

Reasonable Exception Statement

<b>Site address</b>	88 Goodrich Rd London SE22 0ER
<b>Description of development</b>	Raise the ridge line to provide a L-shaped rear dormer loft extension with a roof terrace to the rear and the installation of 2no rooflights in front roof slope provide additional living accommodation and the flats only external space.
<b>Name of Author and role in the development</b>	Kieran Doherty Architect

<b>Development type</b>	<b>Statement</b>	<b>Details</b>
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	The proposed dormer extension is a minor development that shall increase the size of the property and will in turn require additional fire regulations. The internal staircase / means of escape will be increased with additional level to the dwelling. The new level shall have fd30 rated doors to comply with building regulations.
	The fire safety measures will be altered	FD30 rated doors will be incorporated throughout the development as part of the loft extension works, to provide a protected Means of Escape from all habitable rooms accessing the staircase and entrance hallway. This will ensure that there is a 30-minute fire resisting enclosure around the escape staircase, leading to an external place of safety.  The entrance hallway and upper floor landings will be provided with interlinked

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		<p>smoke detectors which will be mains powered with a battery backup, in accordance with the requirements of BS5446-2:2000. The kitchen will be provided with an interlinked heat detector which will be mains powered with a battery backup, in accordance with the requirements of BS5446-2:2003.</p> <p>The development will have a suitably positioned external place of safety as an evacuation assembly point, in accordance with the requirements of Policy D12 of The London Plan (2012), on Ross Road.</p>

