Reasonable Exception Statement

Site address	24 Stansfield Road, LONDON, SW9 9RZ
Description of development	Erection of a single-storey rear extension with side infill courtyard. Replacement of windows and doors with slimline glazing to front and rear elevations to match existing.
Name of Author and role in the development	Ivo Carew Architects, Architect

Development type	Statement	Details
Householder	The current fire safety measures are appropriate and will not be adversely affected by the development	N/A
	The fire safety measures will be altered	N/A
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	N/A
	The fire safety measures will be altered	N/A
Non major development (other than those captured above)	Information on space provisions for fire appliances and assembly points (D12A criteria 1)	Yes The proposed development is an alteration to an existing property and does not affect the communal fire escape strategy. The proposals are limited to a ground-floor rear extension and internal layout revisions, and do not affect access or space provision for fire appliances on Stansfield Road. They also do not affect the location or access to the current evacuation assembly point on the public footway.
	Information on passive and active safety measures (D12A criteria 2)	Yes Proposed alterations to existing fire compartmentations have not yet been reviewed by Building Control; full technical details will be formally submitted and verified at the Building Regulations stage prior to construction. Solid party boundary walls providing a minimum of 60 minutes fire resistance (REI 60) will be maintained/constructed along the shared boundary lines. It is expected that interconnected, mains-powered smoke and heat alarm sounders (BS 5839-6) will be installed in the appropriate locations across circulation spaces to meet current Part B Building Regulations.

Development type	Statement	Details
	Information and data on construction products and materials (D12A criteria 3)	**Yes** The proposed extension will utilize standard high-quality construction methodology. It is expected any materials and installations used in the proposal (including external charred timber cladding substrates and cavity barriers) will meet the requirements of Approved Document Part B.
	Information on means of escape and evacuation strategy (D12A criteria 4)	**Yes** The proposed development does not significantly alter the primary evacuation principles. A direct, protected escape route is maintained through the main hallway to the front final exit. The escape strategy will be formally reviewed with Building Control during the detailed technical design stage to ensure full compliance with Approved Document Part B. Details and additional protection measures are to be finalized with Building Control prior to commencement of works on site.
	Information on access and equipment for firefighting (D12A criteria 6)	**Yes** The dwelling has direct fire brigade access from the public highway on Stansfield Road (within 45 metres). The proposed development does not alter the original firefighting access or the firefighting equipment provision to the building.