

5.0 Fire Statement

London Plan Policy D12 Fire Safety

Whilst not specifically outlined as a Local Validation Checklist requirement, all developments are required to include a Fire Safety Strategy to ensure that they meet the highest standards of fire safety. Exemption statements are however accepted for smaller schemes such as the one included with this application. Policy D12 (fire safety) is of specific relevance.

The proposals outlined within this application do not alter the existing fire strategy of the building across both commercial and residential segments. The staircase and the landing of the new fourth floor will act as an extension of the existing protected means of escape, as indicated within the plans as proposed drawings. In addition, a new smoke vent skylight is proposed at the top of the staircase hall.

In the design of the proposal, Approved Document Part B has been referenced to determine the suitable means of escape and for the specification of relevant materials dependent on their fire classification.

Additionally, in line with the 'golden thread' approach suggested in the London Plan Fire Safety Policy D12 (A), fire safety at construction stage will be encouraged through the imposition of obligations by the chosen contractor to comply with prevailing regulations at construction stage including Health and Safety standards, the Construction Design & Management Regulations 2015 and the Building Safety Act.