

265 Waldegrave Road, TW1 4SU

This is a **'reasonable exemption statement'** prepared by Michael Jones Architects for the Householder Planning Application at 265 Waldegrave Road, TW1 4SU

The application is to relocate the vehicular access and crossover from Strawberry Hill Road onto Waldegrave Road. The existing vehicular access from Strawberry hill road will be removed. A new taller wall will be erected around the property boundary to Waldegrave Road and Strawberry Hill Road to create a more private garden.

The London Plan 2021, Policy D12 Fire safety A states:

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.*

In response each point; where works proposed under this application are de minimis in regards to Policy D12 Fire safety given the application relates to landscaping works only:

1. The unobstructive outside space remains unaltered in this application.
 - a. Access to an unobstructive driveway is improved and could be used for a fire appliance, and/or as an evacuation assembly point.
 - b. Similarly the access via double vehicular gates to the public highway is improved and could be used for a fire appliance, and/or as an evacuation assembly point.
 - c. Alternatively, appliances can park in the street.
2. The planning proposal does not include any internal alterations to 265 Waldegrave Road, external works only. All existing fire mitigation features remain as existing.
3. The proposal does not involve any internal works to the property itself. Appropriate methods of construction for external works will be used to minimise the risk of fire spread. All required CDM documentation will be produced prior to work beginning and followed for the duration.
4. The means of escape from 265 Waldegrave Road remain unaltered.
5. No changes to the building interior are proposed in this application hence the strategy for evacuation does not change.

In conclusion we would suggest that this application is therefore considered exempt from the requirement.