

50 Church Road, Teddington, TW11 8PB

House Extension – Fire Statement

Prepared 6th March 2023

This document has been prepared by Hewson Consulting and approved by the applicant for submission to London Borough of Richmond Council to support a householder planning application. The above are not Fire Engineers but are believed to have appropriate knowledge and understanding proportionate with the size, scope and complexity of the proposed development, i.e. a basic householder planning application, as detailed below.

The application is a householder application for a small rear extension, consisting of a side return to extend the kitchen and dining room area of approximately 15m² and a first storey extension to rearrange the existing bedroom and shower/toilet rooms of approximately 7m², along with a small shed outbuilding with a plan area of approximately 3m².

The development is a non-major development with no new residential or commercial units, and does not contain any lifts. There is no change to the wall material or any change to the communal areas providing the evacuation strategy for the property, and the application is a Householder Application. As such the D12 application requirements are not applicable, and instead requires a Reasonable Exception Statement (RES).

Reasonable Exception Statement (RES) justification

The Fire Strategy largely remains as is existing. The occupancy numbers stay the same, as do the evacuation routes. The following outlines the justification for the exemption.

- i) No additional or commercial units are created.
- ii) No lifts are provided.
- iii) The external materials are not altered.
- iv) No alterations to the internal or external communal areas that support the evacuation strategy for the property.
- v) The outside space for fire appliances to be positioned on and appropriate areas for use as an evacuation assembly point remain as existing.
- vi) The extension will be designed to meet the requirements of Building Regulations Approved Document Part B Volume 1 Dwellings including fire safety items as required by and agreed with Building Control.
- vii) The existing means of escape will remain the same. In the event of an emergency occupants would exit the property via the nearest exit, no change is proposed to the existing strategy.
- viii) Emergency access to the property will remain as is existing, via the front of the property.

The current fire safety measures are appropriate and will not be negatively affected by the development.