

## **REASONABLE EXCEPTION STATEMENT (RES)**

### **LONDON PLAN GUIDANCE**

#### **Planning Fire Safety Strategy Policy D.12(A)**

### **NON-MAJOR DEVELOPMENT**

**Proposed:** Removal of 2no external machines and installation of 1no *new* external machines. Modifications to existing shopfront glazing to be undertaken as necessary and all external finishes to be made good.

**Site address:** HSBC, 39 Tottenham Court Road, London, W1T 2AR

1. The proposals bear no impact on the existing fire strategy for the building. Nor will there be the opportunity to make any improvements to the strategy at this stage.
2. Any replacement materials used (shopfront glazing) in the proposal will be on a like for like specification basis.
3. The structure of the building will be maintained as is and no new building work is proposed. There are no lifts as part of the proposal.
4. There is no Plan to identify suitably positioned unobstructed outside space for a Fire Appliance. However, any Appliance will be directly positioned outside the building on either Percy Street or Tottenham Court Road.
5. Suitable access and equipment for firefighting is not required on this project and would be provided by the Local Fire Brigade in an emergency situation. An adequate firefighting water supply will always be provided by the attending Fire Appliance.
6. All of the above information is based on the fact that this is NOT a Major Development site and all works will comply with (where necessary) the minimum Fire Safety standards of the national Building Regulations and Approved Documents part B Fire Safety.