

Form 4 – Reasonable Exception Statement

Site address	15 Holmsley Road – Borehamwood WD6 1FU	
Description of development	GROUND FLOOR GARAGE CONVERSION TO HABBITABLE BEDROOM AND REPLACEMENT OF GARAGE DOOR WITH NEW WINDOW OPENING WITH INFILL BRICK FAÇADE TO UNDERSIDE OF THE WINDOW PANEL TO SINGLE DWELLING FAMILY HOUSE.	
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 premises used as a single dwelling residential house of part 2-storey structure. The proposed development plans to carry garage conversion to dwellings 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>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 that support the evacuation strategy for the property and does not include a lift</p>	<p>The current fire safety measures are appropriate and will not be negatively affected by the development</p>	<p>NOT APPLICABLE</p> <p>Justification NOT APPLICABLE</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 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 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 face the main highway as means of fire brigade access for all equipment also as dwelling and each room to have openable windows as 2nd means of access for fire brigade to access the rear area of site for means of escape and also providing firefighting equipment.</p>