



Developed for:
Kellen Homes Ltd

Outline Fire Safety Strategy

Riverpark Apartments

Manchester

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Outline Fire Safety Strategy

Riverpark Apartments Manchester

Project Reference: AF5034
Client: Kellen Homes Ltd

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Issue	Date	Description	Author	Reviewed	Approved
01	14.03.2025	First issue for design team review	LK	HMD	HMD

LK	Liam Kelly BEng (Hons) AIFireE	Fire Engineer
HMD	Harry McDaid BSc BSc(Hons) CEng MCIBSE MIFireE MIEI	Director

The checker has provided an internal review of the technical content of the report.

The approver confirms the report has undergone quality assurance in accordance with the principles of ISO 9001 and authorises its external release on behalf of Ashton Fire.

EXECUTIVE SUMMARY

Ashton Fire has been commissioned by Kellen Homes Ltd to provide fire safety consultancy services for the proposed Riverpark Road residential development.

This document details the proposed fire safety strategy for the scheme and is intended to assist the design team in progressing the required supporting information and design documents. This report has been prepared to support planning for the development.

This fire safety strategy details the minimum fire safety provisions required for the proposed development to meet the functional requirements of the Building Regulations 2010 (as amended). This has been achieved by applying the prescriptive recommendations for life safety contained within BS9991:2024.

The strategy has not been developed to include specific measures for the protection of property. However, certain features included for life safety will to some extent contribute to property protection and continuity of use following a fire.

Apart from where noted in this report, the design will be in accordance with the recommendations of BS9991

The proposed development is seeking planning permission for Blocks A to E. All blocks are understood to have a top storey height below 18m and thus are not classed as a relevant building. Should the blocks have a top storey height above 18m, then this should be confirmed by the design team as this will require design changes.

Block A, B and C will each be served by two protected stairs at all levels with Block D and E served by a single stair. Each Block will be provided with Evacuation lifts which will serve each storey.

All levels will be provided with residential accommodation with ancillary areas being located at ground level of each Block. Ancillary areas will consist of bin stores, post rooms, plant rooms (i.e. sprinkler tank room)

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1. INTRODUCTION

1.1 General

- 1.1.1 Ashton Fire has been commissioned by Kellen Homes Ltd to provide fire safety consultancy services for the proposed Riverpark Road residential development in Manchester. This fire safety strategy report has been prepared to support the planning for the development.
- 1.1.2 This document is confidential and for the exclusive benefit of Kellen Homes Ltd. It may not be assigned to or relied upon by a third party without the agreement of Ashton Fire in writing. Ashton Fire retains all copyright and other intellectual property in the document and its contents, unless transferred by written agreement between Ashton Fire and the Client.
- 1.1.3 As an outline document, the primary purpose of this document is to enable coordination with the wider design team for implementation and inclusion of all relevant fire safety measures. Where deviations from standard guidance recommendations are identified, proposed solutions are also provided. All deviations should be considered as risk items until final approval / full detailed analysis supporting the deviations are complete.
- 1.1.4 This document is not intended to portray detailed design information for fire safety systems or construction specifications. As a strategic document supporting and informing the wider design, it should be read in conjunction with the wider project design documentation.
- 1.1.5 It should be noted that any alternative design solutions proposed within this report are subject to agreement and subsequent approval by the relevant authorities having jurisdiction (AHJs).

1.2 Legislation and basis of design

- 1.2.1 Fire safety in buildings is governed by two primary pieces of legislation in the UK. The Building Regulations 2010, Part B (fire safety) applies to building design, whilst for fire safety management in buildings, compliance with the Regulatory Reform (Fire Safety) Order 2005 (FSO) is required, including new duties introduced as part of the Fire Safety (England) Regulations 2022 (FSR).
- 1.2.2 This strategy has been developed to meet the level of fire safety expected under the Building Regulations 2010 (as amended), which are set out under Part B, namely:
- B1 – Means of warning and escape
 - B2 – Internal fire spread (linings)
 - B3 – Internal fire spread (structure)
 - B4 – External fire spread
 - B5 – Access and facilities for the fire and rescue service
- 1.2.3 The fire safety strategy will be developed to satisfy the requirements for fire safety as set out by the Building Regulations. The strategy has not been specifically developed to address property protection or insurer's requirements. However, the features that are included for life safety, as required by the Building Regulations 2010, will contribute in some extent to business continuity and property protection.
- 1.2.4 In general, the necessary level of life safety will be achieved utilising the guidance in BS9991:2024 (BS9991).
- 1.2.5 Fire engineering principles may be employed to support alternative solutions where strict adherence to the guidance would conflict with the wider aspirations for the scheme. Unless otherwise stated, it is

expected that all aspects of the design will be in accordance with Approved Document B, applicable British Standards and codes of practice.

- 1.2.6 On the basis that recommendations made within the guidance documents are followed, it is considered that the life safety requirements of the Building Regulations 2010 (as amended) will be satisfied, and that an adequate level of safety will be achieved throughout the premises.
- 1.2.7 Where departures from the guidance documents are identified, alternative proposals (including associated analyses) are documented for facilitating review with the AHJs. In accordance with the fire safety engineering principles detailed in the PD 7974 codes of practice, it is considered appropriate that all fire precautions are determined based on there being one seat of fire.
- 1.2.8 Unless specifically covered in this report please refer to the adopted design guidance for further details.
- 1.2.9 The strategy has been developed in cognisance of the Construction (Design and Management) Regulations 2015 (CDM 2015), which sets out what designers are required to consider protecting anyone involved in the construction or ongoing use of a project.
- 1.2.10 This strategy does not provide a comprehensive assessment of site fire safety during the building works or the phasing of these works, though a designer's review of construction site fire safety issues is recommended to be conducted during technical design. The Fire Protection Association (FPA) and the Health and Safety Executive (HSE) issue guidance on identifying and managing fire precautions during the works, which should be consulted by the contractor or their specialist advisor when developing their construction fire safety plan.

1.3 Referenced information

- 1.3.1 This strategy is based on information provided by the design team to Ashton Fire as listed in Table 1. Additional contradictory information or subsequent design variations to the information supplied may render the findings and recommendations of this report invalid.
- 1.3.2 The figures used within this report are indicative and whilst intended to convey the principles of the fire safety strategy, they may not be representative of the final arrangement. Table 1 – Referenced project documentation

Description	Revision / Date	Author
Block A – Ground Floor GA	S2	AEW Architects
Block A – First to Third Floor GA	S2	
Block B – Ground Floor GA	S2	
Block B – First to Third Floor GA	S2	
Block C – Ground Floor GA	S2	
Block C – First to Third Floor GA	S2	
Block D – Ground Floor GA	S2	
Block D – First to Fifth Floor GA	S2	
Block E – Ground Floor GA	S2	
Block E – First to Fifth Floor GA	S2	
Detailed Site Layout	L	Kellen Homes

2. MEANS OF WARNING AND ESCAPE

2.1 Evacuation philosophy

- 2.1.1 A defend-in-place strategy, otherwise known as a 'stay-put' strategy will be implemented in all residential units, whereby, in the event of a flat fire, only the unit of fire origin will receive a signal to evacuate. No other flats will receive an alert notification, though should residents become aware of a fire they may leave the building if they wish to do so.
- 2.1.2 For the ancillary areas, these shall operate a simultaneous evacuation philosophy whereby on activation of the detection systems in these areas, all areas will receive an alarm signal to evacuate.

2.2 Horizontal means of escape – Internal flat design

- 2.2.1 All flats across all floors of the development are designed as single-storey open-plan flats. In line with section 8.5 of BS 9991, where open-plan flats are provided, the following recommendations should be adopted:

- The size of the open-plan flat should not exceed 16 m x 12 m;
- Open-plan flats should be situated on a single level only;
- The ceilings within the open-plan flat should have a height not less than 2.25 m;
- The flat should be provided with a Category LD1 detection and alarm system, in accordance with BS 5839-6.
- For any cooking apparatus (with a fixed connection to the dwellings electricity or gas supply), the edge of the apparatus should be located no less than 1.8 m away from an escape door, a door to an adjoining habitable room, or a means of escape route to an escape door;
- All egress routes from habitable rooms to the escape door from the dwelling should be not less than 0.9 m in width. No fixed obstructions (such as radiators or cupboards) reduce the width of the internal egress route;
- A gap of 0.3 m should be provided between the leading edge of the exit door from the space containing the cooking facility and the 1.8 m zone from the cooking apparatus.

2.3 Horizontal means of escape – Common residential areas

- 2.3.1 Escape from each flat will be via protected communal corridors connecting to the protected stair which will also house the evacuation lifts.
- 2.3.2 Disabled occupants making their escape will be expected to seek refuge within the stair whilst waiting for the lift car to arrive.
- 2.3.3 There is post boxes proposed to be located within the stair enclosure of Block A, the post-boxes should be designed out of non-combustible materials and provided with fire resistance, limited in size (e.g. only letters and not parcels) with sloped tops to prevent the storage of items on top. This approach will need to be discussed and agreed with the approving authorities.
- 2.3.1 The maximum travel distances within the communal corridors are limited to:
- 15m single-directional, or
 - 45m where escape is available in multiple directions.
- 2.3.2 The means of escape from each level are shown in Appendix A.

