

Form 4 - Reasonable Exception Statement

Site Address:- 63 Kew Road, Richmond, TW9 2NQ - Ground Floor Rear

Description of Development:- External alterations at ground floor level to the rear of the site to provide new outdoor amenity space (terrace), including alterations to the facade at ground floor level (new windows and door) and associated alterations including upgraded rear access, new lighting and seating and landscaping proposals

Name of Author and Role in the Development: - Forward Planning and Development (Planning Consultants)

Planning Policy - According to Policy D12 of the London Plan (2021), all development proposals must achieve the highest standards of fire safety and ensure that they identify suitable outdoor space for fire appliances and assembly points; incorporate appropriate fire safety features; minimise the risk of fire spread; provide suitable and convenient means of escape (incl. a robust strategy for evacuation); and suitable access and equipment for firefighting. A fire statement or Reasonable Exception Statement (RES) should be provided for proposals.

REASONABLE EXEMPTION STATEMENT

The proposed development is for **"External alterations at ground floor level to the rear of the site to provide new outdoor amenity space (terrace), including alterations to the facade at ground floor level (new windows and door) and associated alterations including upgraded rear access, new lighting and seating and landscaping proposals"**

The proposals are for minor works only that include external refurbishment works comprising the creation of an external terrace, façade alterations including new windows and doors and upgraded rear access.

Internally, the works will include removing a fire compartment wall in the reception but replacing it with a fire curtain which will be rated to 60 min which matches the original wall spec being removed. A fire engineer has been instructed to prepare a new fire strategy report on the building to capture the new layout. These works do not require planning permission and are not included in the planning application.

The proposals do not comprise any new built form or floorspace or alterations to existing floorspace and therefore Policy D12 is not relevant.