

# REASONABLE EXCEPTION STATEMENT

**Site address:**

72 Selwyn Avenue TW9 2HD London

**Description of development:**

Single storey side extension to the rear of a two storey terrace as well as general refurbishment of the house and erection of a L-shaped loft dormer extension.

**Name of Author and role in the development:**

Lea Feary, Architect at Studio 163 ltd. and agent on behalf of the property owner

**Category of development:**

HOUSEHOLDER SMALL DOMESTIC WORKS (LOW RISE)AND NON - MAJOR DEVELOPMENT

## Expected policy information requirements

<b>Householder</b>	The current fire safety measures are appropriate and will not be adversely affected by the development	<p><b>Yes</b></p> <p><b>Justification</b></p> <p>Policy D12A is applied to planning applications for development which include a new residential or commercial unit or a new lift or alterations to the materials on the external walls or alterations to the internal or external communal areas that support the evacuation strategy for the property.</p> <p>The private house has its own street entrance at ground level on an established residential street fully accessible for the Fire Service. No additional units will be created. There will be no alteration to the external walls material and the materials of the new extensions ( bricks with aluminium windows and slate tiles to the loft dormer) match the existing and will not adversely affect the safety measures. There are no internal or external communal areas and the house will retain its existing escape route. The building does not contain a lift and nor is it proposed to install one.</p> <p><b>The proposal does not have any of the above and therefore we believe the whole of Policy D12A is not relevant to this development and that the proposal qualify for the use of a Reasonable Exception Statement.</b></p>
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The fire safety measures will be altered

The current fire safety measures are appropriate and will not be negatively affected by the proposal. The proposal does not change the principle of the means of escape.

However, those measures will be improved to comply with part B of the building regulations by doing the following:

- Safe evacuation will be provided by a protected stairwell as part of the loft extension works, to provide a protected means of escape from all habitable rooms accessing the staircase and entrance hallway.

- All alterations to construction around the protected stair such as partitions or doors will have appropriate fire resistance (FD30). This will ensure that there is a 30-minute fire resisting enclosure around the escape staircase, leading to an external place of safety outside the front of the property on Selwyn Avenue.

- The entrance hallway and upper floor landings will be provided with interlinked smoke detectors which will be mains powered with a battery backup, in accordance with the requirements of BS5446-2:2000. The kitchen will be provided with an interlinked heat detector which will be mains powered with a battery backup, in accordance with the requirements of BS5446-2:2003.

- The new loft floor will be fire-rated and all proposed external walls are to be constructed to achieve a minimum 60min fire-rating and to be finished to comply with Class B-s3,d2(2) to prevent surface spread of fire.

- Structure Flat Roof to be Class A2,d3,s3 constructed with treated Timber (within 1.5m perimetral neighboring wall) to upgrade its reaction to fire. Treatments can either be factory or site applied.

Under side Flat roof should be underlined with a double layer of fire board providing a minimum of 60 minutes fire resistance.

- No combustible insulation to be used within 1.5m perimeter wall from boundary party wall or when flat roof flyover internal walls. Insulation specified (Kingspan) should be suitable for residential buildings, less than 15m High. Alternative suitable product can be introduced by Contractor subject to communication to BC

- Cavity Barriers must be provided to all "Junctions and cavity closures"

<b>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</b>	The current fire safety measures are appropriate and will not be adversely affected by the development	<b>Yes.</b>
	The fire safety measures will be altered	<b>As per above</b>
<b>Non major development (other than those captured above)</b>	<b>(D12A criteria 1)</b> Information on space provisions for fire appliances and assembly points	<b>N/A</b>
	<b>(D12A criteria 2)</b> Information on passive and active safety measures	<b>N/A</b>
	<b>(D12A criteria 3)</b> Information and data on construction products and materials	<b>N/A</b>
	<b>(D12A criteria 4)</b> Information on means of escape and evacuation strategy	<b>N/A</b>
	<b>(D12A criteria 6)</b> Information on access and equipment for firefighting	<b>N/A</b>

All of the above information is based on the fact that the building is NOT a MAJOR DEVELOPMENT and it is being established that NO net impact on existing Fire Safety Provisions. The project site and all works will comply with the minimum Fire Safety Standards of the national Building Regulations requirements.