2.4 Horizontal means of escape – Residential ancillary areas

- 2.4.1 Travel distances within the ancillary accommodation for the residential portion of the building should be in line with the recommendations in Table 16 of BS 9991, which is repeated in Table 2 for reference.

Table 2 - Travel distance limits (ancillary areas)

Ancillary area	Maximum part of travel distance within the room or area		Total maximum travel distance to the nearest storey exit	
	Escape in one direction only (m)	Multi-direction (more than 45° apart) (m)	Escape in one direction only (m)	Multi-direction (more than 45° apart) (m)
Engineering services installation rooms	9	18	18	45 ⁽¹⁾
Boiler rooms	9	18	18	45 ⁽¹⁾
Fuel storage areas	9	18	18	45 ⁽¹⁾
Transformer, battery and switchgear rooms	9	18	18	45 ⁽¹⁾
Refuse stores	9	18	18	45 ⁽¹⁾
Communal lounges and common amenity areas	18 ⁽¹⁾	45	18	45 ⁽¹⁾
Covered car parks	18 ⁽¹⁾	45	18	45 ⁽¹⁾
Bicycle stores	9 ⁽²⁾	45	18	45 ⁽¹⁾
Commercial and institutional kitchens	9	18	18	45 ⁽¹⁾
Staff rooms (e.g. offices)	18 ⁽¹⁾	45	18	45 ⁽¹⁾
External and rooftop plant/weather protected plant	60	200	60	200
Notes:				
1) This may include up to 18 m with escape in one direction only.				
2) This may include up to 9 m with escape in one direction only.				

2.5 Vertical means of escape

Upper Floor

- 2.5.1 Escape from the upper residential levels will be facilitated by at protected stairs at all levels, which connect to naturally ventilated corridors on each level and discharge to the outside via protected corridors.
- 2.5.2 A stair of acceptable width for everyday use will generally be sufficient for escape purposes. The protected stair should have a width not less than the values given in BS 5395-1-2010 (Table 1)

Where handrails intrude 100mm or less, these can be ignored when assessing the clear width of the communal stair. The stair will be kept free for a vertical distance of 2m.

Evacuation Lifts

- 2.5.3 Evacuation lifts will be provided within each Block. The lift will be accessed from within the protected stair which shall be used as a place of temporary refuge as per Figure 15 of BS9991.

Location of evacuation lift temporary waiting space

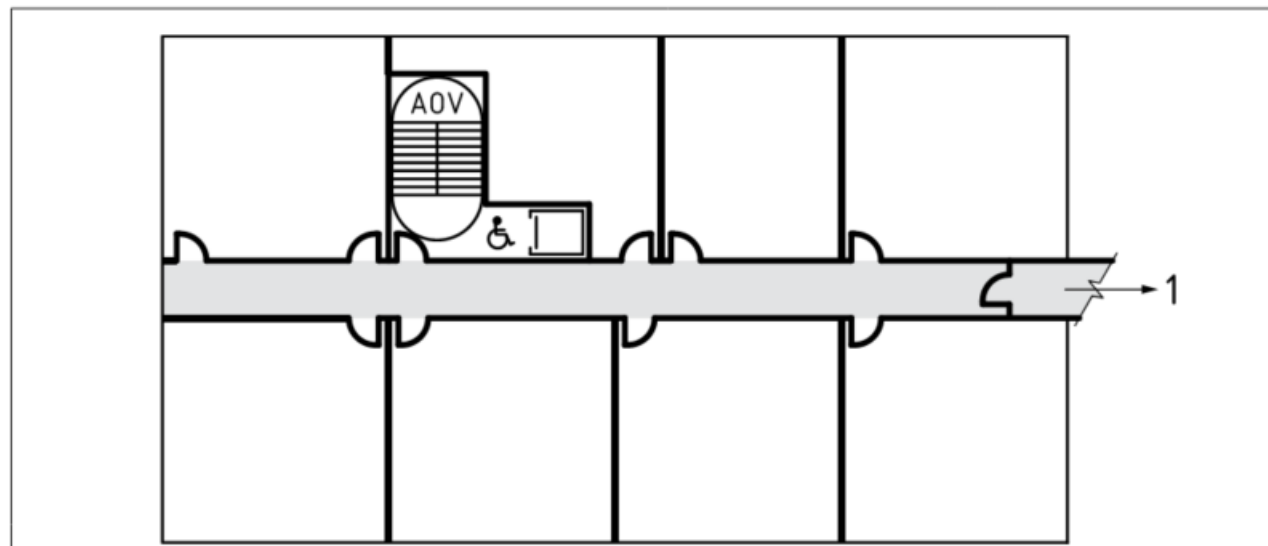


Figure 1 - Fire service access

- 2.5.4 The adopted design philosophy highlighted above aligns with the recommendations contained in BS9991

3. ACTIVE FIRE SAFETY SYSTEMS

3.1 General Information

3.1.1 The required active fire safety systems are summarised in the table below:

Table 3 - Active Fire Safety Systems

Fire safety measure	Description
Means of detection and alarm	The building shall be provided with a Grade D, Category LD1 detection and alarm system throughout. The ancillary areas located should be provided with an L2 detection and alarm system. The system should be configured to support a simultaneous evacuation of these areas. The common corridors will be provided with a detection system (L5). The purpose of this system is to activate the smoke ventilation systems.
Automatic Suppression System	The residential areas will be provided with a Category 2 sprinkler system conforming to BS 9251:2021. Where non-residential spaces are less than 100m², it may be permissible to extend the residential sprinkler system to serve these areas. This is to be discussed and agreed with the sprinkler specialist. The design of the sprinkler system will be carried out by a third-party specialist designer.
Smoke ventilation systems – Stair	0.7m ² aerodynamic free area at the head of stair.
Smoke ventilation systems – Communal corridors	The common corridors of each block will be provided with natural smoke shafts achieving a cross-sectional area of at least 1.5m ² with a minimum dimension of 0.85m in any direction.
Smoke ventilation – ancillary areas	0.4m ² ventilated lobbies should be provided to the refuse stores(with sprinklers).
Emergency lighting	Emergency lighting will be installed in accordance with the recommendations of BS 5266, BS EN 1838 and BS EN 60598-2-22.
Fire safety signage	Fire safety signs will be installed where necessary to provide clear identification of fire precautions, fire equipment and means of escape in the event of fire. All parts of the development will be fitted with appropriate fire safety signage to comply with The Health and Safety (Signs and Signals) Regulations 1996, i.e., signage to be specified in accordance with BS ISO 3864-1, BS 5499-1 and BS 5499-10.
Evacuation lifts	The lifts will be designed and installed in accordance with the relevant provisions of BS EN 81-20 and BS EN 81-70. Evacuation lifts will be Type 2 evacuation lifts in accordance with Table 3 of BS EN 81-70:2021. Suitable management procedures will be required to ensure suitable operation of the evacuation lift in the event on an emergency.
Emergency voice communication systems	An Emergency Voice Communication System (EVC) will be provided in accordance with BS 5839-9. The EVC will be located within the lift lobbies on all levels.
Emergency power supplies	All life-safety systems will be provided with robust power supplied in accordance with BS 8519:2020/2021. The following fire safety systems will comply with their respective British Standards regarding secondary power supplies:

Fire safety measure	Description
	- Emergency lighting and signage; - Automatic fire detection and alarm system; - Smoke ventilation systems; - Emergency Voice Communication system; - Evacuation lifts; - Sprinkler system; There must be minimal delay in change over if the main power fails and it must occur automatically.

4. PASSIVE FIRE SAFETY SYSTEMS

4.1 General Information

4.1.1 The required passive fire safety measures are summarised in the table below

Table 4 - Passive Fire Safety Systems

Fire safety measure	Description										
Walls and ceiling linings	All wall and ceiling linings within the buildings will meet the recommendations of BS9991 when tested under the European Classification in accordance with BS EN 13501-1 as summarised below. <table border="1"> <thead> <tr> <th>Location</th><th>Classification</th></tr> </thead> <tbody> <tr> <td>Small rooms of maximum internal floor area: ≤ 4m² (residential accommodation) ≤ 30m² (non-residential accommodation)</td><td>D-s3, d2</td></tr> <tr> <td>Other rooms</td><td>C-s3, d2</td></tr> <tr> <td>Circulation spaces (within dwellings)</td><td></td></tr> <tr> <td>Other circulation spaces (communal)</td><td>B-s3, d2 ⁽¹⁾</td></tr> </tbody> </table> Note 1: Wallcoverings which conform to BS EN 15102 [30], achieving at least class C-s3, d2 and bonded to a class A2-s3, d2 substrate will also be acceptable.	Location	Classification	Small rooms of maximum internal floor area: ≤ 4m ² (residential accommodation) ≤ 30m ² (non-residential accommodation)	D-s3, d2	Other rooms	C-s3, d2	Circulation spaces (within dwellings)		Other circulation spaces (communal)	B-s3, d2 ⁽¹⁾
Location	Classification										
Small rooms of maximum internal floor area: ≤ 4m ² (residential accommodation) ≤ 30m ² (non-residential accommodation)	D-s3, d2										
Other rooms	C-s3, d2										
Circulation spaces (within dwellings)											
Other circulation spaces (communal)	B-s3, d2 ⁽¹⁾										
Structural fire resistance	The required period of fire resistance of the structural elements has been based upon the recommendations of BS9991. As the height of the buildings does not exceed 18m, the structural fire resistance of each Block is required to achieve a minimum of 60 minutes fire resistance.										
Compartmentation	All floors will be designed as compartment floors providing the same level of fire resistance as the structural fire resistance of the building (60 minutes). All shafts (e.g., service risers, lift shafts, stair cores) will be designed and constructed as protected shafts enclosed in a minimum of 60 minutes fire resisting construction. Residential units will be separated from each other by compartment walls achieving a fire-resistance rating of at least 60 minutes. The non-residential and ancillary areas are also to be separated by compartmentation from adjacent areas by 60-minute compartment walls.										
Fire doors	To be in accordance with Table 15 in BS 9991.. Indicative ratings and positions are shown in the fire safety mark-ups in Appendix A.										
Fire-stopping	Openings in fire resistant walls and floors are expected to be fire-stopped to the same rating as the wall/floor through which they pass, including all relevant openings for pipes, ducts and conduits for cables. Fire stopping will be by means of proprietary fire stopping shown by test to achieve the required performance for the intended use.										

