

REASONABLE EXCEPTION STATEMENT (RES)

LONDON PLAN GUIDANCE

Planning Fire Safety Strategy Policy D.12(A)

SMALL DOMESTIC WORKS (LOW RISE) NON MAJOR DEVELOPMENT

Proposed: Formation of single storey rear addition and part first floor rear addition following the removal of the existing conservatory and porch. . Installation of a window at first floor to the front elevation. Removal of first floor window to the western elevation.

Site address: 114 Colne Road Twickenham TW2 6QN

1. There is no Plan to identify suitable positioned unobstructed outside space for Fire Appliance. However, any Appliance will be directly positioned outside the building on the main road or in very close proximity to meet hose length criteria. Evacuation assembly points will be in the same location. RES
2. Egress windows / door to all habitable rooms. Building has been designed to incorporate features to reduce risk to life. Mains operated smoke alarms are to be installed in accordance with the current Building Regulations. RES
3. New Building work will be constructed to minimise the risk of fire spread to the surrounding areas. All new walls will provide a minimum 30 minute fire resistance with relevant compartmentation. RES
4. Building to provide suitable and convenient means of escape and associated evacuation strategy. All occupants will always be able to escape via escape windows and/or fire resisting compartment walls and fire doors. RES
5. Aim to develop a robust strategy for evacuation which can be updated and which all users can have confidence in. All occupants will be aware of and develop their own fire evacuation strategy for means of escape in the event of a fire which will likely be triggered by early warning mains operated interlinked smoke alarms. RES
6. Suitable access and equipment fire fire-fighting is not required on this project and will not be provided apart from by the Local Fire Brigade in an emergency situation. An adequate fire fighting water supply will always be provided by the attending Fire Appliance. RES
7. **All of the above information is based on the fact that the building is NOT a Major Development site and all works will comply with the minimum Fire Safety standards of the national Building Regulations and Approved Documents part B Fire Safety.**