

Form 4 – Reasonable Exception Statement

Form 4 – Reasonable Exception Statement		
Site address	5 Fringewood Close, Northwood, HA6 2TB	
Description of development	Demolition of existing single-storey rear extension and conservatory; two-storey rear extension; first floor side extension over garage; reconstruction of existing pitched roof with two rear dormers including loft conversion; conversion of existing garage to habitable room including garage door replaced with windows.	
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	No Loft to existing house converted to habitable accommodation. Thus two-storey house becomes a three-storey house.
	The fire safety measures will be altered	Three storey building will have a protected fire escape stair from the loft 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	Yes All external walls are more than 1.0m away from neighbouring properties.

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 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.