4.1.2 For the external walls, the permitted amount of unprotected area is based upon the size of the compartment(s) within the building, and the distance from the elevation to the relevant boundaries.

The external wall requirements are summarised Table 5.

Table 5 - Passive Fire Safety Systems - External Walls

Fire safety measure	Description																			
External wall construction	All blocks are understood to have a top storey height less than 18m - the external walls should be provided in accordance with the below table extracted from BS9991:2024. <i>Fire performance for external surfaces of walls</i> <table><tr><th>Height of top finished floor level above ground level</th><th>Walls 1 m or less from relevant boundary</th><th>Walls more than 1 m from relevant boundary</th></tr><tr><td>Above 11 m</td><td>Class A2-s1, d0 or better</td><td>Class A2-s1, d0 or better</td></tr><tr><td>11 m or below</td><td>Class B-s3, d2 or better^{A)}</td><td>No provisions^{B)}</td></tr></table> ^{A)} Profiled or flat steel sheet at least 0.5 mm thick with an organic coating of no more than 0.2 mm thickness is also acceptable. ^{B)} Fire performance should be determined according to the use and occupancy of the building.	Height of top finished floor level above ground level	Walls 1 m or less from relevant boundary	Walls more than 1 m from relevant boundary	Above 11 m	Class A2-s1, d0 or better	Class A2-s1, d0 or better	11 m or below	Class B-s3, d2 or better ^{A)}	No provisions ^{B)}										
Height of top finished floor level above ground level	Walls 1 m or less from relevant boundary	Walls more than 1 m from relevant boundary																		
Above 11 m	Class A2-s1, d0 or better	Class A2-s1, d0 or better																		
11 m or below	Class B-s3, d2 or better ^{A)}	No provisions ^{B)}																		
Roof coverings	Roof coverings are recommended to be resistant to the spread of fire where either close enough to a boundary to be at risk of ignition from a fire in other buildings or where needed to avoid fire spread between compartments via the roof covering. The relevant test and classification standards for the external fire performance of roof systems are BS EN 13501-5 (European Class). Roof coverings refer to a construction that can consist of one or more layers of material but does not refer to the roof structure as a whole. The table below summarises the required separation distances from the relevant boundary according to the type of roof coverings, as described in Section 24.6.1 of BS 9991. <table><tr><th rowspan="2">Distance from relevant boundary</th><th colspan="3">Designation of roof covering</th></tr><tr><th>B_{ROOF}(t4)</th><th>C_{ROOF}(t4)</th><th>D_{ROOF}(t4)</th></tr><tr><td>Less than 6m</td><td>✓</td><td>✗</td><td>✗</td></tr><tr><td>At least 6m</td><td>✓</td><td>✓</td><td>✗</td></tr><tr><td>At least 20m</td><td>✓</td><td>✓</td><td>✓</td></tr></table>	Distance from relevant boundary	Designation of roof covering			B _{ROOF} (t4)	C _{ROOF} (t4)	D _{ROOF} (t4)	Less than 6m	✓	✗	✗	At least 6m	✓	✓	✗	At least 20m	✓	✓	✓
Distance from relevant boundary	Designation of roof covering																			
	B _{ROOF} (t4)	C _{ROOF} (t4)	D _{ROOF} (t4)																	
Less than 6m	✓	✗	✗																	
At least 6m	✓	✓	✗																	
At least 20m	✓	✓	✓																	
Space separation	The relevant space separation calculations will be carried out at the next stage.																			

5. ACCESS AND FACILITIES FOR THE FIRE AND RESCUE SERVICE

5.1 Means of notifying the fire and rescue service

- 5.1.1 In the event of fire, the fire and rescue service (FRS) will be notified by a resident of the building, a member of the general public or, where applicable, by a member of management staff. No automatic fire rescue service notification system is proposed to be used at the development.

5.2 Vehicle access to and around the site

- 5.2.1 Fire appliances will be designed to have perimeter access around the site via Briscoe Lane and Riverpark Road. Fire appliances should be able to park within 18m of the indicative dry riser inlet location for each stair. Access arrangements to be confirmed by the transport consultant.
- 5.2.2 The appliance should not reverse more than 20m. Suitable turning facilities are to be provided to ensure the reversing distance does not exceed this limit.

Table 6 - Typical firefighting appliance access requirements

Minimum access route specification	Appliance type	
	Pump	High reach
Width between kerbs (m)	3.7	3.7
Width between gateways (m)	3.1	3.1
Turning circle between kerbs (m)	16.8	26.0
Turning circle between walls (m)	19.2	29.0
Clearance height (m)	3.7	4.0
Carrying capacity (tonnes) TBC by fire service	15	17.0

5.3 Access into and through the building

- 5.3.1 Access into the building will be provided via perimeter doors located across the ground floor.
- 5.3.2 All doors giving access to the interior of the building should have a minimum width of 750mm.
- 5.3.3 The dry-rising inlet should be within 18m and within clear sight, typically on the face of the building close to the entrance, from the FRS vehicle parking position. Dry-riser mains outlets should be located within the stairway on the full landing at each level. The maximum horizontal pipe run permitted for a dry rising main is 18m in accordance with BS 9990. The rising main shall be designed and installed in accordance with BS 9990.
- 5.3.4 When measured on a suitable hose laying route, all areas on the building floorplate will be within 45m of a fire main outlet located in the protected stairs.

5.4 Firefighting provisions

- 5.4.1 All Blocks will be provided with a dry rising main. Dry riser outlets should be located within the stairway on the full landing at each level and the maximum horizontal pipe run between the fire main inlet and dry riser main will not exceed 18m.
- 5.4.2 The dry rising inlet should be within 18m and within clear sight, typically on the face of the building close to the entrance, from the FRS vehicle parking position.

- 5.4.3 As the Blocks will have a top storey more than 11m above ground, a secured information box will be provided on site to store information about the building to be used by the fire service during an incident. The box will be weather protected and be easily located and identified by the fire service, such as being located in the main reception. Best practice guidance is provided in 'Code of practice for the provision of premises information boxes in residential buildings' published by the Fire Industry Association.

5.5 Water supplies

- 5.5.1 Hydrants will be required in the vicinity of the building to support firefighting operations. New hydrants should be provided not more than 90m of the dry riser inlets.
- 5.5.2 If fire hydrants are to be installed, they should be included as part of a ring fire main system. They should preferably be sited immediately adjacent to roadways or hard-standing facilities suitable for fire and rescue service appliances. To ensure that they remain usable during a fire they should be sited with consideration of the effect that falling debris and other possible occurrences during a fire might have on the continuing viability of the location and should be not less than 6m from the building.
- 5.5.3 A water supply capable of providing a minimum of 1,500 litres per minute at all times is recommended. Water supplies should be designed and installed in accordance with BS 9990.

5.6 First-aid firefighting

- 5.6.1 First-aid firefighting provisions should be assessed and provided as part of the fire risk assessment for the building, including consideration for the day-to-day management of these provisions.
- 5.6.2 In general, fire points should be located within the ancillary areas presenting a significant fire risk and to ensure coverage of at least one fire point for every 200m² of floor area. The type and size of extinguisher(s) at each fire point should be chosen in accordance with the guidance given in BS 5306



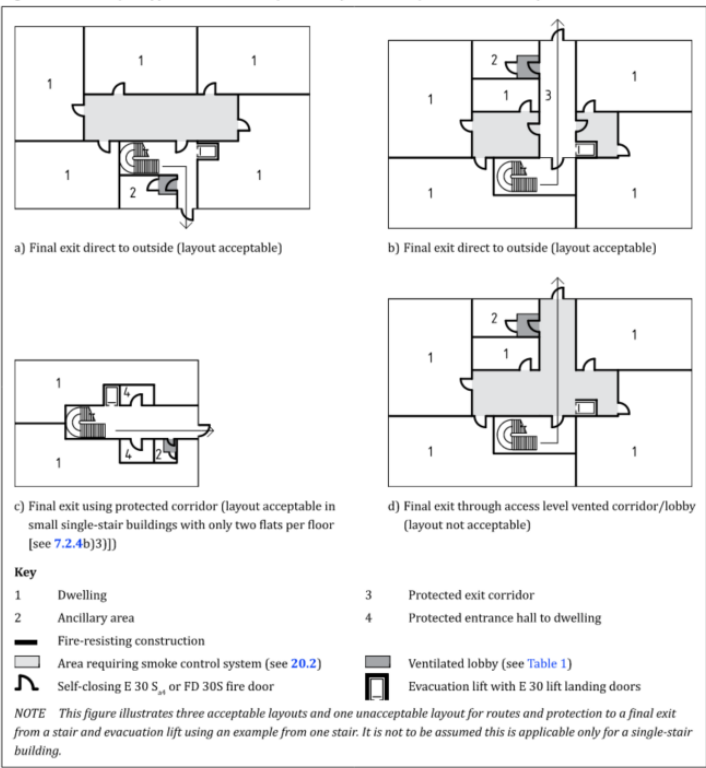
Figure 2 – Fire service access

APPENDIX A - FIRE SAFETY MARKUPS

A.1.1 This appendix includes fire compartmentation mark-ups for each Block.

