

# **TEDDINGTON DELIVERY OFFICE (DO)**

## **London Plan Fire Safety Policy D12(A) Reasonable Exception Statement.**

**Application for the installation of a new shopfront, including windows and doors, to replace the current deteriorated fixtures. The objective is to enhance the aesthetic appeal of the premises, improve functionality, and foster a welcoming atmosphere for customers, while ensuring the new design matches the existing look and material of the shop.**

**Delivery Office 97 High Street Teddington TW11**

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### **Introduction**

#### **List of Key Elements Affected by the Application**

Application for the installation of a new shopfront, including windows and doors, to replace the current deteriorated fixtures, all to improve the character of the building.

### **Relevant policy criteria for Full Planning Consent Applications**

4. The London Plan Fire Safety policy D12(A) states that the following criteria are relevant for Full Planning Consent applications.

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- Criterion 1: Information on space provisions for fire appliances and assembly points.
  - Criterion 2: Information on passive and active safety measures.
  - Criterion 3: Information and data on construction products and materials.
  - Criterion 4: Information on means of escape and evacuation strategy.
  - Criterion 6: Information on access and equipment for firefighting.
5. Criterion 5 (development of a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in) is not listed as an expected policy information requirement for Full Planning Consent applications in the Fire Safety D12(A) London Plan Guidance.

## Reasonable Exception Statement for the policy criteria.

### **Criterion 1: Information on space provisions for fire appliances and assembly points.**

6. The application concerns replacement windows and doors, not a building, and so the requirement for provision of assembly points in the event of a fire is not applicable for this type of application.

The existing premises has adequate fire appliances and assembly points, and the proposed replacement window and doors will not alter the structure such that additional dedicated fire appliances become required.

### **Criterion 2: Information on passive and active safety measures.**

7. The application concerns replacement windows and doors, not a building. Therefore, the requirement for passive safety measures such as compartmentalisation and fire doors are not applicable under this application. Similarly, the requirement for active safety measures such as fire alarms, smoke detectors, sprinklers and ventilation systems are also not applicable. These protective measures are existing and will not be altered by the proposed works.
8. No safety measures are deemed necessary to protect the surrounding buildings from fire during the construction phase. The scheme involves minimal site cutting and any such activities will be performed within carefully controlled conditions under the correct works permit issued by the Principal Contractor supervising the works.

### **Criterion 3: Information and data on construction products and materials**

9. The application concerns replacement windows and doors, not a building. The replacement windows and doors will be designed to replicate the original style. The shopfront frame layout will be reconstructed to match the existing design and there will

be no increase in the overall flammability of the building. Therefore, there is no need to provide further information to satisfy this criterion.

#### **Criterion 4: Information on means of escape and evacuation strategy.**

10. The application concerns replacement windows and doors, not a building. Therefore, building escape and evacuation strategy requirements are not applicable.

#### **Criterion 5: Information on evacuation strategy.**

11. Criterion 5 is not listed as an expected policy information requirement for Listed Building Consent applications, and as such is not applicable here.

#### **Criterion 6: Information on access and equipment for firefighting.**

12. The application concerns replacement windows and doors, not a building. The existing building has no dedicated firefighting equipment, and the proposed works will not alter the structure. The requirement for dedicated firefighting equipment to be provided is therefore not applicable.
13. The proposed works will not affect firefighting access to and from the building during construction or in the long term. Therefore, this part of the criterion is also not applicable.

#### **Conclusions**

14. Criteria 1, 2, 4 and 6 are not applicable as this application replacement windows and doors, not a building, and the proposed works will have no impact on the existing fire strategy of the existing building and surrounding buildings. Information on the proposed construction products and materials is summarised in Criterion 3,

and there is deemed to be no meaningful change to the materials already used on the building – the requirement to provide more information under Criterion 3 is thus also not applicable.

Finally, Criterion 5 is not applicable to Listed Building Consent applications, and there will be no significant changes to the current evacuation strategy because of the proposed works.

15. Overall, therefore, the requirement to provide a Fire Statement/Planning Fire Safety Strategy in accordance with the London Plan Policy D12(A) is not applicable for the proposed replacement windows and doors works.