

Reasonable Exception Statement

Site address	113 Nield Road, Hayes, UB3 1SH
Description of development	Proposed first floor side extension
Name of Author and role in the development	Idris Anjary (Planning Consultant) Active Architecture

Development type	Statement	Details
Householder	The current fire safety measures are appropriate and will not be adversely affected by the development	<p>- The proposal is for a minor residential extension (first floor side extension) to a single-family dwelling, not introducing a new dwelling unit.</p> <p>-The extension does not increase the building's height or create a floor level over 4.5m above ground level.</p> <p>-No changes are proposed to the main entrance or means of escape. The protected stair core remains unaltered.</p> <p>-All habitable rooms will have access to a protected escape route or will be provided with escape windows meeting Part B of the Building Regulations.</p> <p>-The extension will be constructed in accordance with Approved Document B to provide appropriate fire resistance to elements of structure and boundary</p>

Development type	Statement	Details
		<p>separation.</p> <p>-The dwelling will remain accessible to a fire appliance from Nield Road, within 45m of all parts of the dwelling.</p> <p>-A mains-wired smoke detection system with battery backup will be provided throughout the property in accordance with BS 5839-6:2019 (Grade D1, LD2).</p> <p>-All materials used in the external walls will be of limited combustibility, particularly where within 1 metre of the boundary.</p> <p>-The scale and nature of the development does not require a detailed Fire Safety Strategy under London Plan Policy D12(B).</p>
	The fire safety measures will be altered	No, see above.
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	(Justify your response)
	The fire safety measures will be altered	(Outline any required mitigation measures)
Non major development (other than those captured above)	Information on space provisions for fire appliances and assembly points (D12A criteria 1)	Relevant? Y/N (Justify your response)
	Information on passive and active safety measures	Relevant? Y/N (Justify your response)