

Fire Safety – Reasonable Exemption Statement for Planning Application

Property Address: 11 Manor Way, Ruislip, HA4 8HE

Local Authority: London Borough of Hillingdon

This statement is submitted in support of the planning application for alterations/extension to the above property.

The proposed works involve [brief description of works, e.g., rear extension / side extension internal reconfiguration]. While full compliance with certain prescriptive fire safety measures under Building Regulations Part B may not be feasible due to the constraints of the existing structure, alternative risk-based fire safety measures have been designed to ensure the safety of current and future occupants.

Existing and Proposed Fire Safety Measures Include:

- Smoke and heat detection system installed in key areas (interlinked where practicable).
- Clear and unobstructed escape routes maintained from all habitable rooms to a final exit at ground level.
- Fire-resisting doors installed where possible, particularly where they protect escape routes.
- Internal layout designed to allow rapid evacuation in the event of a fire, with no dead-end corridors.
- Fire safety awareness guidance provided to occupants regarding safe evacuation.
- Electrical installations maintained in accordance with current safety standards.

The property is a single private dwelling with low occupancy, which reduces the overall fire risk compared with higher-density residential or commercial premises. The proposed design approach has been informed by a fire risk assessment and incorporates proportionate measures to mitigate potential hazards.

Given the above, it is submitted that a reasonable exemption from certain prescriptive fire safety requirements is justified in this planning context. The proposed works will not compromise the life safety of occupants and are consistent with a risk-based, proportionate approach to fire safety under current guidance.

Name: _Patrick Smith (Principal Designer)

Signature: Patrick Smith_____

Date: __29th March 2026

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