

Form 4- Reasonable Exception Statement

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Site Address	18 Stake Piece Road, Royston, SG8 9DN	
Description of Development	Single residential dwelling householder development. Single storey rear extension and double storey side extension.	
Name of Agent	Mr Ibrahim Sal	
Category of Development	Expected policy information requirements	
Householder	The current fire safety measures are appropriate and will not be adversely affected by the development	Yes Justification: Single residential dwelling. Proposed ground floor extension and first floor extension with new roof, no materials used in elevational treatment to entire property have any fire hazard elements. The existing rendered walls will remain, and new extension will also have rendered walls to match. Ground floor extension roof material is of treated timber C24 joists and roof finish is GRP roofing system which is BBA approved and AA fire rated finish. All rooflights to be AA fire rated.

	The fire safety measures will be altered	Outline any required mitigation measures: Smoke alarms and heat detectors to be installed in all zoned areas, interlinked, and wired separately and taken to the distribution board, and will have separate battery backup. To meet BS5446 Pt.1 and Doc B of B. Regs. All habitable rooms, including kitchen/utility will have 30 min fire doors – FD30. Door and frame to have intumescent strips inserted.
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	Yes
Non-Major Development (other than those captured above)	Information on space provisions for fire appliances and assembly points (D12A criteria 1)	Relevant Y / N Justification
	Information on passive and active safety measures (D12A criteria 2)	Relevant Y / N Justification
	Information and data on construction products and materials (D12A criteria 3)	Relevant Y / N Justification

	Information on means of escape and evacuation strategy (D12A criteria 4)	Relevant Y / N Justification
	Information on access and equipment for firefighting (D12A criteria 6)	Relevant Y / N Justification