL www.fbmarchitects.com
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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
revision
R9110-FBM-21-05-DR-A- 1615
DRAWING NUMBER
P1

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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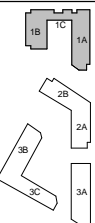
KEY

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AOV AOV to Upper Floors
B AOV AOV to Basement

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- FD 60s fire door

FD60S
Rated
Door w/
smoke
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



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drawing title
Block 1 Level 06
Fire Strategy Plan

PRELIMINARY

scale
1:100 @ A1
1:200 @ A3
drawn by
KK
checked by
SAS
date of first issue
24.11.21
revision
P1

project company year level type role number
R9110-FBM-21-06-DR-A- 1616

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.

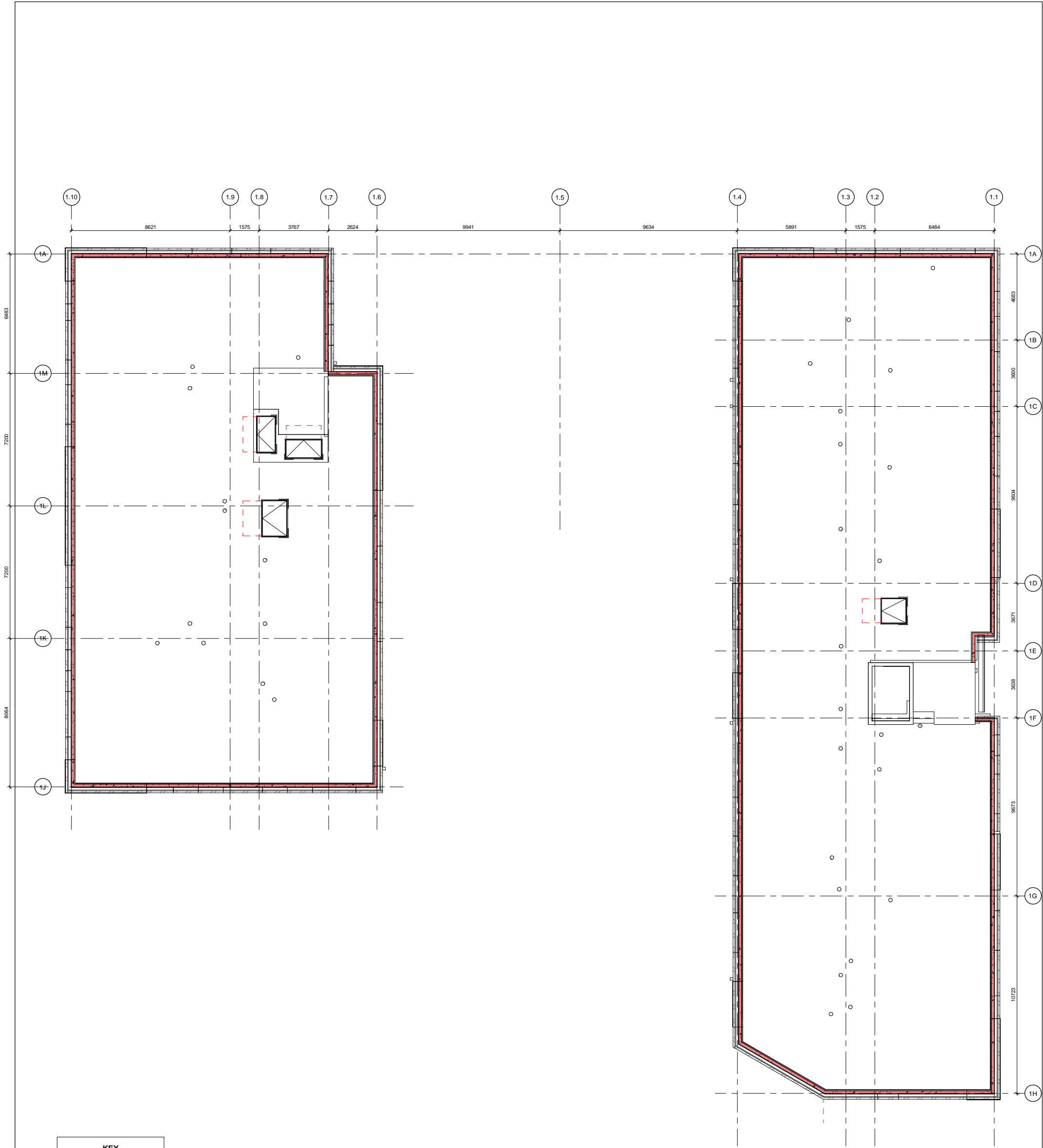
Unprotected Area allowed according to BS 9999 Figure 23

