

Reasonable Exception Statement

Site address	59 Vestry Rd London SE5 8PG
Description of development	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 roof lights in front roof slope to provide additional living accommodation and the flats only external space.
Name of Author and role in the development	Kieran Doherty Architect

Development type	Statement	Details
Householder	The current fire safety measures are appropriate and will not be adversely 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 Vestry Road.</p>