A.1.2 These mark-ups should be read in conjunction with this outline fire strategy report.

Figure 31 — Examples of final exit route and protection from stairways and evacuation lifts



Final escape route to be protected in line with Figure 31 extracted from BS9991:2024.

Reference Key

Scale Bars TO BE USED ONLY AS GUIDANCE

1:100	mm	1000	2000	3000	4000	5000
1:200	mm	1000	2000	3000	4000	5000
1:500	M	0	10	20	30	40
1:1250	M	0	10	20	30	40

NOTES

- All dimensions and levels are to be checked on site.
- Any discrepancies are to be reported to the architect before any work commences.
- Whilst information on this sheet is issued to scale, scaling directly from this drawing may result in inaccuracies. For precise measurements, refer to the stated dimensions or contact the Architect.
- This drawing shall not be reproduced without express written permission from AEW.
- Title overlay drawings and ownership boundaries are produced using all reasonable endeavors. AEW cannot be responsible for the accuracy or scale discrepancy of base plans supplied to them.
- All works are to be undertaken in accordance with Building Regulations and the latest British Standards.
- All proprietary materials and products are to be used strictly in accordance with the manufacturers recommendations.

This drawing contains the following model files: -

14372-AEW-A1-XX-M3-A-0001

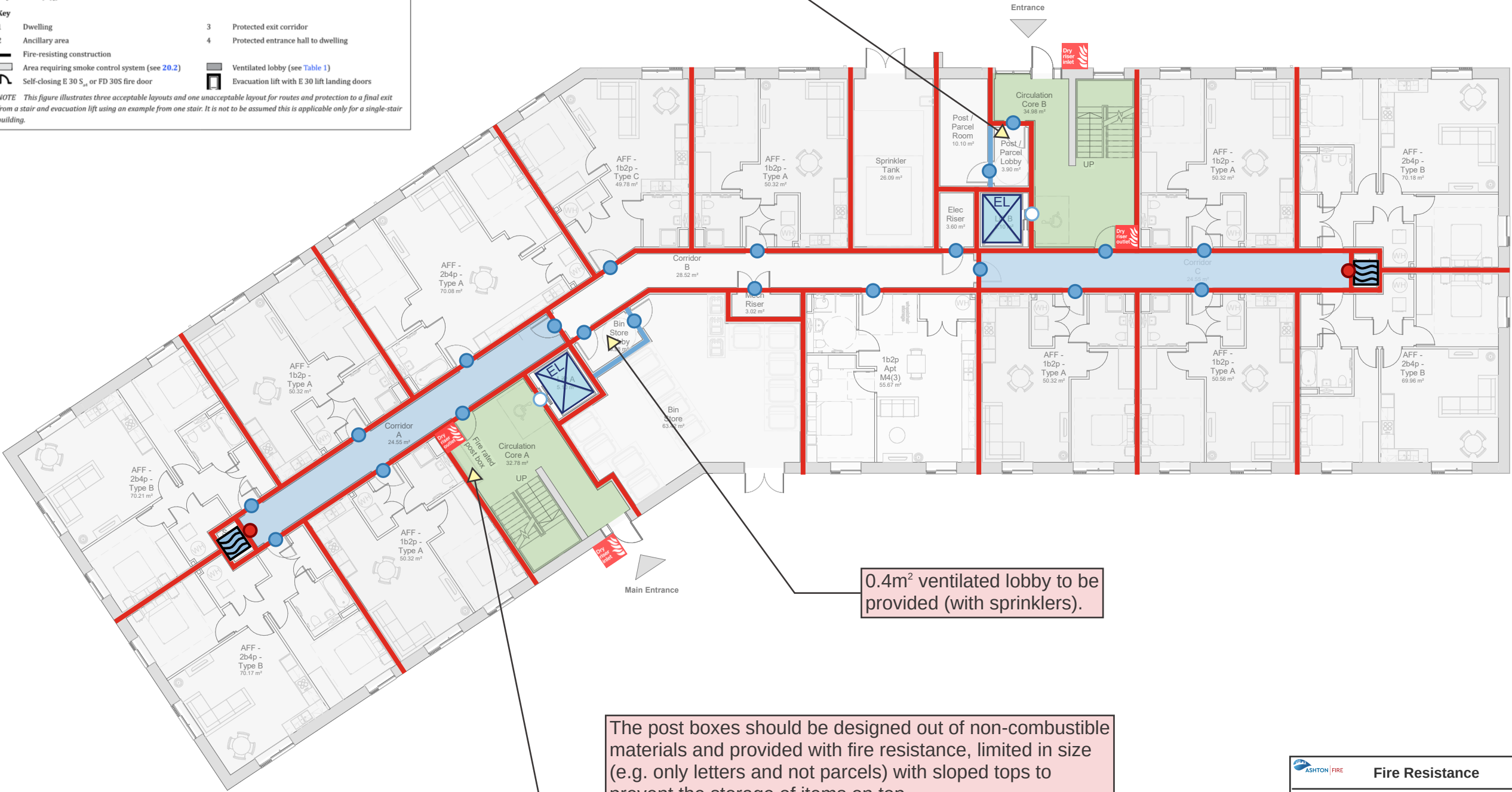
General Notes:

- Refer to apartment type layouts for more detail
- M4(3) apartments are designed as wheelchair adaptable in line with Approved Doc M

Window positions are indicative subject to ongoing elevation design development

Key

- 1b2p
- 2b4p
- M4(3)
- Ancillary
- Circulation
- MEP



0.4m² ventilated lobby to be provided (with sprinklers).

The post boxes should be designed out of non-combustible materials and provided with fire resistance, limited in size (e.g. only letters and not parcels) with sloped tops to prevent the storage of items on top.

This approach would need to be discussed and agreed with the approving authorities.

Fire Resistance			
Rating (Minutes)	Walls	Doors	
		With Smoke Seals	Without Smoke Seals
30			
60			

Legend

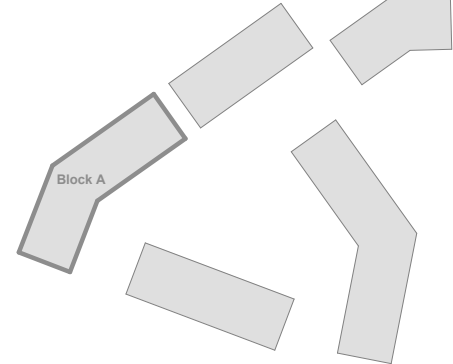
- Protected Stair
- Naturally ventilated area
- Evacuation lift
- 0.7m² aerodynamic free area
- Natural smoke shaft (1.5m²)

ASHTON FIRE

Project Name: Riverpark Apartments

Drawing Title: FIRE STRATEGY MARK-UPS & COMMENTS

Author: LK	Date: 14.03.25
Checked: HMD	Issue: 02
Project Number: AF 5034	



Reference Key

Scale Bars		TO BE USED ONLY AS GUIDANCE	
1:100	M	0	1000
1:200	M	0	2000
1:500	M	0	5000
1:1250	M	0	12500

NOTES

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This drawing contains the following model files: -

