

Planning Fire Safety Strategy

23 Mayfair Ave, Twickenham TW2 7JG



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This fire safety strategy is written in support of the application for the planning permission for the ground floor rear(infill) extension of 23 Mayfair Ave, Twickenham TW2 7JG

Application Reference: PP-13397459

Proposal: Ground floor rear(infill) extension to existing semi-detached dwelling

Site: 23 Mayfair Ave, Twickenham TW2 7JG

Applicant: Ben Coleman

The application is a proposal for a rear(infill) ground floor extension as such, the information provided below is proportionate to the scale and nature of the development.

1. Introduction & background

This Planning Fire Safety Strategy is developed in accordance with Part A of Policy D12 of the London Plan 2021, as well as the London Plan Guidance Fire Safety (February 2022). It aims to ensure the safety of occupants in the event of a fire at 23 Mayfair Ave, Twickenham TW2 7JG. This document outlines the fire safety measures and procedures to be implemented during the planning and design.

It is important to note that this PFSS has been requested as part of a planning application for a rear(infill) ground floor extension to contain an open plan living, kitchen and dining area.

2. Statement of Competence

The author of this PFSS complies with the requirements set out in section 2.4.1 of the Fire Safety D12(A), the London Plan Guidance document and has the relevant experience for a proposal of this size, although input from other fire safety professionals will be obtained if and when required during the course of this development.

3. Compliance with Policy D12 of the London Plan 2021

We acknowledge the requirements set forth in Part A of Policy D12 of the London Plan 2021. The following measures will be implemented to ensure compliance necessary for this specific proposal and size.

1. The identification of a clear egress route with a suitably positioned unobstructed outside space for congregation in the event of a fire.
2. The incorporation of appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire such as active and passive fire detection systems.
3. The construction in an appropriate way to minimise the risk of fire spread, such as fire doors and appropriate compartmentalisation.

4. Reasonable Exception Statement (RES)

While we strive for full compliance with the fire safety requirements outlined in the London Plan 2021, as outlined in section 1 of this PFSS, we believe there is minimal change to the structure of the premises, and therefore there is a very low risk in relation to fire safety. Given the size and application type for this proposal, not all the requirements set out in the Fire Safety D12(A) London Plan are applicable to this application.

5. Conclusion

This Planning Fire Safety Strategy demonstrates our commitment to ensuring the highest standards of fire safety for 23 Mayfair Ave, Twickenham TW2 7JG. By adhering to the guidelines set out in the London Plan 2021 and its associated documents, we aim to create a safe environment for all occupants. We remain dedicated to continuous collaboration with local authorities, fire safety experts, and stakeholders to uphold and enhance the fire safety standards throughout the lifecycle of the project as required.

Please see the document named **240038 23 Mayfair Ave- HH-Fire strategy plans-P1** for more information.