

Reasonable Exception Statement (RES)

Project Ref & Name:		C3123 – Thames Young Mariners	Doc No.:	C3123-LAWS-ZZ-XX-TN-C-0003
Document Title:		Reasonable Exception Statement (RES)		
Rev:	Issue Date:	Drafted by:	Reviewed by:	Approved by:
01	17/11/2023	Chris Newman	James North	James North

Fire Safety Strategy or Reasonable Exception Statement required London Plan policy D12 requires the submission of a Fire Safety Strategy on all planning applications. Where the applicant considers parts of or the whole policy do not apply, this should be justified in a Reasonable Exception Statement (RES).

Description of Development:

2 sections of bank have begun to erode and therefore require stabilizing / reinstatement for the safe continued use of the site. As well of this, there are some repairs which are required to some defective concrete hard standing areas.

Site Address:

Thames Young Mariners Base, Riverside Drive, Richmond, TW10 7RX

Category of development	Expected policy information requirements	
Householder	The current fire safety measures are appropriate and will not be adversely affected by the development	<p>Yes As per London Plan Policy D12A (4.2.2): the development will not alter the fire safety of the adjacent building as the usage remain unchanged.</p> <p>The existing premises on site have their own existing fire safety measures in place.</p> <p>The proposes developments are located away from the building and include the installation of steel sheet piles and repairs to concrete surfacing.</p> <p>No additional dwellings or commercial units are being created, no lifts are provided, the external materials will not altered and there are no alterations to the internal or external communal areas that support the evacuation strategy for the property.</p>

	The fire safety measures will be altered	The fire safety measures will not be altered as part of the development.
Non- major development that does not create additional units or alter the materials on the external walls or alter the internal or external communal areas that support the evacuation strategy for the property and does not include a lift	The current fire safety measures are appropriate and will not be negatively affected by the development	NOT APPLICABLE Justification: NOT APPLICABLE
	The fire safety measures will be altered	NOT APPLICABLE
Non major development (other than those captured above)	Information on space provisions for fire appliances and assembly points (D12A criteria 1)	RELEVANT: NO NOT APPLICABLE
	Information on passive and active safety measures (D12A criteria 2)	RELEVANT: NO Justification: NOT APPLICABLE
	Information and data on construction products and materials (D12A criteria 3)	RELEVANT: NO Justification: NOT APPLICABLE
	Information on means of escape and evacuation strategy (D12A criteria 4)	RELEVANT: NO Justification: NOT APPLICABLE
	Information on access and equipment for firefighting (D12A criteria 6)	RELEVANT: NO Justification: NOT APPLICABLE