14372-AEW-A1-XX-M3-A-0001

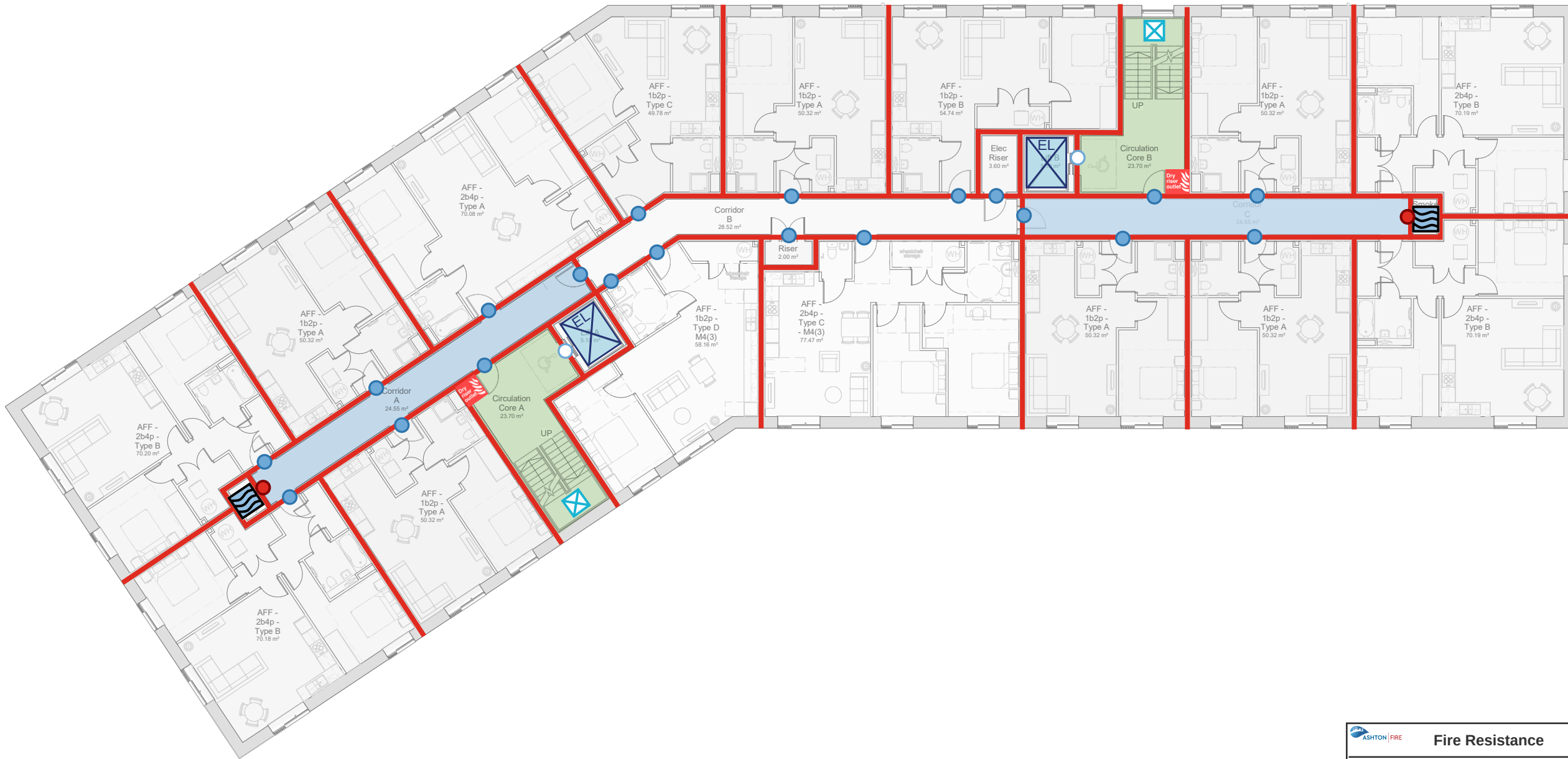
General Notes:

- Refer to apartment type layouts for more detail
- M4(3) apartments are designed are wheelchair adaptable in line with Approved Doc M

Window positions are indicative subject to ongoing elevation design development

Key

- 1b2p
- 2b4p
- M4(3)
- Circulation
- MEP



Legend

- Protected Stair
- Naturally ventilated area
- Evacuation lift
- 0.7m² aerodynamic free area
- Natural smoke shaft (1.5m²)



Project Name:
Riverpark Apartments

Drawing Title:
FIRE STRATEGY MARK-UPS & COMMENTS

Author: LK
Checked: HMD
Project Number: AF 5034

Date: 14.03.25
Issue: 02

Fire Resistance			
Rating (Minutes)	Walls	Doors	
		With Smoke Seals	Without Smoke Seals
30			
60			



Scale Bars		TO BE USED ONLY AS GUIDANCE	
1:100	M	0	1000
1:200	M	0	2000
1:500	M	0	5000
1:1250	M	0	12500

NOTES

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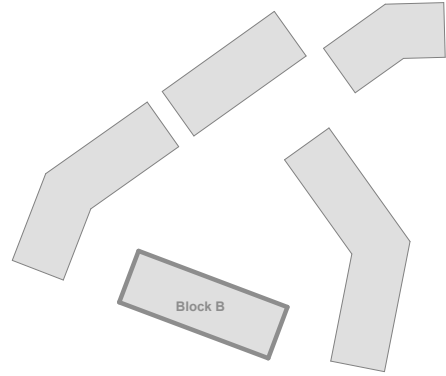
This drawing contains the following model files: -

14372-AEW-B1-XX-M3-A-0002

General Notes:

- Refer to apartment type layouts for more detail
- M4(3) apartments are designed are wheelchair adaptable in line with Approved Doc M

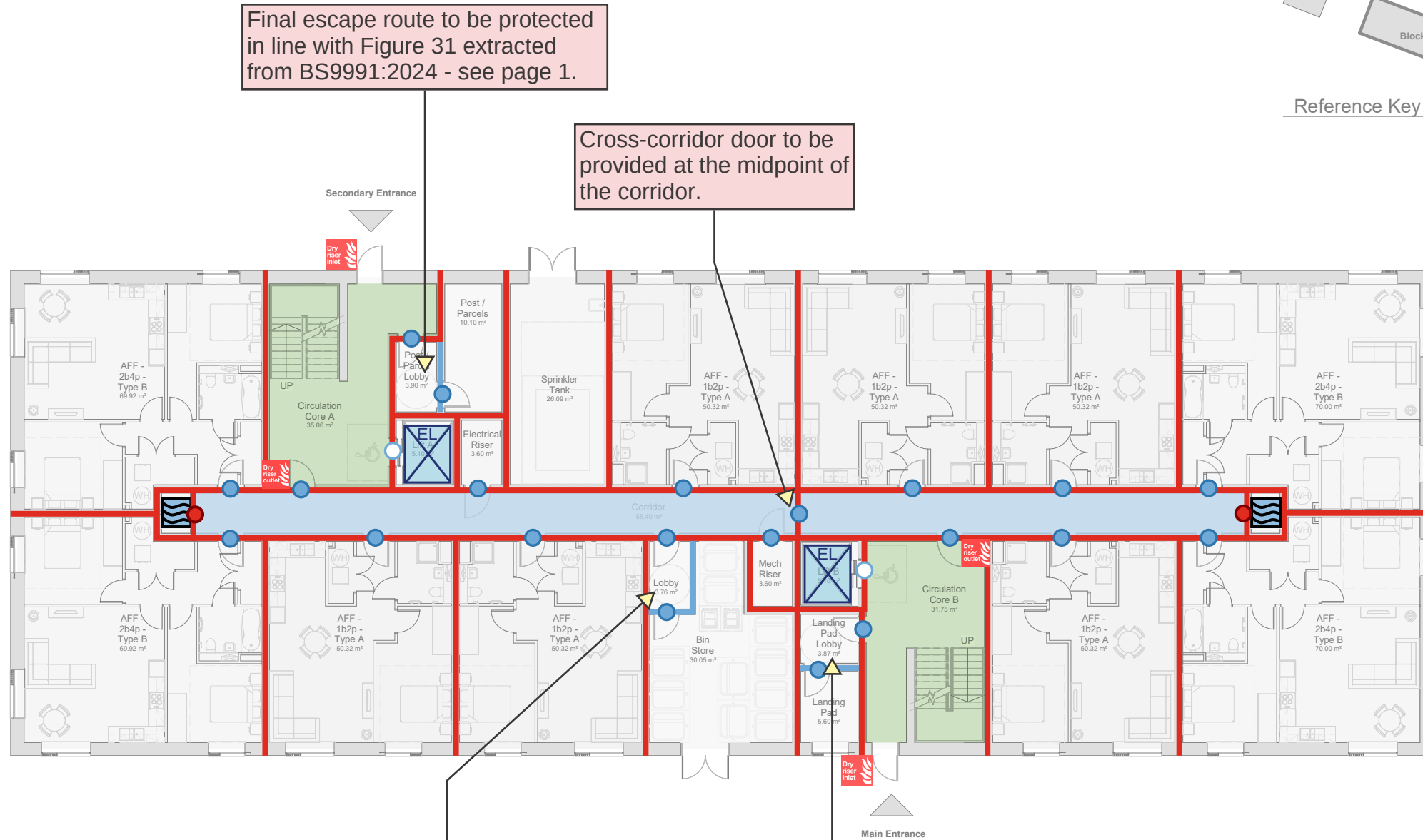
Window positions are indicative subject to ongoing elevation design development



Reference Key

Key

- 1b2p
- 2b4p
- Ancillary
- Circulation
- MEP



Legend

- Protected Stair
- Naturally ventilated area
- Evacuation lift
- 0.7m² aerodynamic free area
- Natural smoke shaft (1.5m²)



Project Name:
Riverpark Apartments

Drawing Title:
FIRE STRATEGY MARK-UPS & COMMENTS

Author: LK
Checked: HMD
Project Number: AF 5034

Date: 14.03.25
Issue: 02

Fire Resistance			
Rating (Minutes)	Walls	Doors	
		With Smoke Seals	Without Smoke Seals
30			
60			



Scale Bars		TO BE USED ONLY AS GUIDANCE	
1:100	mm	0	1000
1:200	mm	0	2000
1:500	M	0	500
1:1250	M	0	125

NOTES

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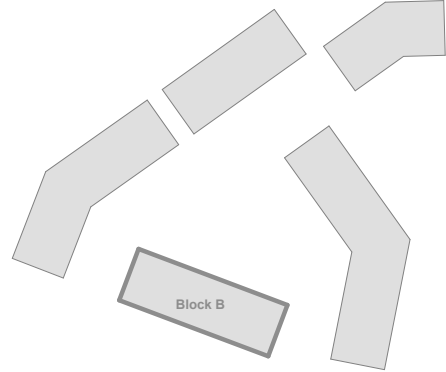
This drawing contains the following model files: -

