REASONABLE EXCEPTION STATEMENT

Address: 25 Oxford Road, London N4 3HA

Proposed enlargement of first-floor side elevation window and alterations to roof of second-floor outrigger

With reference to the London Plan 2021, Policy D12 – Fire Safety, states: In the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety and ensure that they:

1. Identify suitably positioned unobstructed outside space:

(a) for fire appliances to be positioned on; and

(b) appropriate for use as an evacuation assembly point.

2. Are designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire, including appropriate fire alarm system and passive and active fire safety measures.

3. Are constructed in an appropriate way to minimise the risk of fire spread.

4. Provide suitable and convenient means of escape, and associated evacuation strategy for all building users.

5. Develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in.

6. Provide suitable access and equipment for firefighting which is appropriate for the size and use of the development.

In response to the points above:

1(a) The proposed enlargement of the first floor side elevation window and alterations to the second floor outrigger roof will not affect the position of fire appliances on the road;

1(b) The proposed enlargement of the first floor side elevation window and alterations to the second floor outrigger roof will not affect the evacuation assembly point and/or evacuation plan

2 The proposed enlargement of the first floor side elevation window and alterations to the second floor outrigger roof not affect the existing fire alarm system.

3. The proposed enlargement of the first floor side elevation window and alterations to the second floor outrigger roof will be constructed from non combustible materials.

4. The proposed enlargement of the first floor side elevation window and alterations to the second floor outrigger roof will not affect the means of escape or evacuation plan.

5. The proposed enlargement of the first floor side elevation window and alterations to the second floor outrigger roof will not affect the number of occupants in the house and so no change to the existing evacuation strategy is required.

6. The enlargement of the first floor side elevation window and alterations to the second floor outrigger roof will not affect the existing access and equipment for firefighting.