

Reasonable Exception Statement

Site address	40 Beckwith Road, London, SE24 9LG
Description of development	A proposed single storey, ground floor side extension, a second floor rear dormer extension and house exterior refurbishment; Change of use class from C4 (Houses in multiple occupation) to C3 (Single household dwelling house)
Name of Author and role in the development	Rory Pennant-Rea, Architect and agent on behalf of the client

Development type	Statement	Details
Householder (conversion of an HMO to a single family dwelling)	The current fire safety measures are appropriate and will not be adversely affected by the development	The existing fire measures are appropriate for a HMO. A single family house (such as we are proposing) has different fire safety criteria (see below).
	The fire safety measures will be altered	We are removing the zonal Manual Call Points (Break Glass) fire alarm system required for HMO properties as this is not required for single dwellings. The fire measures will be compliant with the Approved Document (building regulations) for a single family house. There are no inner rooms on upper floors and every room off the stairwell, landing and hallway etc have the appropriate door. We are not fundamentally changing the layout of the existing building or escape routes.
Non- major development that does not create additional units or alter the materials on the external walls or alter the internal or	The current fire safety measures are appropriate and will not be negatively affected by the development	N/A

Development type	Statement	Details
external communal areas that support the evacuation strategy for the property and does not include a lift	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)	N/A
	Information on passive and active safety measures (D12A criteria 2)	N/A
	Information and data on construction products and materials (D12A criteria 3)	N/A
	Information on means of escape and evacuation strategy (D12A criteria 4)	N/A
	Information on access and equipment for firefighting (D12A criteria 6)	N/A

