

Form 4 – Reasonable Exception Statement

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Site address	4 The Drive, Ickenham, UB10 8AF	
Description of development	Two storey, 5-bed, detached dwelling house with habitable roof space involving demolition of existing dwelling house.	
Name of Author and role in the development	Vas Manga, Ten Point Five Architecture Agent & Architect	
Category of development	Expected policy information requirements	
Householder	The current fire safety measures are appropriate and will not be adversely affected by the development	Not Relevant
	The fire safety measures will be altered	Three storey building will have a protected fire escape stair from the second floor down to the main exit at ground floor.
Non- major development 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	The current fire safety measures are appropriate and will not be negatively affected by the development	Not Relevant
Non major development (other than those captured above)	Information on space provisions for fire appliances and assembly points (D12A criteria 1)	Not Relevant Any fire appliance will be directly positioned outside the building on the main road or in very close proximity to meet hose length criteria.

	Information on passive and active safety measures (D12A criteria 2)	Relevant A protected escape stair with fire rate doors will provide protection. A fire alarm will provide active protection. The works will be carried out to meet current Building Regulations.
	Information and data on construction products and materials (D12A criteria 3)	Relevant New building work will be constructed to minimise the risk of fire spread to the surrounding areas in accordance with current Building Regulations.
	Information on means of escape and evacuation strategy (D12A criteria 4)	Relevant A protected escape stair with fire rate doors to habitable rooms will provide a means of escape to the main front door.
	Information on access and equipment for firefighting (D12A criteria 6)	Relevant The building has a suitable access and hence equipment for fire-fighting is not required on this project and will not be provided apart from the local fire brigade in an emergency situation. An adequate firefighting water supply will always be provided by the Fire Appliances.