14372-AEW-B1-XX-M3-A-0002

General Notes:

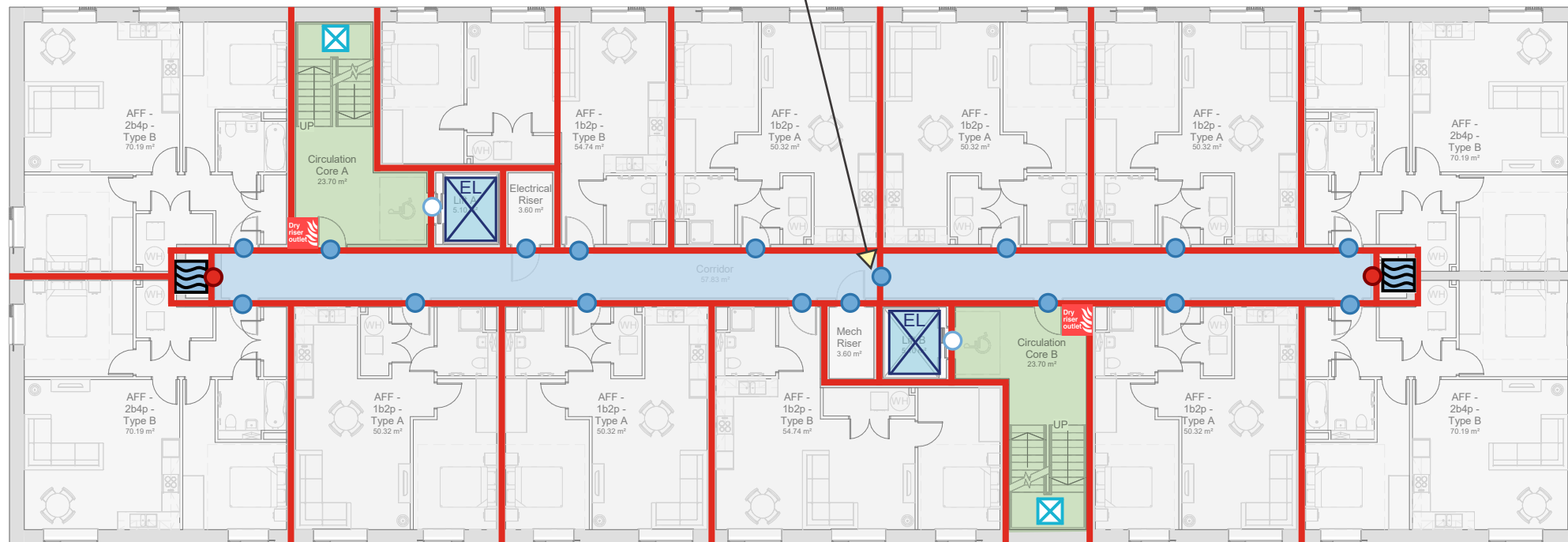
- Refer to apartment type layouts for more detail
- M4(3) apartments are designed are wheelchair adaptable in line with Approved Doc M

Window positions are indicative subject to ongoing elevation design development



Reference Key

Cross-corridor door to be provided at the midpoint of the corridor.



Key

- 1b2p
- 2b4p
- Circulation
- MEP

Legend

- Protected Stair
- Naturally ventilated area
- Evacuation lift
- 0.7m² aerodynamic free area
- Natural smoke shaft (1.5m²)



Project Name:
Riverpark Apartments

Drawing Title:
FIRE STRATEGY MARK-UPS & COMMENTS

Author: LK Date: 14.03.25

Checked: HMD Issue: 02

Project Number: AF 5034

Fire Resistance			
Rating (Minutes)	Walls	Doors	
		With Smoke Seals	Without Smoke Seals
30			
60			



Scale Bars		TO BE USED ONLY AS GUIDANCE	
1:100	M	0	1000
1:200	M	0	2000
1:500	M	0	5000
1:1250	M	0	12500

- General Notes:**
- Refer to apartment type layouts for more detail
 - M4(3) apartments are designed are wheelchair adaptable in line with Approved Doc M
- Window positions are indicative subject to ongoing elevation design development

- NOTES**
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- This drawing contains the following model files: -
- 14372-AEW-C1-XX-M3-A-0003

Reference Key

Final escape route to be protected in line with Figure 31 extracted from BS9991:2024 - see page 1.

Final escape route to be protected inline with Figure 31 extracted from BS9991:2024 - see page 1.

0.4m² ventilated lobby to be provided (with sprinklers).

Key

- 1b2p
- 2b4p
- M4(3)
- Ancillary
- Circulation
- MEP

Legend

- Protected Stair
- Naturally ventilated area
- Evacuation lift
- 0.7m² aerodynamic free area
- Natural smoke shaft (1.5m²)

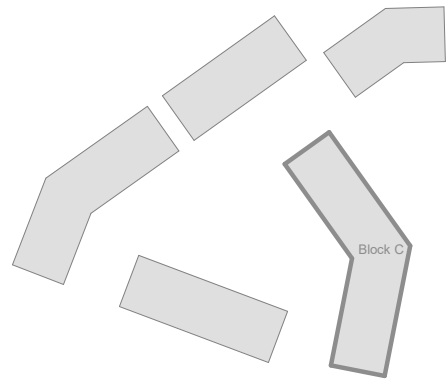


Project Name:
Riverpark Apartments

Drawing Title:
FIRE STRATEGY MARK-UPS & COMMENTS

Author:	LK	Date:	14.03.25
Checked:	HMD	Issue:	02
Project Number:	AF 5034		

Fire Resistance			
Rating (Minutes)	Walls	Doors	
		With Smoke Seals	Without Smoke Seals
30			
60			



Fire Resistance			
Rating (Minutes)	Walls	Doors	
		With Smoke Seals	Without Smoke Seals
30	W1	D1	D2
60	W2	D3	D4
90	W3	D5	D6
120	W4	D7	D8

Scale Bars TO BE USED ONLY AS GUIDANCE

Scale	0	100	200	300	400	500	600	700	800	900	1000
1:100	0	100 m	200	300	400	500	600	700	800	900	1000
1:200	0	200 m	400	600	800	1000	1200	1400	1600	1800	2000
1:500	0	500 m	1000	1500	2000	2500	3000	3500	4000	4500	5000
1:1,250	0	1,250 m	2,500	3,750	5,000	6,250	7,500	8,750	10,000	11,250	12,500

NOTES

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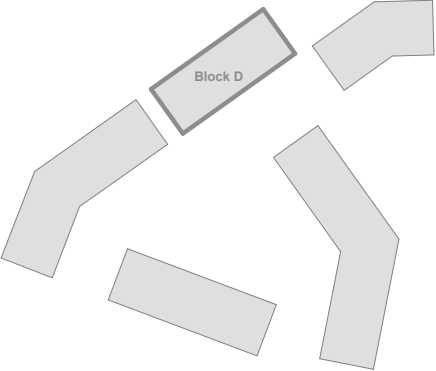
This drawing contains the following model files: -

14372-AEW-C1-XX-M3-A-0003

☐ 1b2p
☐ 2b4p
☐ M4(3)
☐ Circulation
☐ MEP

Fire Resistance			
Rating (Minutes)	Walls	Doors	
		With Smoke Seals	Without Smoke Seals
30			
60			

Legend	
	Protected Stair
	Naturally ventilated area
	Evacuation lift
	0.7m ² aerodynamic free area
	Natural smoke shaft (1.5m ²)
	
Project Name: Riverpark Apartments	
Drawing Title: FIRE STRATEGY MARK-UPS & COMMENTS	
Author: LK	Date: 14.03.25
Checked: HMD	Issue: 02
Project Number: AF 5034	



Reference Key

Scale Bars		TO BE USED ONLY AS GUIDANCE	
1:100	mm	0	1000
1:200	mm	0	2000
1:500	M	0	500
1:1250	M	0	125

