

**0556_55 CHRISTCHURCH ROAD
REASONABLE EXCEPTION STATEMENT (RES)**

May 2024

**55 Christchurch Road
London
SW14 7AQ**

Introduction

All applications falling under Policy D12 'Fire Safety' must provide a 'Planning Fire Safety Strategy' (PFSS). In instances where it is determined that this is not applicable, for instance a Householder development type, a 'Reasonable Exception Statement' can be submitted to explain why a specific proposal is exempt from submitting a Fire Safety Strategy based on its nature, scale, location, and other relevant factors.

Site: 55 Christchurch Road, London, SW14 7AQ

Category of Development: Householder Planning Permission (non-major development)

Description of Development: *'Demolition and replacement of existing garage with associated landscaping works.'*

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

Justification

As detailed in the submissions during the planning stages, the proposals will result in minimal alterations to the site. The proposals look to demolish and replace aspects of the existing in its location and to a similar scale. While the proposal does make minimal changes it has been designed to comply with the Building Regulations Fire Safety Approved Document B (fire safety) Vol. 1.

1. Information on space provisions for fire appliances and assembly points

Any appliance will be directly positioned outside the building on the main road or in very close proximity to meet hose length criteria. Evacuation assembly point will be in the same location.

2. Information on passive and active safety measures

The proposals meet the requirements set out in the Building Regulations Fire Safety Approved Document B (fire safety) Vol. 1. Any new building material will be specified to minimise the risk of fire spread to the surrounding areas and the alarm detection system will be in accordance with current building regulations.

3. Information on means of escape and evacuation strategy

There is suitable and convenient means of escape and fire compartmentation. The project provides a suitable and convenient means of escape and associated evacuation strategy. Occupants will be able to escape via windows and/ or fire resistance compartment walls and fire doors.

4. Information on access and equipment for firefighting

The building has a suitable access and equipment for fire-fighting is not required on this project and will not be provided apart from the local fire brigade in an emergency situation.

All of the above information is based on the fact that the building is NOT a MAJOR DEVELOPMENT and it is being established that NO net impact on existing Fire Safety Provisions. The project site and all works will comply with the minimum Fire Safety Standards of the national Building Regulations requirements.

Conclusion

In summary, the need to complete and submit a Planning Fire Safety Strategy is unnecessary and goes beyond what is necessary to evaluate and assess the proposals.