Reasonable Exemption Statement **(RES)**
London Plan Guidance - Planning Fire Safety Strategy Policy D.12
Site: 4 The Woodfines, Hornchurch, RM11 3HR

Name of Author and role in the development: Matthew Gaster - Architect on behalf of Bluelime

Category of development: Householder (small domestic works - low rise non - major development).
Description of development: Proposed Two-Storey Side Extension and Single-Storey Side & Rear Extension

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- The proposed development does not affect the passive and active fire safety measures, means of escape, evacuation strategy and the provisions of suitable access of the current development.
- The existing fire escapes will remain unaltered.
- Interlinked smoke alarms will be fitted throughout.
- All habitable rooms will have FD30s fire doors to meet building regulations Part B and also London Plan Policy.
- All habitable rooms at ground and first floor will have openable windows as a secondary means of escape. Window openings will be at an appropriate height for safe climbing out, of between 800-1000 mm from the internal floor level. Windows will have a clear opening of at least 0.33 square meters in size and an opening of at least 450 mm in both width and height.
- The building height is below 11m and therefore the premises do not require lift or secondary fire suppression as means of fire strategy to compliance with Policy D5(B5).
- Fire Appliance can be directly positioned outside the building on the main road or in very close proximity to meet hose length criteria. Evacuation assembly point will be in the same location.
- New building work will be constructed to minimise the risk of fire spread to the surrounding areas in accordance with current Building Regulations. Exterior material roof of façade is being design in accordance with current Building Regulations (RES).
- All of the above information is based on the fact that the building is not a major development, and it is being established that no net impact on existing fire safety provisions will occur.
- The project site and all works will comply with the Fire Safety Standards of the national Building Regulations requirements.