

Tillman Architects



8 Sandwell Crescent

Reasonable Exemption Statement September 2022

Alterations, conversion and additions to 8 Sandwell Crescent London NW6 1PB

Small Domestic Works (Low Rise) Non Major Development



8 Sandwell Crescent - Front Elevation

Introduction

This Reasonable Exception Statement accompanies a planning application which is for alterations to, extension of and the re-conversion of two flats to form a single family dwelling situated in the West End Green Conservation Area.

This RES is submitted in relation to the requirements of the London Plan Planning Fire Safety Policy D.12 (A).

Proposal

Single-storey ground floor rear extension.

Re-conversion of basement flat to ancillary family accommodation

Enlargement of existing dormer to rear at 2nd floor level with new replacement access stair.

RES

1.0 There is no plan to identify suitably positioned unobstructed outside space for fire appliances however an appliance can be directly positioned outside the building on the Crescent (road) or in very close proximity to meet hose length criteria. Evacuation assembly points will be in the same location.

2.0 The alteration and extension works have been designed to incorporate features to reduce risk to life. Passive protection includes fire doors and safety glazing where required and mains operated smoke alarms are to be installed all in accordance with the current Building Regulations.

3.0 New building work will be constructed to minimize the risk of fire spread to the surrounding areas. All new walls will provide a minimum 30 minutes fire resistance with relevant compartmentation.

4.0 The alterations do not compromise existing means of escape and associated evacuation strategies. All occupants will always be able to escape via existing fire escape windows and/or existing fire escape routes protected by new fire doors where required by the current Building Regulations.

5.0 The aim is to develop a robust strategy for evacuation which can be updated and which all users can have confidence in. All 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.

6.0 Suitable access and equipment for fire fighting is not required on this project and will not be provided apart from by the Local Fire Brigade in an emergency situation. An adequate fire fighting water supply will be provided by the attending fire appliance.

7.0 All of the above information is based on the fact that the building is not a major development site and all works will comply with a minimum for safety standards of the national building regulations and approved documents part B fire safety.

Keith Tillman

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