

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.

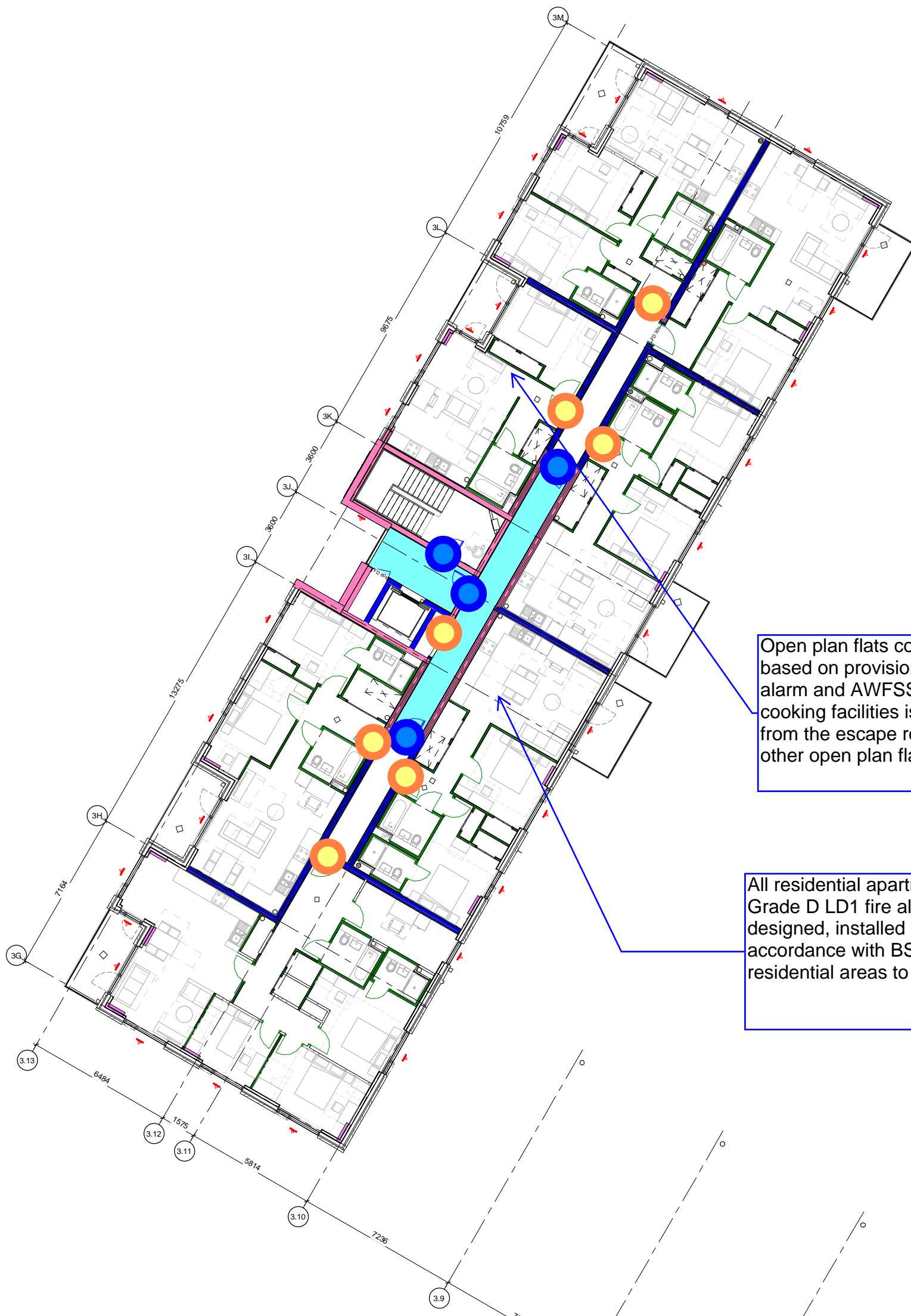
All residential apartments are to be provided with a Grade D LD1 fire alarm and detection system designed, installed and commissioned in accordance with BS5839-6:2013. The common residential areas to be provided with an L5 system.

**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





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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

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  
T:020 7251 0543

drawing title  
**Block 3B&3C Level 05**

**PRELIMINARY**

scale 1:100 @ A1 1:200 @ A3	drawn by KK	checked by SAS	date of first issue 24.11.21
project <b>R9110-FBM-21-05-DR-A-</b>	year <b>2021</b>	level <b>05</b>	revision <b>P1</b>

DRAWING NUMBER



- 00+ Site Plans
- 0+ GA Plans
- 10+ Internal Partition Plans
- 13+ Internal Door Plans
- 15+ Reflected Ceiling Plans
- 16+ Fire Strategy Plans
- 16+ Floor Finishes Plans
- 18+ External Envelope Plans
- 20+ GA Elevations
- 21+ Fire Strategy Elevations
- 20+ GA Sections
- 40+ Unit Layout Plans
- 50+ Unit Layout Setting Out & RCP
- 51+ Internal Elevations
- 51+ Kitchen Layouts
- 54+ Bathroom Layouts
- 55+ Core Layouts and Setting Out
- 56+ Staircase Layouts
- 60+ DPC Base Details
- 61+ Envelope Details
- 62+ Envelope Wall Sections
- 62+ Metal Cladding Details
- 65+ Roof Types and Details
- 67+ Threshold Details
- 70+ Curtain Wall Details
- 72+ Window Types and Details
- 72+ External Door Types and Details
- 72+ Balcony Types and Details
- 78+ Metalwork and Railings
- 78+ Internal Partition Types
- 81+ Internal Doors
- 82+ Floor Plans
- 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.






### U-Value Requirements:

External Walls: 0.14 W/m<sup>2</sup>/K  
Ground Floor: 0.11 W/m<sup>2</sup>/K  
Roofs: 0.12 W/m<sup>2</sup>/K  
Windows: 1.4 W/m<sup>2</sup>/K

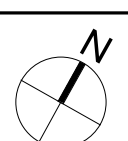
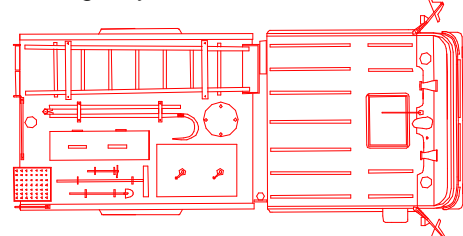
To be read in line with M&E energy statement report.

notes

rawing notes

-  Dry Riser
-  Dry Riser
-  Final Exit
-  Main Entrance
-  Final Exit

Emergency Services Fire Vehicle



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

project

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

client

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	drawing title
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## Site Fire Strategy Plan

## STAGE 4

scale	drawn by	checked by	date of first issue				
As indicated @ A1 1 : 200 @ A3	SLF	FBM	07.02.2020				
project	company	year	level	type	role	number	revision
R9110-FBM-			00-DR-A-	1656			P1
DRAWING NUMBER							

revisor  
**P1**