

Form 4 – Reasonable Exception Statement

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Site address	Thomas's College, Queen's Rd, Richmond Hill, London TW10 6JP	
Description of development	Construction of a tensile membrane canopy over an existing MUGA to provide an all-weather facility for sports	
Name of Author and role in the development	William Deacon – Technical Design Manager, Streetspace Ltd (Canopy Provider)	
Category of development	Expected policy information requirements	
Householder	The current fire safety measures are appropriate and will not be adversely affected by the development	n/a
	The fire safety measures will be altered	n/a
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	n/a n/a
Non major development (other than those captured above)	Information on space provisions for fire appliances and assembly points (D12A criteria 1)	Relevant - No Justification The proposed development does not have any impact on the site's existing arrangements for fire appliances and assembly points. The canopy location is directly adjacent to an access roadway which would be the ideal location for a fire appliance, this forms part of the school site and will remain under the control of the landowner.

		The existing assembly points are unaffected by the development.
	Information on passive and active safety measures (D12A criteria 2)	<p>Relevant - No</p> <p>Justification The proposed canopy will remain an external environment, used with staff supervision. The space will be accessed by gates, which will remain unlocked at all times when the area is in use. All materials used for the construction of the building will be in accordance with UK Building Regulations Part B.</p>
	Information and data on construction products and materials (D12A criteria 3)	<p>Relevant - No</p> <p>Justification The proposed canopy is a simple external structure and all materials used will be in accordance with UK Building Regulations Part B.</p>
	Information on means of escape and evacuation strategy (D12A criteria 4)	<p>Relevant - No</p> <p>Justification The proposed canopy will remain an external environment, used with staff supervision. The space will be accessed by gates, which will remain unlocked at all times when the area is in use. These gates are considered to offer sufficient emergency exit</p>

		<p>capacity as required by UK Building Regulations Part B. There will be level routes to the assembly points.</p> <p>The school fire evacuation plan will be reviewed to ensure the proposed development has no impact on the site's existing escape routes and assembly points.</p>
	<p>Information on access and equipment for firefighting (D12A criteria 6)</p>	<p>Relevant - No</p> <p>Justification</p> <p>The proposed building does not have any impact on the site's existing arrangements for access for firefighting equipment.</p>