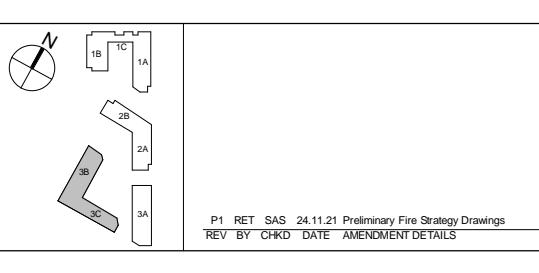
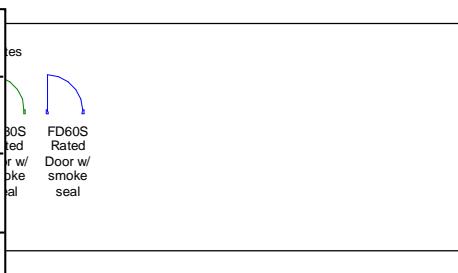




IFC Group
PROJECT REF: 22338 St Modwen - St Andrews Park Uxbridge
TITLE: FIRE STRATEGY DRAWING
DRAWN: ZH/QA-KH
DATE: 10/12/2021



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 3B&3C Level 03

PRELIMINARY

scale
1:100 @ A1
1:200 @ A3

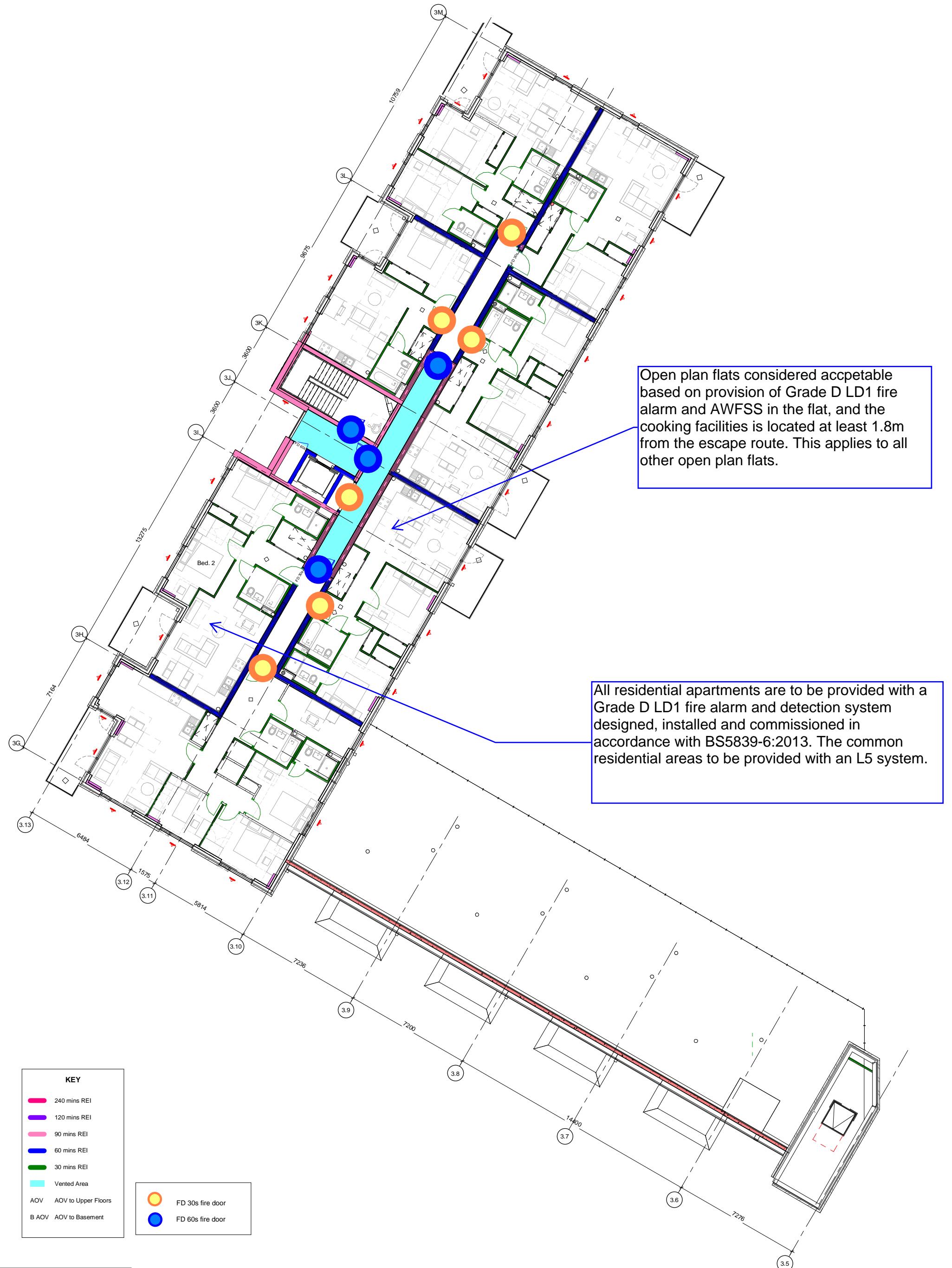
drawn by
KK

checked by
SAS

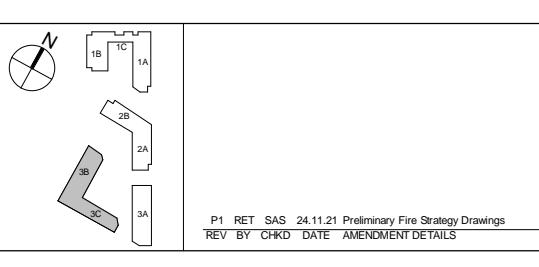
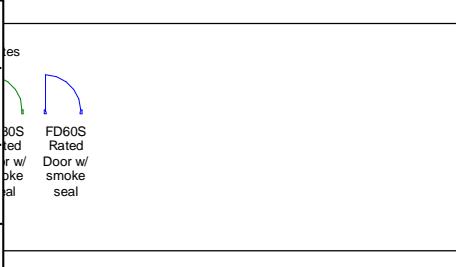
date of first issue
24.11.21

project
company
year
level
type
role
number
R9110-FBM-21-03-DR-A-1643

revision
P1



IFC Group
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drawing title
Block 3B&3C Level 04

PRELIMINARY

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

1:200 @ A3

project company year level type role number R9110-FBM-21-04-DR-A-1644 revision 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.

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.



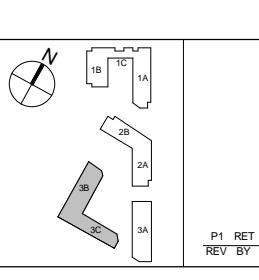
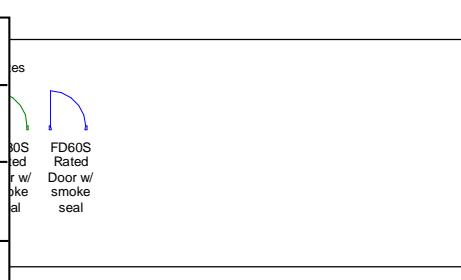
IFC Group