NOTES

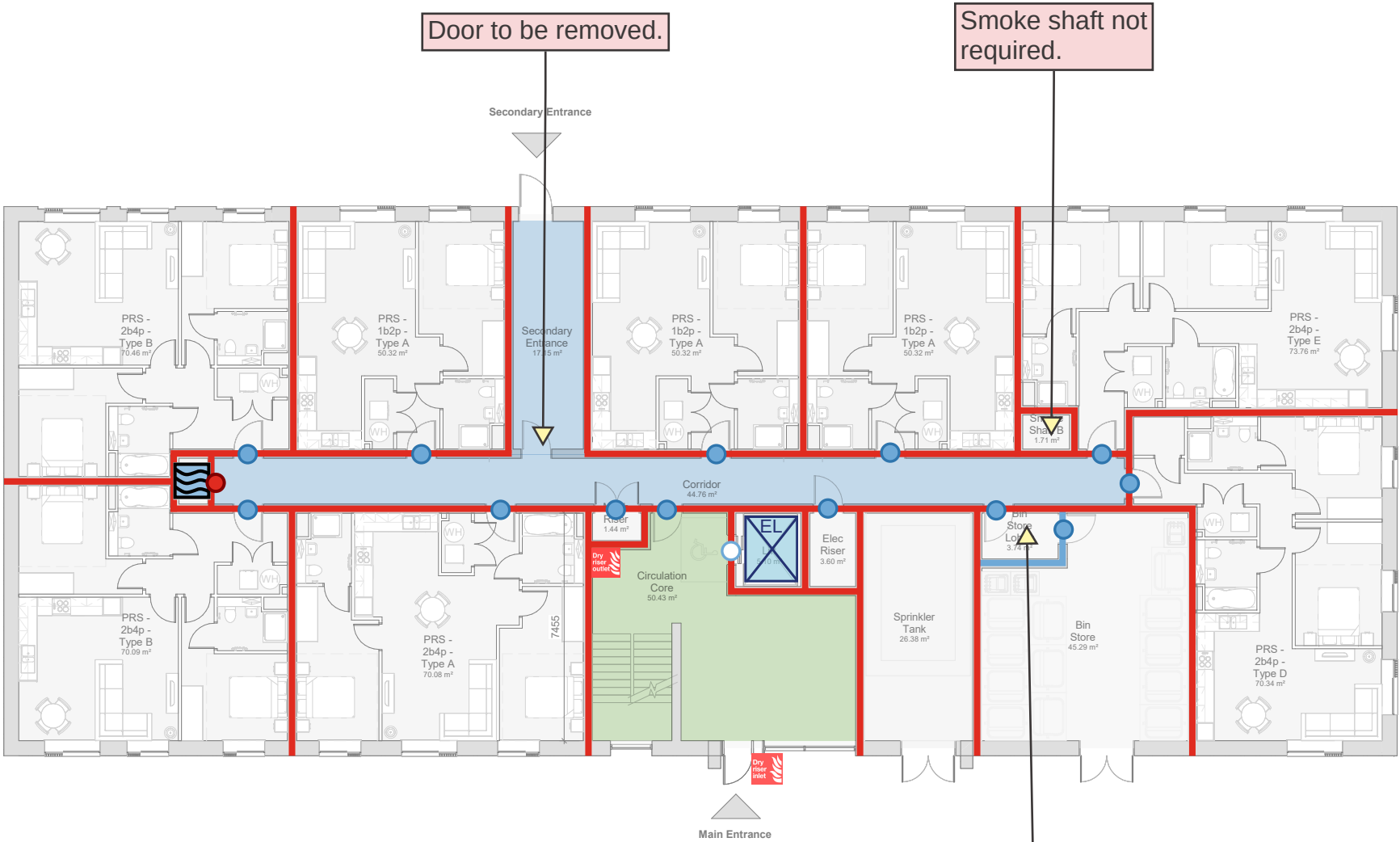
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This drawing contains the following model files: -
14372-AEW-D1-XX-M3-A-0004

General Notes:

- M4(3) apartments show washing machines in the kitchen

Window positions are indicative subject to ongoing elevation design development



Key

- 1b2p
- 2b4p
- Ancillary
- Circulation
- MEP

Legend

- Protected Stair
- Naturally ventilated area
- Evacuation lift
- 0.7m² aerodynamic free area
- Natural smoke shaft (1.5m²)



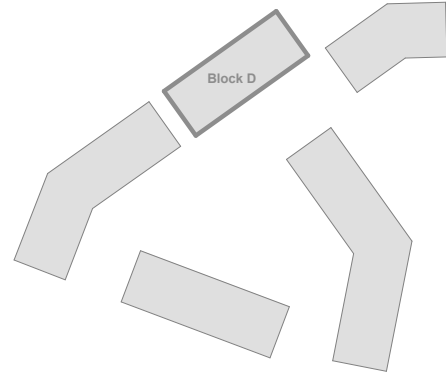
Project Name:
Riverpark Apartments

Drawing Title:
FIRE STRATEGY MARK-UPS & COMMENTS

Author: LK
Checked: HMD
Project Number: AF 5034

Date: 14.03.25
Issue: 02

Fire Resistance			
Rating (Minutes)	Walls	Doors	
		With Smoke Seals	Without Smoke Seals
30			
60			



Reference Key

Scale Bars		TO BE USED ONLY AS GUIDANCE	
1:100	M	0	1000
1:200	M	0	2000
1:500	M	0	5000
1:1250	M	0	12500

NOTES

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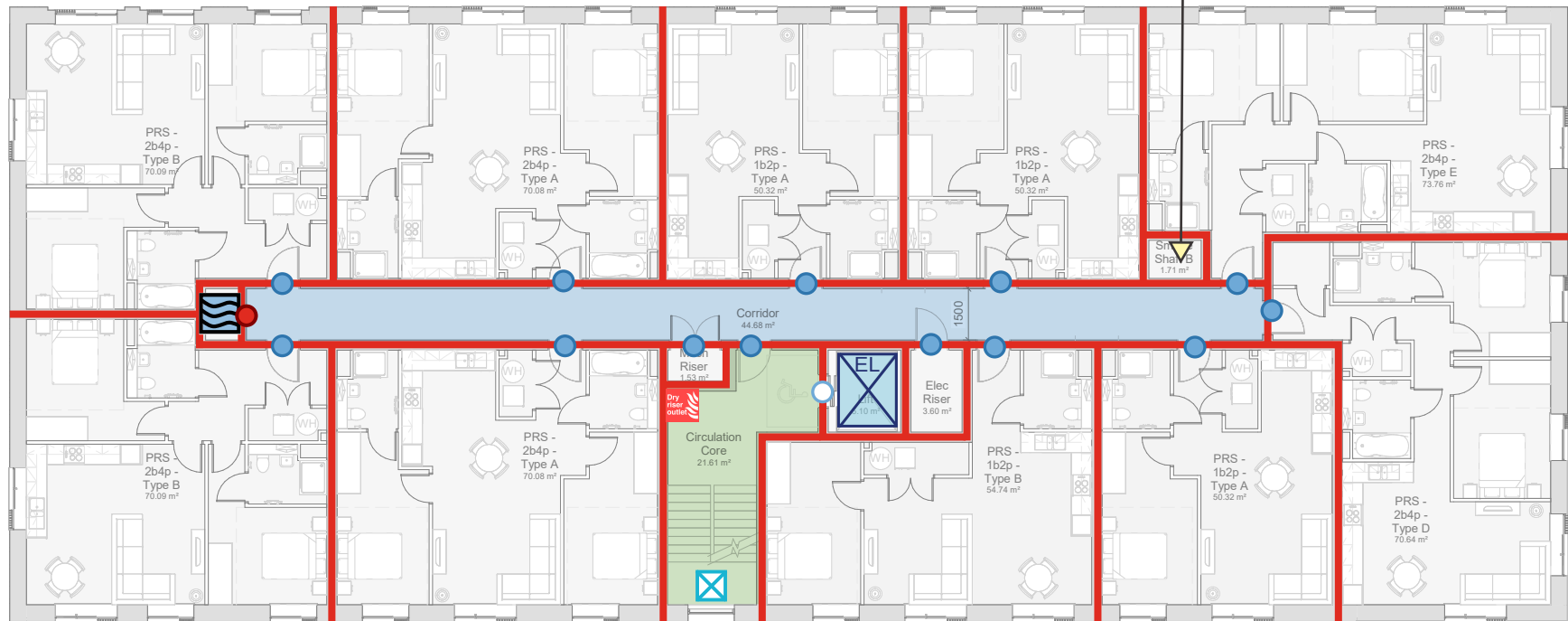
This drawing contains the following model files: -

14372-AEW-D1-XX-M3-A-0004

General Notes:

- M4(3) apartments show washing machines in the kitchen

Window positions are indicative subject to ongoing elevation design development



Key

- 1b2p
- 2b4p
- Circulation
- MEP

Legend

- Protected Stair
- Naturally ventilated area
- Evacuation lift
- 0.7m² aerodynamic free area
- Natural smoke shaft (1.5m²)



Project Name:
Riverpark Apartments

Drawing Title:
FIRE STRATEGY MARK-UPS & COMMENTS

Author: LK
Checked: HMD
Date: 14.03.25
Issue: 02

Project Number: AF 5034

Fire Resistance			
Rating (Minutes)	Walls	Doors	
		With Smoke Seals	Without Smoke Seals
30			
60			



Scale Bars		TO BE USED ONLY AS GUIDANCE	
1:100	M	0	1000
1:200	M	0	2000
1:500	M	0	5000
1:1250	M	0	12500

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This drawing contains the following model files: -

14372-AEW-E1-XX-M3-A-0005

General Notes:

- Refer to apartment type layouts for more detail
- M4(3) apartments are designed are wheelchair adaptable in line with Approved Doc M

