

Fire Strategy

Reasonable Exception Statement

Site at:

7-10 Charlotte Mews

London

W1T 4EE

Date: December 2023

Introduction

This statement is required and submitted on behalf of the applicant in support of a detailed planning application for:

- i) Erection of External Staircase and staircase enclosure on roof
- ii) Replacing Air Conditioning Units on Roof
- iii) Erection of acoustic and privacy screens and Balustrading/Guard Railing on Roof
- iv) Landscaping and use of roof as terrace.

Submitted with the planning application are the following drawings and documents:

- X001-P02 - Site Location Plan
- X002-P02 - Existing Second Floor Plan
- X003-P03 - Existing Third Floor Plan
- X004-P02 - Existing Front Elevation
- X005-P03 - Existing Side Elevation
- X006-P02 - Existing Rear Elevation
- P001-P02 - Proposed Second Floor Plan
- P002-P02 - Proposed Third Floor Plan
- P003-P02 - Proposed Roof Plan
- P004-P02 - Proposed Section AA
- P005-P02 - Proposed Front Elevation
- P006-P01 - Proposed Side Elevation
- P007-P01 - Proposed Rear Elevation
- P008-P02 - Proposed Section BB
- P009-P02 - Proposed Section CC
- Noise Assessment
- Specifications of the Air Conditioning Units: 2No Daikin REYQ96MTJU (1242+1242 x D767 x H1694) and 2No Daikin REYQ72MTJU (920+920 x D767 x H1694) (or equivalent)

- Photograph of the Air Conditioning Unit
- Picture of the Air Conditioning Unit Screen
- Fire Strategy – Reasonable Exemption Statement
- Site Photographs

Planning, Heritage, Design and Access Statement

Policy D12 of the London Plan

Policy D12(A) of the London Plan addresses the need for fire safety in all new development proposals. The Policy has recently been supported by London Plan Guidance on Fire Safety published in February 2022.

The Guidance explains that the Policy applies to planning applications, and that a Planning Fire Safety Strategy (PFSS) should be submitted for development that includes:

- a new residential or commercial unit, or
- a new lift, or
- alterations to the materials on the external walls, or
- alterations to the internal or external communal areas that support the evacuation strategy for the property

The Guidance also states that where the applicant considers parts of or the whole policy are not relevant to a development, this should be justified in a Reasonable Exception Statement (RES).

With regard to this application, it is of a minor nature, which will not alter the fire safety of the building – no additional units are being proposed within the buildings (only re-use), no lifts are installed or are being provided, the external materials are not proposed to be altered, and an additional stair with fire protection lobby is being

created to accommodate the access to and use of the roof area. There would therefore be two stairs serving the roof area which would support its evacuation.

Conclusion

Current new fire safety measures include the recently installed wireless Cat L1 alarm system. This system is the latest and market leader in smoke and heat detection. These are considered to be appropriate and will not be negatively affected by the proposed development.