

# LONDON PLAN POLICY D12(A) REASONABLE EXCEPTION STATEMENT

Issue 1

Lion House

London

2406101L



North Lane House, North Lane, Leeds, LS6 3HG  
0113 460 5906

## PURPOSE OF REPORT

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This report is not a detailed fire strategy and therefore should not be issued to Building Control as part of the Building Regulations process.

This Reasonable Exception Statement was prepared by Innovation Fire Engineering Ltd in commercial confidence for Lion House, London, and aims to demonstrate compliance with the requirements of Schedule 1 of the Building Regulations 2010 (plus The Building etc. (Amendment) (England) Regulations) and Policy D12(A) of The London Plan [1]. The Reasonable Exception Statement is not intended to be provided to any other parties without the approval of the client for whom it was produced. This Reasonable Exception Statement should not be manipulated or otherwise presented without the written consent of Innovation Fire Engineering Ltd.

Date	Report Issue	Amendment Record
12.6.2024	1	First Issue

## QUALITY ASSURANCE

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All reasonable diligence and care have been taken in preparation of this Reasonable Exception Statement to ensure its accuracy.

Issue	Prepared by	Updated by	Checked by
1	James Banks <i>Technical Head of Fire Engineering</i>	-	Michael Johnson <i>Associate</i>

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# 1 INTRODUCTION

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## 1.1 Appointment

- (a) Innovation Fire Engineering has been appointed by IF Building Consultancy to produce a Reasonable Exception Statement to support the proposed works for Lion House, London.

## 1.2 Site Address

- (a) Lion House, Red Lion Street, Richmond Upon Thames, Richmond, TW9 1RE.

## 1.3 Description of the development

- (a) Fenestration replacement throughout all elevations within a conservation area, including replacement of roof coverings with new insulated felt system.
- (b) Lion House is an existing residential building with a top floor height of approximately 13m above access level. The ground floor of the building is an existing restaurant and is not being changed as part of the proposed works. The residential floors then rise from first to 4<sup>th</sup> floors.

## 1.4 Competence of Author of the Reasonable Exception Statement

### 1.4.1 James Banks – Technical Head of Fire Engineering

- (a) James Banks (MSc, BEng (Hons), AIFireE) is the Technical Head of Fire Engineering at Innovation Fire Engineering, an award winning, specialist fire engineering consultancy. His professional qualifications include, MSc Fire Safety Engineering and BEng (Hons) Architectural Engineering. James is an Associate Member of The Institution of Fire Engineers (00072641).
- (b) James has over 6 years of experience in the field of fire safety, devising fire engineering strategies for a range of sectors, including: residential, multi-storey car parks, office, retail, healthcare, hotels and assembly and recreation buildings.
- (c) Prior to working for Innovation Fire Engineering, James worked as a student building services engineer at Newcastle University, liaising with the university's fire officer to ensure compliance with Part B of the building regulations.

## 1.5 Design Guidance

- (a) The fire safety issues contained within the report only address guidance within Approved Document B Volume 1 [2] and Policy D12(A) in The London Plan [1] in support of the substantive requirements of the Building Regulations 2010 (plus The Building etc. (Amendment) (England) Regulations). This Reasonable Exception Statement is concerned with the life safety aspects of fire safety. Although these will ultimately help the protection of buildings, this is not the primary objective.
- (b) The objective of this Reasonable Exception Statement is to demonstrate that the building satisfies the substantive requirements of the Building Regulations 2010 (plus The Building etc. (Amendment) (England) Regulations) for fire safety and Policy D12(A) in The London Plan [1].

### 1.5.2 Policy D12(A)

- (a) In the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety and ensure that they:
- 1) identify suitably positioned unobstructed outside space:
    - a) for fire appliances to be positioned on
    - b) appropriate for use as an evacuation assembly point
  - 2) are designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire; including appropriate fire alarm systems and passive and active fire safety measures
  - 3) are constructed in an appropriate way to minimise the risk of fire spread
  - 4) provide suitable and convenient means of escape, and associated evacuation strategy for all building users
  - 5) develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in
  - 6) provide suitable access and equipment for firefighting which is appropriate for the size and use of the development.
- (b) A Reasonable Exception Statement is applicable where part of or all of policy D12(A) are not relevant. Where this applies to Lion House, this has been discussed and justified within this report for the applicable policy criteria.

### 1.6 Information Received

- (a) The Reasonable Exception Statement is based on the information currently available. If the building layout is subsequently varied this could invalidate the conclusions and recommendations of this Reasonable Exception Statement. Any variations will need to be assessed by Innovation Fire Engineering for their impact on this Reasonable Exception Statement.
- (b) This Reasonable Exception Statement is based on the following architectural drawings, received from IF Building Consultancy, presented in Table 1.

