

REASONABLE EXCEPTION STATEMENT (RES)

LONDON PLAN GUIDANCE

Planning Fire Safety Strategy Policy D.12(A)

(LOW RISE) NON-MAJOR DEVELOPMENT

SITE ADDRESS: 352 A West End Road, Ruislip, Middlesex

PROPOSAL: The erection of a two-bedroom bungalow

-
1. There is no Plan to identify suitably positioned unobstructed outside space for Fire Appliance. However, any Appliance will be directly positioned outside the building on the service road, parallel to West End Road or in very close proximity to meet hose length criteria. Evacuation assembly points will be in the same location. RES
 2. Building has been designed to incorporate features to reduce risk to life. Passive protection includes fire doors and safety glazing where necessary. Mains operated smoke alarms are to be installed in accordance with the current Building Regulations. RES
 3. The building work will be completed to minimise the risk of fire spread to the surrounding areas. All new walls specified to provide a minimum 30-minute fire resistance with relevant compartmentation. RES
 4. Building provides suitable and convenient means of escape and associated evacuation strategy. All occupants will always be able to escape via escape doors, windows and /or fire resisting compartment walls and fire doors. RES
 5. 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 for firefighting is not required on this project and has not been provided apart from by the Local Fire Brigade in an emergency situation. An adequate firefighting water supply will always be provided by the attending Fire Appliance. RES

All of the above information is based on the fact that the building is NOT a Major Development site, and all works comply with the minimum Fire Safety standards of the national Building Regulations and Approved Documents part B Fire Safety. Completion Certificates pursuant to Schedule 1 of the Building Regulations have been provided separately.

Signed: 

Dated: 12/12/2023