Window positions are indicative subject to ongoing elevation design development

Reference Key

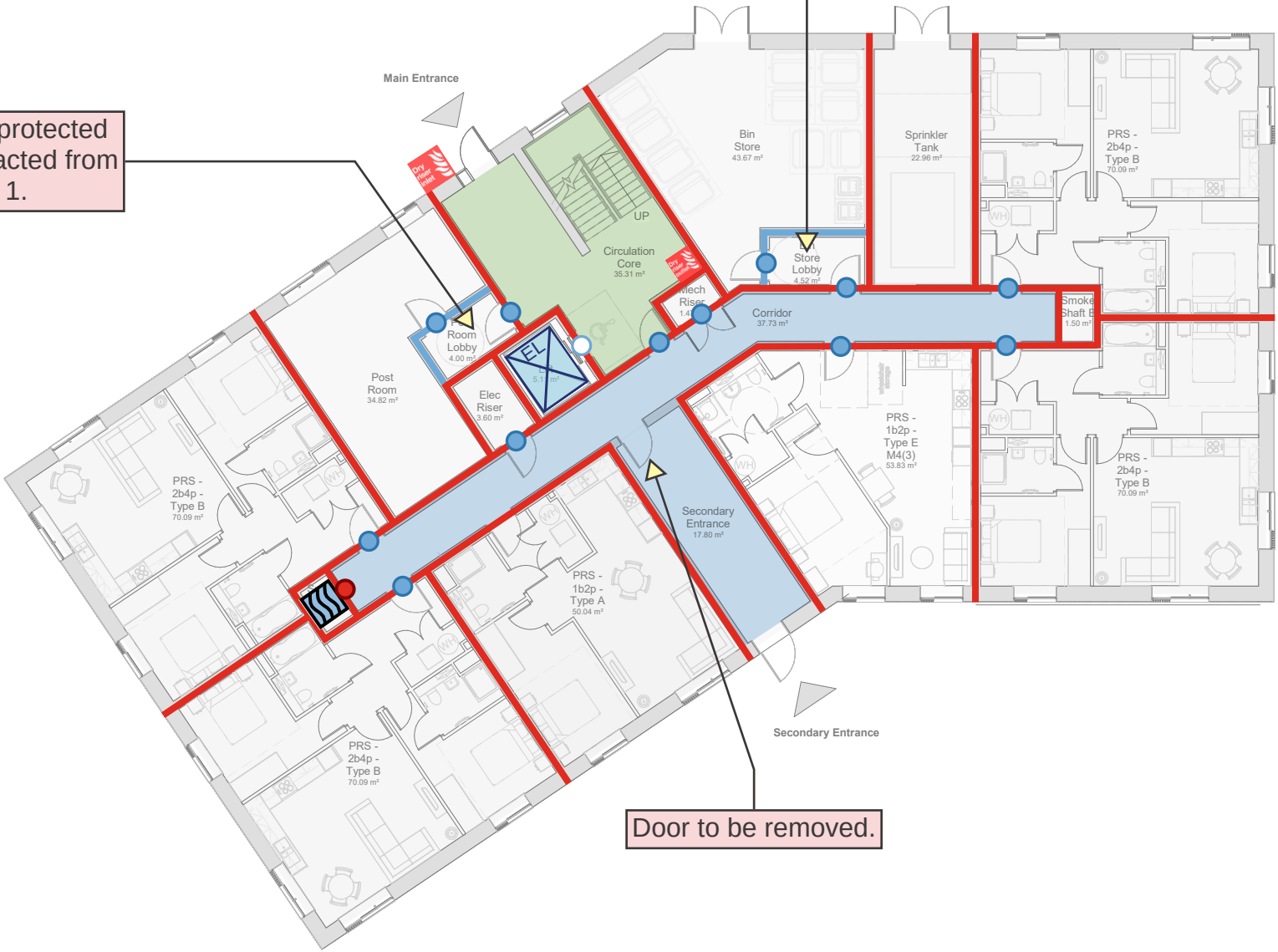
Key

- 1b2p
- 2b4p
- M4(3)
- Ancillary
- Circulation
- MEP

0.4m² ventilated lobby to be provided (with sprinklers).

Final escape route to be protected inline with Figure 31 extracted from BS9991:2024 - see page 1.

Door to be removed.



Legend

- Protected Stair
- Naturally ventilated area
- Evacuation lift
- 0.7m² aerodynamic free area
- Natural smoke shaft (1.5m²)



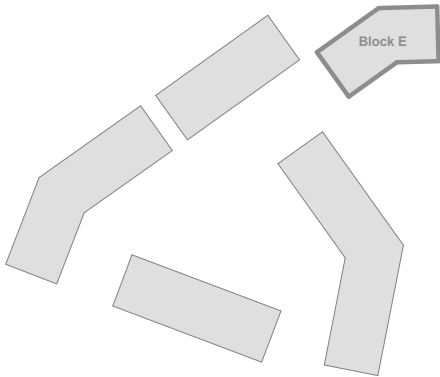
Project Name:
Riverpark Apartments

Drawing Title:
FIRE STRATEGY MARK-UPS & COMMENTS

Author: LK
Checked: HMD
Date: 14.03.25
Issue: 02

Project Number: AF 5034

Fire Resistance			
Rating (Minutes)	Walls	Doors	
		With Smoke Seals	Without Smoke Seals
30			
60			



Reference Key

Scale Bars		TO BE USED ONLY AS GUIDANCE	
1:100	M	0	1000
1:200	M	0	2000
1:500	M	0	5000
1:1250	M	0	12500

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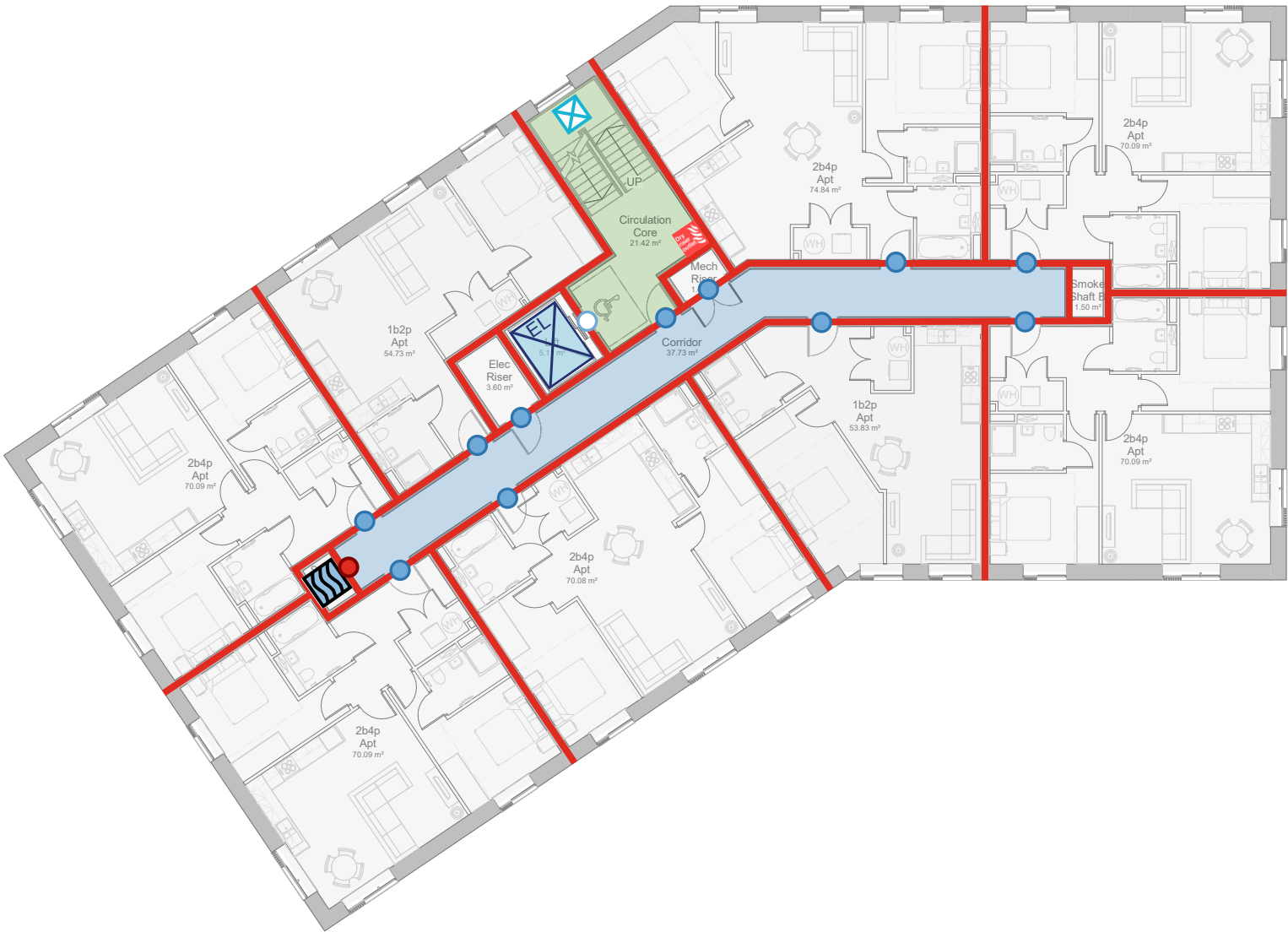
General Notes:

- M4(3) apartments show washing machines in the kitchen

Window positions are indicative subject to ongoing elevation design development

Key

- 1b2p
- 2b4p
- Circulation
- MEP



Legend

- Protected Stair
- Naturally ventilated area
- Evacuation lift
- 0.7m² aerodynamic free area
- Natural smoke shaft (1.5m²)



Project Name:
Riverpark Apartments

Drawing Title:
FIRE STRATEGY MARK-UPS & COMMENTS

Author: LK
Checked: HMD
Date: 14.03.25
Issue: 02

Project Number: AF 5034

Fire Resistance			
Rating (Minutes)	Walls	Doors	
		With Smoke Seals	Without Smoke Seals
30			
60			



BAFE Fire Safety Register
Fire Risk Assessment Provider



Institution of Fire Engineers
Member



Fire Industry Association Member



Constructionline
Gold Member
Constructionline Gold Member

London

Birmingham

Bicester

Ireland

Manchester

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