

## Fire Safety Strategy/Reasonable Exception Statement

for a planning application for

**adding a single storey side extension, first floor rear extension, bin store, replacing one garden shed with two, widening existing dropped kerb, recovering existing drive, and internal alterations and changes to fenestration @**

9 Frank Dixon Close, London, SE21 7BD

### Document No. 4

22.01.24

The Town and Country Planning (Development Management Procedure and Section 62A Applications) (England) (Amendment) Order 2021, Planning Gateway One requires the submission of a Fire Statement for all development containing 'relevant buildings'. Relevant buildings are buildings that contain two or more dwellings, or educational accommodation, and meet the height condition of 18 metres or more in height, or 7 or more storeys. However, the development site is in a building that is only six storeys high, where the distance measured from the lowest floor level, to the highest floor level, is 16.8 metres, so Planning Gateway One requirements do not apply.

London Plan Policy D12, Fire Safety, requires a fire statement to be submitted for all major development, irrespective of whether it is development to a relevant building. It sets out that, where the applicant considers parts of or all of policy D12A are not relevant, this should be justified in a Reasonable Exception Statement (RES), so please see below:-

A3.4 Form 4 – Reasonable Exception Statement		
Site address	9 Frank Dixon Close, London, SE21 7BD	
Description of development	Single storey side extension, first floor rear extension	
Name of Author and role in the development	Ian Upton - Architect	
Category of development	Expected policy information requirements	
Householder	The current fire safety measures are appropriate and will not be adversely affected by the development	The current fire safety measures are inadequate. There is no protected escape route from the first floor.
	The fire safety measures will be altered	A new protected stair and hall will be provided to create a protected escape route from the first floor. A new escape window will be provided in the ground floor bedroom without an external door. First floor habitable rooms will

**IANUPTONARCHITECTSLIMITED THEWHITEHOUSEBONNINGTONKENTTN257BP**  
COMPANY No. **9342173** REGISTERED IN ENGLAND & WALES WEB: [ianuptonarchitectslimited.com](http://ianuptonarchitectslimited.com)  
EMAIL:- [ian@ianuptonarchitectslimited.com](mailto:ian@ianuptonarchitectslimited.com) MOB:- **07968563892** TEL NO:- **07968563892**

		be provided with escape windows. A fire detection and alarm system, will be fitted, to Grade D2 Category LD2 standard in accordance with recommendations of BS 5839-6, as required by Approved Document B – Fire Safety. Carbon Monoxide Alarms will be fitted adjacent to boiler. A new fire door will be fitted in the doorway between the stair and the Kitchen/Living/Dining.
--	--	---