**Table 1** Drawing Register

Title	Drawing Number	Revision
Location Plan	PP-12933128	v1
Existing and Proposed Elevation 1	IFBC-LHRUT-001	-
Existing and Proposed Elevation 2	IFBC-LHRUT-002	-
Existing and Proposed Elevation 3	IFBC-LHRUT-003	-
Existing and Proposed Elevation 4	IFBC-LHRUT-004	-
Existing and Proposed Elevations 5 and 6	IFBC-LHRUT-005	-
Existing and Proposed Window Plan	IFBC-LHRUT-006	-
Existing and Proposed Example Section Through	IFBC-LHRUT-007	-

## **2 POLICY D12(A) – REASONABLE EXCEPTION STATEMENT**

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### **2.1 Information on the Space Provisions for Fire Appliances and Assembly Points**

- (a) The proposed scheme of works does not change the use of the premises, nor do they effect the access and egress from the building. Therefore, the criterion of Policy 12(A) is not relevant.
- (b) The access provision for firefighters will be as existing, with access provided to one elevation of the building, on Red Lion Street.
- (c) The evacuation management plan for the building is existing and will designate a suitable assembly point.

### **2.2 Information on Passive and Active Safety Measures**

- (a) The proposed works will only impact on the windows and roof covering. The passive and active safety measures in the building will therefore remain as existing and will not be altered as a result of the proposed works.
- (b) Where windows are being replaced, cavity barriers shall be present around the openings in the external wall.

### **2.3 Information and Data on Construction Products and Materials**

- (a) The proposed works include the replacement of windows and their frames, replacement of existing balcony protection with new glazed protection and the replacement of existing roof coverings with a new insulated felt system. The main external wall makeup and construction will remain unchanged by the proposed works.
- (b) The windows are to be replaced with no further apertures created in the external wall, rather the new windows will simply be placed in the existing openings. These windows will be required to be like for like, insofar as if the window was previously fire rated, it would need to achieve the same level of fire resistance.
- (c) All windows from 1<sup>st</sup> to 3<sup>rd</sup> floors are to be replaced with new Duration Windows Royal 'Putty Line' aluminium frame double glazed windows.
- (d) At 4<sup>th</sup> floor, a new PVCu framed double glazed window will replace the existing.
- (e) A new aluminium framed double glazed curtain walling system will replace the existing curtain walling system. All glazing panels less than 800mm from FFL and greater than 900mm wide will be toughened safety glass to meet BS 6206 Class B.
- (f) Regulation 7(2) of the Building Regulations sets out the requirements for materials and workmanship in relation to the external walls of a building. However, Regulation 7(3)(j) explicitly states that Regulation 7(2) does not apply to window frames and glass. Therefore, it is considered that the proposed fenestration replacement will not have a negative impact on the external fire spread properties of the building.
- (g) At fourth floor the doors from the flats onto the private balconies will be replaced with aluminium framed double glazed sliding doors, like for like. Door heights will be altered for a 140mm change in roof height levels. All glazing will be toughened safety glass to meet BS 6206 Class B.

- (h) Regulation 7(2) of the Building Regulations sets out the requirements for materials and workmanship in relation to the external walls of a building. However, Regulation 7(3)(c) explicitly states that Regulation 7(2) does not apply to door frames and doors. Therefore, it is considered that the proposed replacement of the doors onto the private balconies will not have a negative impact on the external fire spread properties of the building.
- (i) At fourth floor level, the existing balcony protection system will be replaced with the following:
  - Toughened glass aluminium framed hand rail system inclusive of frosted glass aluminium framed separating partition between apartment balconies.
- (j) The toughened glass will not be laminated glazing and as such it is considered that this will not contribute to the spread of fire up the building façade.

## **2.4 Information on Means of Escape and Evacuation Strategy**

- (a) The proposed works does not change nor negatively impact the means of escape for occupants of the building. This is therefore an existing design and this criterion of Policy 12(A) is not relevant.
- (b) The evacuation strategy for the building will not be changed nor negatively impacted as a result of the proposed works. This is therefore an existing strategy and this criterion of Policy 12(A) is not relevant.

## **2.5 Information on Access and Equipment for Firefighting**

- (a) The proposed scheme of works does not change nor negatively impact the access point to the building for the fire service. This is therefore an existing design and this criterion of Policy 12(A) is not relevant.
- (b) The water supply for fire service use is as existing and the risk, size and access of/to the building is unchanged, therefore this criterion of Policy 12(A) is not relevant.
- (c) The proposed scheme of works does not change nor negatively impact the existing equipment provided for the fire service. This is therefore an existing design and this criterion of Policy 12(A) is not relevant.

## **2.6 Policy D12(A) Declaration**

- (a) I, James Banks, declare in my professional opinion the objectives do not compromise a failure to meet the requirements of Policy D12(A).

*J Banks*

**James Banks | Technical Head of Fire Engineering**

### 3 REFERENCES

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1. The London Plan February 2022, Policy D12 Fire Safety and Policy D5 Inclusive Design
2. Approved Document B Fire Safety Volume 2: Buildings other than dwellings 2019 edition incorporating 2020 and 2022 amendments – for use in England