

Fire Safety Strategy Reasonable Exception Statement  
Vestry House 21 Paradise Road Richmond TW9 1SA

17 July 2024

Requirement

The Mayor of London's London Plan Guidance, Pre-consultation draft March 2021 requires that the following information be produced to demonstrate compliance with Fire Safety D12(A):

- Information on space provisions for fire appliances and assembly points (criteria 1).
- Information on passive and active safety measures (criteria 2).
- Information and data on construction products and materials (criteria 3).
- Information on means of escape and evacuation strategy (criteria 4).
- Information on access and equipment for firefighting (criteria 6).

*Development proposals*

All development proposals must achieve high standards of fire safety.

Criteria 1 - Fire appliances will access the property from Paradise Road. There is vehicle access up to the boundary of the property on the north elevation.

The assembly point is to be across the road via zebra crossing, outside Hogarth House.

Criteria 2 - Interlinked and hard-wired smoke detectors are to be installed throughout the property, with heat detectors in the kitchens.

Criteria 3 - Materials are traditional, mainly brick construction, with timber floor, staircase and roof construction.

Criteria 4 - Means of escape from the ground floor is directly out of the main entrance door to Paradise Road, or there are two doors directly to Vineyard Passage.

Criteria 6 - Access is directly from Paradise Road

Fire engineering, to ensure compliance with the Building Regulations, is to be further developed during the Technical Design stage. An independent consultant may be appointed to advise further.