

Pencil and Brick

April 2026

Project Site : 11 Berkeley Road, Haringey, N88RU

This document is to supplement the application submitted for the property mentioned above.

Reasonable Exception Statement

Text below in black is taken from Policy D12 (Pages 147 and 148) of the London plan 2021.

Link : https://www.london.gov.uk/sites/default/files/the_london_plan_2021.pdf

Responses relevant to this application are shown in blue.

‘Policy D12 Fire safety’ from the London Plan 2021 :

A In the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety and ensure that they:

1. identify suitably positioned unobstructed outside space:
 - a. for fire appliances to be positioned on. *There will be space to the front of the property where emergency services can access the property.*
 - b. appropriate for use as an evacuation assembly point. *The front of the property will also serve as a safe evacuation area similar to the existing condition at this property.*
2. are designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire; including appropriate fire alarm systems and passive and active fire safety measures. *Note that the works proposed in this project will follow the parameters of Building Regulations, where the provision of smoke and heat detectors is clearly prescribed. The works to this property will be in accordance with the building regulations as there will be a building control body involved.*
3. are constructed in an appropriate way to minimise the risk of fire spread. *The proposed works will follow the requirements set out in Part B of the Approved Documents Volume 1 and in particular reference to this note will be Requirement B2, B3 and Section 5.*
4. provide suitable and convenient means of escape, and associated evacuation strategy for all building users. *The property will be occupied by a single user, and as part of the works and compliance with Building Regulations there will be smoke detectors installed to ensure that there is adequate means of fire escape and these improvements will be identified to the owners who can subsequently update them following any further permissible works.*
5. develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in. *The evacuation route for this property will be through the hallway space to the front of the property and beyond. There will be an updated detection system in place where the rear extension will be and fire separation doors will be installed to ensure that there is no increased risk with regard to the integrity of the escape route.*
6. provide suitable access and equipment for firefighting which is appropriate for the size and use of the development. *There is access to the front of the property from the street, with an alley to the side of the property where one can gain access to the rear. Though this space is limited it will be enough for fire personnel and a hose to fit through, it will not be adequate for any vehicles to pass through.*

The development of this property is for the sole use of one family and is not a major development. The works to be carried out will be notifiable to a building control body and with that the treatment of all surfaces and areas in the project will be subject to the requirements of the approved documents. This includes Part B.

Kind regards,

Liv Staff ARB
Architect

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