

Fire Safety Reasonable Exception Statement

125 St Margarets Road, Twickenham



Introduction

Following implementation of the London Plan, all applications under Policy D12 'Fire Safety' are required to submit a Fire Safety Strategy. However, in cases where it is considered that the Policy does not apply, a Reasonable Exception Statement can be submitted justifying why a particular proposal does not need to submit a Fire Strategy by way of its nature, scale, location, and other matters.

It is considered in the context of the proposals at 125 St Margarets Road, Twickenham, with consideration of its nature and scale (installation of a replacement shopfront door), that the submission of a Fire Strategy is not required and further justification for this position is set out below.

Justification

The proposals will bring about very minor physical change, and are proposed within and to an existing high street commercial unit. Essentially, the proposals comprise the installation of a replacement shopfront door. This installation will be very minor in relation to the wider existing site, resulting in no alteration to the access/escape from the building. There is no proposed alteration to the internal layout of the building, and no proposed change to the existing fire evacuation procedure, mean of fire escape, or meeting point. These proposals also do not seek a change of use to the building, meaning no change in fire escape procedure. The materials proposed for the development are also no different to what has previously been approved and installed at the site, resulting in no change to fire safety conditions.

In relation to Policy D12 'Fire Safety', paragraph 3.12.1 of the London Plan outlines that the fire safety of developments should be considered from the outset but only mentions buildings in terms of how they would function with regards to fire, emergency evacuation, and the safety of all users. Given this, as the proposals only comprise the installation of a replacement shopfront door, it is considered that this Policy would not apply to the proposals. It is clear from that the proposals will not cause any risk to life in relation to fire safety.

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