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PROJECT REF:
22338 St Modwen - St Andrews Park Uxbridge

TITLE:
FIRE STRATEGY DRAWING

DRAWN:
ZH/QA-KH

DATE:
10/12/2021

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

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drawing title
Block 1 Roof
Fire Strategy Plan

PRELIMINARY

scale
1:100 @ A1
1:200 @ A3

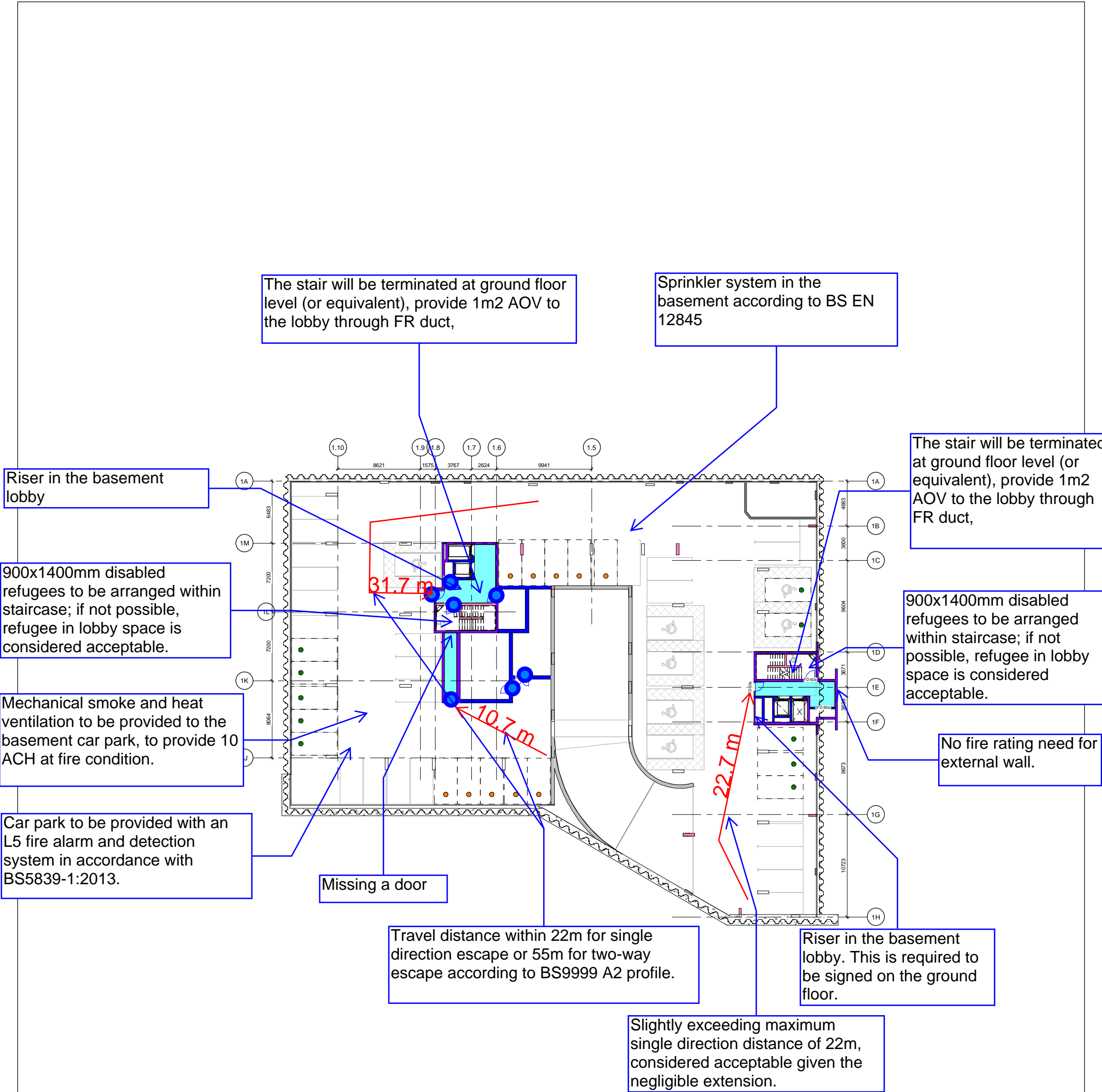
drawn by
KK

checked by
SAS

date of first issue
24.11.21

project
R9110-FBM-21-RF-DR-A- 1618

revision
P1



KEY

- 240 mins REI
- 120 mins REI
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- 60 mins REI
- 30 mins REI
- Vented Area
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- B AOV AOV to Basement

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- FD 60s fire door

Drawing Package No. References:

- 00+ Site Plans
10+ GA Plans
12+ Internal Partition Plans
13+ Internal Door Plans
15+ Reflected Ceiling Plans
16+ Fire Strategy Plans
17+ Floor Finishes Plans
18+ External Envelope Plans
20+ GA Elevations
21+ Fire Strategy Elevations
30+ GA Sections
40+ Unit Layout Plans
50+ Unit Layout Setting Out & RCP
51+ Internal Elevations
53+ Kitchen Layouts
54+ Bathroom Layouts
55+ Core Layouts and Setting Out
56+ Sub Station Layouts
60+ DPC Base Details
61+ Envelope Details
62+ Envelope Wall Sections
63+ Metal Cladding Details
65+ Roof Types and Details
67+ Threshold Details
