

Form 4 – Reasonable Exception Statement

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Site address	108 Parkside Avenue Romford Essex RM11 3LR
Description of development	Proposed removal of the main pitched roof(s), raising of the flank wall, providing a new main roof, incorporating a new loft conversion with dormers.
Name of Author and role in the development	Mr Christopher Jordan (ATP Architects + Surveyors Limited)
Category of development	Expected policy information requirements
Householder Planning Application Reference	
Statement to be read in conjunction with the following drawings.	Drawing no. 24188_001. Drawing no. 24188_002A. Drawing no. 24188_003. Drawing no. 24169_004A. .

Householder	The current fire safety measures are appropriate and will not be adversely affected by the development	Yes Justification As existing the detached property is a two-storey residential dwelling. The existing building is a four-bedroom premises. As existing all internal doors to habitable rooms are FD30s fire doors (30-minute rating). As existing dwelling is provided with smoke detectors at ground and first floor levels. There are no works proposed to the ground floor. The proposed development is for the removal of the main pitched roof, raising of the flank wall, providing a new main roof, incorporating a new loft conversion with dormers. All new internal doors to habitable rooms are to be FD30s fire doors (30minute rating to meet the Building Regulations Approved Document Part B.
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	The fire safety measures will be altered	New doors to the second floor are to be FD30s fire doors (30minutes rating) providing additional smoke detectors where required, all to meet the Building Regulations Approved Document Part B.
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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	NOT APPLICABLE Justification NOT APPLICABLE
Non major development (other than those captured above)	Information on space provisions for fire appliances and assembly points (D12A criteria 1)	Relevant - Yes Justification In accordance with the London Plan Policy D12A (4.2.2): the development won't affect the building's fire safety as it will continue to be used as a single dwelling house. Subsequently, as part of the proposal, all habitable rooms will have FD30s fire doors (30-minute rating) with 3 hinges and intumescent strips to meet building regulations Part-B and London Plan Policy. All habitable rooms to have openable windows of a minimum 850MM² as a second means of escape.

	Information on passive and active safety measures (D12A criteria 2)	Relevant - Yes Justification Smoke detectors are to be retained in protected corridors and other used rooms. Kitchen has a heat detector. Any new smoke detectors etc are to be commissioned by an approved contractor as part of final completion certificate.
	Information and data on construction products and materials (D12A criteria 3)	Relevant - Yes Justification All necessary internal walls to have fire boards installed to both sides to meet the 30-minute fire rating as well as the ceiling to the ground floor to ensure all areas are fire compartmented to meet Part-B. All habitable doors are provided with FD30 (half-hour fire rating) with 3 hinges. All windows to have a minimum 650mm Opening providing min 850MM-SQ opening as a means of 2nd escape to premises.

	Information on means of escape and evacuation strategy (D12A criteria 4)	Relevant Yes Justification First floor bedrooms are protected within half-hour fire-rated corridors and compartmented by half-hour doors along with interlinked smoke alarms commissioned by a competent and approved contractor. The premise is noted as a detached house.
	Information on access and equipment for firefighting (D12A criteria 6)	Relevant Yes Justification The dwelling is noted to face the main highway as a means of fire brigade access for all equipment. The proposal has no amendments to the front façade.