PROJECT REF: 22338 St Modwen - St Andrews Park Uxbridge

TITLE: FIRE STRATEGY DRAWING

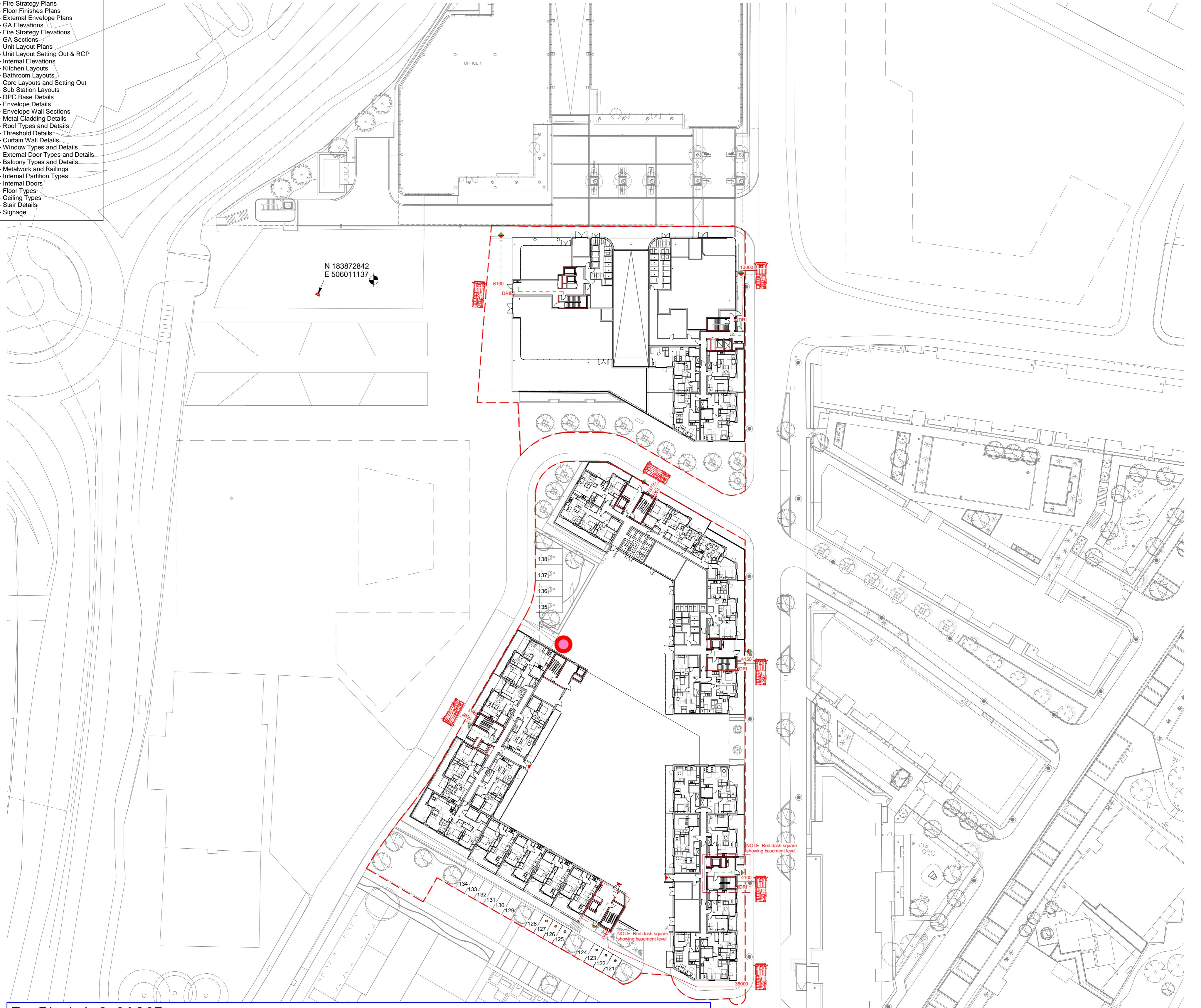
DRAWN: ZH/QA-KH DATE: 10/12/2021

Notes: FD60S Rated Door w/ smoke seal



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



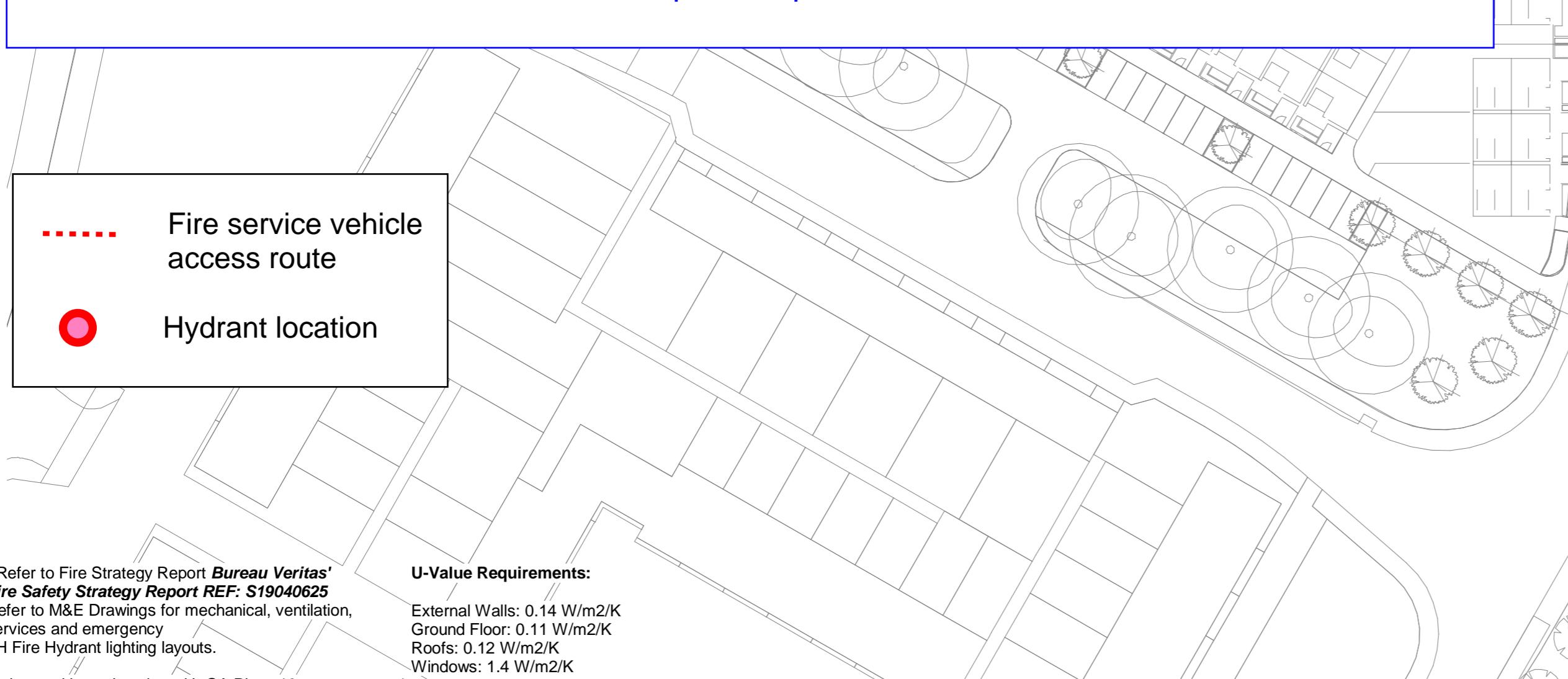
For Block 1, 2, 3A&3B:

--- 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.

U-Value Requirements:

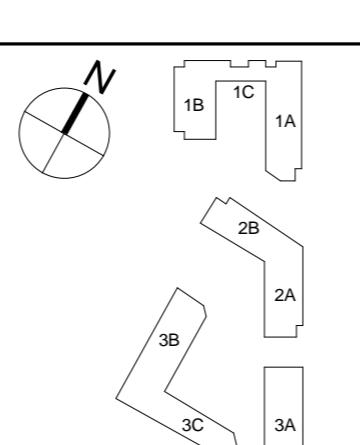
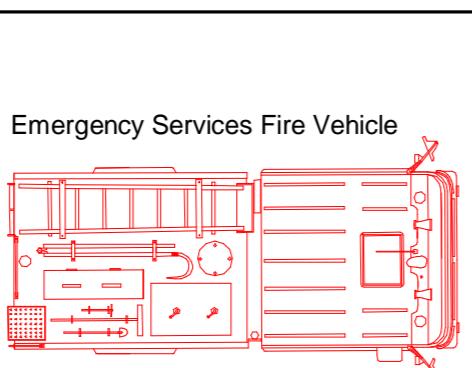
U-value Requirements:

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

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

Res. 3.12 W/m²/K
Windows: 1.4 W/m²/K

notes		
		
PROJECT REF:		
22338 St Modwen - St Andrews Park Uxbridge		
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ZH/QA-KH		10/12/2021



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

project

Uxbridge Town Centre West

St. Modwen Homes

Site Fire Strategy Plan

STAGE 4

of first issue
2.2020
