

Form 4 – Reasonable Exception Statement

Site address	Flats C & B - 15 Adamson Road – London NW3 3HU	
Description of development	Two storey rear extension to existing upper ground floor unit (flat-C) and lower ground floor unit (flat-B) as joint development	
Name of Author and role in the development	MR. R. LAKANI on behalf HOMES DESIGN LIMITED – ARCHITECT & BUILDING CONTROL CONSULTANT	
Category of development	Expected policy information requirements	
Householder	The current fire safety measures are appropriate and will not be adversely affected by the development	<p>Yes</p> <p>Justification</p> <p>The proposed planning application is for joint development of carrying 2-storey rear extension to existing upper ground floor unit (flat-C) and lower ground floor unit (flat-B) within a converted semi-detached residential building which already consist of other flats at upper levels.</p> <p>The proposed development plans to carry 2-storey rear extensions with associated lightwell extensions to upper and lower ground floor flats at rear elevation 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</p>

		<p>proposed plans providing fire compartmented corridors as means of fire evacuation via internal stairs to meet London Plan policy D12A.</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>
	<p>The fire safety measures will be altered</p>	<p>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 compartmented corridors as means of fire evacuation via internal stairs to meet London Plan policy D12A.</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>
<p>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</p>	<p>The current fire safety measures are appropriate and will not be negatively affected by the development</p>	<p>NOT APPLICABLE Justification NOT APPLICABLE</p>

<p>that support the evacuation strategy for the property and does not include a lift</p>		
<p>Non major development (other than those captured above)</p>	<p>Information on space provisions for fire appliances and assembly points (D12A criteria 1)</p>	<p>Relevant - Yes</p> <p>Justification</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 ground floor residential flat.</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 compartmented corridors as means of fire evacuation via internal stairs to meet London Plan policy D12A.</p>
	<p>Information on passive and active safety measures (D12A criteria 2)</p>	<p>Relevant - Yes</p> <p>Justification</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.</p>

	<p>Information and data on construction products and materials (D12A criteria 3)</p>	<p>Relevant - Yes</p> <p>Justification</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>
	<p>Information on means of escape and evacuation strategy (D12A criteria 4)</p>	<p>Relevant Yes</p> <p>Justification</p> <p>The internal stairs leading to upper levels from ground level is protected within half hour fire rated corridors and compartmented by half hour doors and supplied by interlinked smoke alarms commissioned by competent and approved contractor.</p>

		<p>The premises noted as a detached house with access to rear garden via rear kitchen opening and access to side path to public highway which are demonstrated on plans as means of escape. The windows also providing 2nd means of fire escape to bedrooms as noted with 90 degree hinges and 650mm min opening.</p>
	<p>Information on access and equipment for firefighting (D12A criteria 6)</p>	<p>Relevant Y</p> <p>Justification</p> <p>The dwelling noted to benefit from side amenity areas and passage as access to the main highway as means of fire brigade access for all equipment also as lower and upper ground floor flats with rear doors and windows to have 2nd means of access for fire brigade to access the rear area of site for means of escape and also providing fire fighting equipments.</p>