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TW1 3BZ

## FAO

28<sup>h</sup> November 2024

Our ref. LW/EH – 614  
VIA EMAIL

Dear Planning Department,

**Regal House, 70 London Road, Twickenham, TW1 3QS**

### **APPLICATION FOR FULL PLANNING PERMISSION TO PAINT A MURAL ON THE SOUTHERN FLANK ELEVATION OF REGAL HOUSE**

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This Fire Strategy has been prepared by Iceni Projects Limited on behalf of Akoya Regal Limited ('the Applicant') in relation to the proposed painting of a mural on the southern elevation of Regal House, 70 London Road, Twickenham, TW1 3QS ('the Site').

Iceni and the wider design team are not fire engineers and do not bear any responsibility for the proposed development's ultimate compliance with fire safety requirements contained within the Building Regulations. However, this document has been prepared to outline how the scheme would seek to comply with Policy D12 of the London Plan.

#### **Fire Strategy**

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Fire Safety Strategies are required to respond to part A of London Plan Policy D12. To assist in preparing these strategies, the GLA have public draft guidance known as the GLA Fire Safety D12(A) Guidance. Table A1.1 'Planning Applications and Information Requirements for D12(A)' on page 14 of the guidance document outlines that applications for full planning permission (other than major developments) outlines that only 'Applicant Justification' is required, rather than a Fire Statement prepared by a third party, suitably qualified assessor. This Statement has been prepared by Applicant given that the proposed development is not a major development.

Table A1.1. of the GLA Guidance states that the following needs to be addressed within the Applicant Justification.

- a. Information on space provisions for fire appliances and assembly points (Criteria 1)
- b. Information on passive and active safety measures (Criteria 2)
- c. Information on data and construction products and materials (Criteria 3)
- d. Information on means of escape and evacuation strategy (Criteria 4)

e. Information on access and equipment for firefighting (Criteria 6)

In relation to Criteria 3, the Design Team is committed to and indeed obliged by statute to ensure that the design, inclusive of construction products and materials, will be compliant with Fire Safety regulations.

The red line boundary only relates to the southern external elevation of Regal House. No works are proposed to the remainder of Regal House, and the proposal would not result in any internal alterations or operations. Therefore, based on the nature of the proposal, Criteria 1,2,4 and 6 would not be relevant to the proposal.

**a. Conclusion**

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As highlighted above, this Fire Strategy is submitted to the Council in support of the full planning permission for a mural on the southern flank elevation of Regal House.

As set out in above, the proposals do not meet the definition for a 'relevant' building or application, so neither a Gateway One nor a Fire Statement as required by Policy D12 are required.

This note has therefore been provided in response to the GLA Fire Safety D12(A) Guidance to fulfil the requirement for full planning applications, to provide an Applicant Justification with input from the wider design team.

We trust the enclosed is sufficient for your current purposes and we look forward to receiving confirmation that the application has been registered and validated. In the meantime, please contact Lewis Westhoff ([lwesthoff@iceniprojects.com](mailto:lwesthoff@iceniprojects.com) 07557 678 587) or Emilia Harrison ([eharrison@iceniprojects.com](mailto:eharrison@iceniprojects.com) 07350 372 290) in the first instance if you should have any questions.

Yours faithfully,



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