

Fire Statement

Reasonable Exception Statement

Site Address:

11 Brandville Road

Hillingdon

UB7 9DA

Description of Development:

Change of use from a single dwellinghouse (Use Class C3) to a small House in Multiple Occupation (Use Class C4) for up to six individuals. The application also includes the provision of cycle storage within the front garden, refuse and recycling storage at the rear of the property.

Category of Development:

Non-major development that does not:

- Alter materials on the external walls,
- Alter internal or external communal areas that support evacuation strategy,
- Include a lift,
- Create more than nine residential units.

Fire Safety Statement – Justification Under Policy D12A

Criteria		Relevant Justification
1. Space for fire appliances and assembly	No	No change to street access; front garden and public footpath remain unobstructed.
2. Passive and active safety systems	No	No changes proposed that impact fire detection or suppression systems.

Criteria

Relevant Justification

3. Construction product/material information	No	No cladding or high-risk materials are proposed. Existing brickwork retained.
4. Means of escape/evacuation strategy	No	No obstruction to the escape route.
5. Evacuation strategy	No	Safe evacuation will not be affected.
6. Firefighting access and equipment	No	Existing mains water, road access, and front entry remain unchanged.

Conclusion:

This development is considered a **reasonable exception** under **London Plan Policy D12A**, and as such does **not require a full Fire Safety Statement**. Fire safety is being ensured through Building Regulations compliance and appropriate internal layout, including:

- FD30 fire doors with closers
- Interlinked smoke and heat alarms
- Weekly alarm checks and annual Fire Risk Assessments.