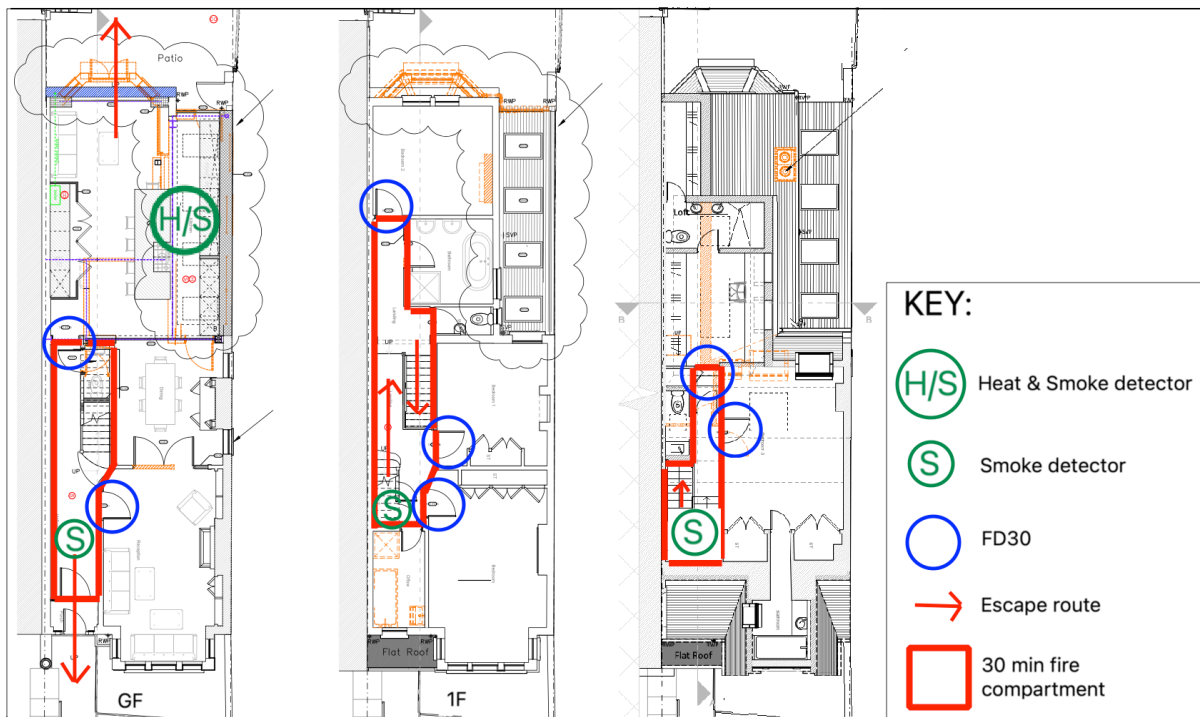


## Fire Strategy Statement

- **Introduction**
- This Fire Strategy Statement is prepared in relation to the planning application for the removal of the chimney stack at 253 St Margarets Road, Twickenham TW1 1ND. The proposed works are for a mansard loft extension with two dormer windows and x2 skylights on flat mansard roof + skylight to replace existing velux on existing rear roof + small skylight over proposed wc on existing roof + removal of chimney as per pending application 24/0700/HOT.
- **Policy Compliance**
- We acknowledge and address the requirements set out in London Plan Policy D12 part A, specifically referring to paragraphs 3.12.3 and 3.12.4 of the London Plan.
- **Fire Safety Measures**
- Currently, the building is designed to be equipped with fire safety measures including smoke alarms, heat detectors, and fire doors in accordance with regulatory standards. The loft extension and the removal of the chimney stack will have no impact on the fire strategy. Furthermore by removing the whole stack there be no need for extra steels above the fireplaces with their corresponding 60 minutes fire resistance. Nevertheless removal of the stack will be accompanied by a review of the existing fire safety measures to ensure continued compliance and effectiveness. Any necessary adjustments or additional measures will be implemented to mitigate any potential impacts on fire safety.
- **Draft Guidance Adherence**
- We confirm that the proposed fire safety strategies adhere to the draft guidance on Fire Safety Strategies provided by the London Plan. This includes considerations for compartmentation, means of escape, and fire suppression systems (in this case not applicable).



- **Reasonable Exception Statement (RES)**
- We have assessed the London Plan Policy D12 part A and determined that all relevant requirements apply to the proposed development. No parts of the policy are deemed inapplicable, and we are committed to fully complying with the fire safety standards outlined.
- **Consultation and Approval**
- Consultation with relevant fire safety authorities and experts during the planning process will be undertaken as necessary to ensure that the proposed fire safety measures meet regulatory standards and receive necessary approvals.
- **Conclusion**
- In conclusion, this Fire Strategy Statement outlines our commitment to fire safety and compliance with London Plan Policy D12 part A. We are dedicated to implementing appropriate fire safety measures during construction of the mansard loft extension and the removal of the chimney stack to ensure the safety of occupants and property at 253 St Margarets Road, Twickenham TW1 1ND.