70+ Curtain Wall Details
71+ Window Types and Details
72+ External Door Types and Details
77+ Balcony Types and Details
78+ Metalwork and Railings
80+ Internal Partition Types
81+ Internal Doors
82+ Floor Types
83+ Ceiling Types
85+ Stair Details
88+ Signage

N 183872842
E 506011137

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.



Fire service vehicle
access route



Hydrant location

- 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



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22338 St Modwen - St Andrews Park Uxbridge

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FIRE STRATEGY DRAWING

DRAWN:
ZH/QA-KH

DATE:
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drawing notes

DR

Dry Riser outlet

DR

Dry Riser Inlet

DR

Final Exit route

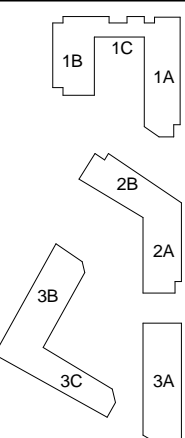
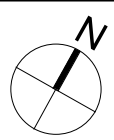
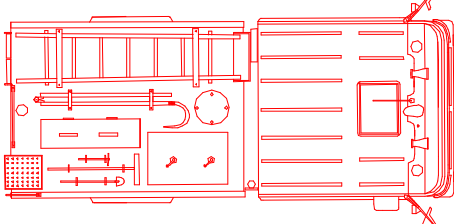
DR

Main Entrance

DR

Final Exit

Emergency Services Fire Vehicle



P1 RET SAS 18.11.21 Preliminary Fire Strategy Drawings
REV BY CHKD DATE AMENDMENT DETAILS



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client
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drawing title
Site Fire Strategy Plan

STAGE 4

scale
As indicated @ A1
1:200 @ A3

drawn by
SLF

checked by
FBM

date of first issue
07.02.2020

project
R9110-FBM-

company
00-DR-A-

year
1656

role
P1

revision