

Reasonable Exception Statement

Site address	213 Mortlake Road, Richmond, TW9 4EW
Description of development	Removal of existing single-storey extension, adjacent outbuildings, single storey concrete framed single garage and lean-to outbuilding to its north. Construction of a single-storey rear extension, 6.3m deep x full width of house (6.35 tapering to 5.3m); part pitched, part flat roof with parapet walls together with a brick gabled outbuilding along northeast boundary in lieu of garage.
Name of Author and role in the development	Mr. Neil Davies of Macintosh Davies Ltd

Development type	Statement	Details
Householder	The current fire safety measures are appropriate and will not be adversely affected by the development	<p>The premises used as a single dwelling residential house of 2-storey structure. The proposed development plans to carry extensions to dwelling provides all habitable rooms with fire doors of FD30s (30minutes rating) with 3 hinges and intumescent strips to fire doors to meet building regulations part-B and also London Plan Policy.</p> <p>All habitable rooms to have openable windows of minimum 850MM-SQ with 90-hinges as second means of escape. Also the proposed plans providing fire compartmented corridors as means of fire evacuation via internal stairs to meet London Plan policy D12A.</p> <p>New heat and smoke alarms are to be mains operated and interlinked into existing system.</p> <p>The building height is below 11m and therefore the premises do not require lift or secondary fire suppression as means of fire strategy to compliance with Policy D5(B5)</p>
	The fire safety measures will be altered	See above box for fire safety measures.
Non- major development	The current fire safety measures are	NOT APPLICABLE

Development type	Statement	Details
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	appropriate and will not be negatively affected by the development	
	The fire safety measures will be altered	NOT APPLICABLE
Non major development (other than those captured above)	Information on space provisions for fire appliances and assembly points (D12A criteria 1)	<p>Relevant? Y/N</p> <p>As per London Plan Policy D12A (4.2.2): the development will not alter the fire safety of the building as the usage remain unchanged as a single dwelling family house over 2-storey.</p> <p>Subsequently as part of proposal the premises to have all habitable rooms with fire doors of FD30s (30minutes rating) with 3 hinges and intumescent strips to fire doors to meet building regulations part-B and also London Plan Policy.</p> <p>All habitable rooms to have openable windows of minimum 850MM-SQ (minimum 650MMwide) with 90-hinges as second means of escape. Also the proposed plans providing fire comparted corridors as means of fire evacuation via internal stairs to meet London Plan policy D12A.</p>
	Information on passive and active safety measures (D12A criteria 2)	<p>Relevant? Y/N</p> <p>The protected corridors to have fire alarmed and the kitchen provided with heat detectors which are commissioned by approved contractor as part of final completion certificate. All alarms are to be mains operated and interlinked into existing system.</p>

Development type	Statement	Details
	Information and data on construction products and materials (D12A criteria 3)	<p>Relevant? Y/N</p> <p>All internal walls to have fire boards installed to both sides to meet 30minutes fire rating as well as the ceiling to the ground and first floor levels to ensure all areas are fire compartmented to meet Part-B.</p> <p>The external walls to be solid brick and block walls with inner fire board linings to meet 60 minutes fire rating.</p> <p>All habitable doors provided with FD30 (half hour fire rating) with 3 hinges.</p> <p>All windows to have minimum 650mm opening with 90-degree hinges and providing min 850MM-SQ opening as means of 2nd escape to premises.</p>
	Information on means of escape and evacuation strategy (D12A criteria 4)	<p>Relevant? Y/N</p> <p>The internal staircase to the dwelling is in a fire protected hallway. All doorways from habitable rooms into this hallway are FD30 rated. Hallway will utilise smoke alarms that are mains operated and interlinked into existing system. To be fitted by competent and approved contractors.</p> <p>Secondary means of escape is available in all habitable rooms via egress windows with min 850mm² openable area. Cill max 1100mm from FFL.</p> <p>Access from rear garden to highway is possible via driveway in case of emergency escape from rear extension and garage.</p>

Development type	Statement	Details
	Information on access and equipment for firefighting (D12A criteria 6)	<p>Relevant? Y/N</p> <p>Dwelling is facing onto the highway with driveway to front, providing access.</p> <p>Driveway continues down the side and rear to provide fire brigade access for evacuation and fire fighting equipment to rear extension as well as proposed replacement garage.</p>