

PART B

PSDS Bexleyheath

Reasonable Exemption Statement

Site Address	2 Arnsberg Way, Bexleyheath DA7 4QS	
Description of Development	The proposed development is for the provision of a new raised platform within an open-air carpark area to allow for installation of air handling plant. The raised steel platform will be located partially above a number of spaces in the car park area and will be enclosed by acoustic screening to the perimeter of the platform.	
Name of Author and Role in the Development	Kelvin McLaughlin BScArch BScFire(hons) MSc APAEWE AIFireE - Fire Safety Engineer	
Category of Development	Expected Policy Information Requirements	
Householder	The current fire safety measures are appropriate and will not be adversely affected by the development	NOT APPLICABLE Justification Not applicable - No works to/on an existing household are proposed
	The fire safety measures will be altered	Outline any required mitigation measures
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 adversely affected by the development	NOT APPLICABLE Justification Not applicable - No works to/on an existing building are proposed
	The fire safety measures will be altered	Outline any required mitigation measures
Non-Major Development (other than those captured above)	Information on space provisions for fire appliances and assembly points (D12A Criteria 1)	Relevant - Yes Justification Proposed works are standalone and separate from any existing buildings on site. Works to include provision of a new raised platform plant area in open-air carpark. Fire appliances will be able to pull up adjacent to the platform within the carpark area and will have tender access to three

		sides of the raised platform. Note: Assembly points are not proposed as part of the works.
	Information on passive and active safety measures (D12A Criteria 2)	<p>Relevant - Yes</p> <p>Justification</p> <p>No new active or passive fire safety measures to be implemented a part of the works.</p>
	Information and data on construction products and materials (D12A Criteria 3)	<p>Relevant - Yes</p> <p>Justification</p> <p>The new raised platform is to consist of polyester powder coated steel and acoustic louvres panels.</p> <p>The existing development will not be negatively affected by the provision of this construction and/or the proposed materials.</p>
	Information on means of escape and evacuation strategy (D12A Criteria 4)	<p>Relevant - Yes</p> <p>Justification</p> <p>A single means of access/escape stair will be provided for the platform. The single means of escape travel distances proposed on the platform measure approximately 27m, which complies with the guidance for plant areas in open air, where the limitation is 60m in a single direction of escape.</p>
	Information on access and equipment for firefighting (D12A Criteria 6)	<p>Relevant - Yes</p> <p>Justification</p> <p>It is not anticipated that any reduction in the hardstanding space available for tender vehicles will occur in the carpark as a result of the proposals as the platform is to be located over existing carparking</p>

		<p>spaces. Adequate perimeter access and hardstanding areas for tender vehicles will be retained.</p> <p>Firefighting operations for the raised platform are likely to be carried out using handheld water jets, either on the platform or from the carpark.</p> <p>No changes are proposed for existing access routes to the site.</p>
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