

Form 4 – Reasonable Exception Statement

Site address	102 GREEN LANE Northwood HA6 1AJ	
Description of development	Conversion of roof space to habitable use to include rear dormer, side dormer, side roof light and 2 front roof lights PLUS conversion of existing integral garage to habitable use. Erection of a ground floor rear extension and lower ground floor rear extension with rear lightwell and patio. First floor part rear extension over ground floor rear extension to residential dwelling.	
Name of Author and role in the development	MR. R. LAKANI on behalf HOMES DESIGN LIMITED – ARCHITECT & BUILDING CONTROL CONSULTANT	
Category of development	Expected policy information requirements	
Householder	The current fire safety measures are appropriate and will not be adversely affected by the development	<p>Yes Justification</p> <p>The site is defined as a detached residential house over 2-storey with large rear garden and patio level and large side amenity areas.</p> <p>The proposal to carry rear first and ground floor and lower ground floor extension plus loft conversion with associated roof extensions to form new habitable rooms for single dwelling house as demonstrated on the proposed plans providing all habitable rooms with fire doors of FD30s (30minutes rating) with 3 hinges and intumescent strips to fire doors to meet building regulations part-B and also London Plan Policy.</p> <p>Residential unit to have a separate fire alarm and heat detector interlinked as part of commissioning certificate to family unit whilst the central stairs and central hallway as means</p>

		<p>of access to house via public path will have fire alarm and as part of commissioning certificates to Part-B.</p> <p>All habitable rooms to have openable windows of minimum 850MM-SQ with 90-hinges as second means of escape. Also the proposed plans providing fire compartmented corridors as means of fire evacuation via internal stairs to meet London Plan policy D12A.</p> <p>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)</p>
	<p>The fire safety measures will be altered</p>	<p>The premises to have all habitable rooms with fire doors of FD30s (30minutes rating) with 3 hinges and intumescent strips to fire doors to meet building regulations part-B and also London Plan Policy.</p> <p>All habitable rooms to have openable windows of minimum 850MM-SQ (minimum 650MMwide) with 90-hinges as second means of escape. Also the proposed plans providing fire compartmented corridors as means of fire evacuation via internal stairs to meet London Plan policy D12A. 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)</p>

<p>Non- major development</p> <p>that does not create additional units or alter the materials on the external walls or alter the internal or external communal areas that support the evacuation strategy for the property and does not include a lift</p>	<p>The current fire safety measures are appropriate and will not be negatively affected by the development</p>	<p>Yes</p> <p>Justification</p> <p>The unit to have a separate fire alarm and heat detector interlinked as part of commissioning certificate for the unit whilst the internal stairs via public path will have fire alarm and smoke detector and heath detector plus emergency lighting as part of commissioning certificates to Part-B.</p>
<p>Non major development</p> <p>(other than those captured above)</p>	<p>Information on space provisions for fire appliances and assembly points (D12A criteria 1)</p>	<p>Relevant - Yes</p> <p>Justification</p> <p>As per London Plan Policy D12A (4.2.2): the development will be for erection of new extensions at rear to first and ground and lower ground level of residential dwelling plus loft conversion with roof extensions which the fire safety of the building as the usage remain to be in keeping as C3-use with neighbouring houses as a single dwelling unit.</p> <p>Subsequently as part of proposal the premises to have all habitable rooms with fire doors of FD30s (30minutes rating) with 3 hinges and intumescent strips to fire doors to meet building regulations part-B and also London Plan Policy.</p> <p>All habitable rooms to have openable windows of minimum 850MM-SQ</p>

		(minimum 650MMwide) with 90-hinges as second means of escape. Also the proposed plans providing fire compartmented corridors as means of fire evacuation via internal stairs to meet London Plan policy D12A.
	Information on passive and active safety measures (D12A criteria 2)	<p>Relevant - Yes</p> <p>Justification</p> <p>The protected corridors to have fire alarmed and the kitchen provided with heat detectors which are commissioned by approved contractor as part of final completion certificates.</p>
	Information and data on construction products and materials (D12A criteria 3)	<p>Relevant - Yes</p> <p>Justification</p> <p>All internal walls to have fire boards installed to both sides to meet 30minutes fire rating as well as the ceiling to the lower ground and ground and first floor levels to ensure all areas are fire compartmented to meet Part-B.</p> <p>The external walls to be solid brick and block cavity walls with inner fire board linings to meet 60-minutes fire rating.</p> <p>All habitable doors provided with FD30 (half hour fire rating) with 3 hinges.</p>

		<p>All windows to have minimum 650mm opening with 90-degree hinges and providing min 850MM-SQ opening as means of 2nd escape to premises.</p>
	<p>Information on means of escape and evacuation strategy (D12A criteria 4)</p>	<p>Relevant Yes</p> <p>Justification</p> <p>The internal stairs leading to upper level from ground level and also lower ground floor level protected within half hour fire rated corridors and comparted by half hour doors and supplied by interlinked smoke alarms commissioned by competent and approved contractor.</p> <p>The premises noted as a detached house with access to rear garden via rear kitchen opening which will be retained and proposal for erection of new extensions at roof and first and ground and lower ground floor level of the house to form as a large family house with side access path to rear garden.</p> <p>The windows also providing 2nd means of fire escape to bedrooms as noted with 90 degree hinges and 650mm min opening.</p> <p>The upper floor level to have 2nd means of exit via windows at all</p>

		elevations to meet Part-B and also protected exit corridor leading to front entrance leading to public highway.
	Information on access and equipment for firefighting (D12A criteria 6)	<p>Relevant Y</p> <p>Justification</p> <p>The dwelling noted to face the main highway as means of fire brigade access for all equipment also as a detached dwelling with access to rear garden via side amenity path and via kitchen and dining areas will have 2nd means of access for fire brigade to access the units from front windows at site for means of escape and also providing firefighting equipment.</p>