

Reasonable Exception Statement

Site address	2 Colyton Road, East Dulwich, London SE22 0NE
Description of development	Alterations, extensions, and conversion of a single dwelling house into 6 no. flats. The proposal combines previous consents for enlargement and extensions to the property to enable its conversion. These previously-approved extensions are extant: Ref. No:22/AP/1065, 22/AP/0925, 22/AP/2945 and 22/AP/3800.
Name of Author and role in the development	King Man Cheung (Agent)

Development type	Statement	Details
Householder	The current fire safety measures are appropriate and will not be adversely affected by the development	NOT APPLICABLE
	The fire safety measures will be altered	NOT APPLICABLE
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	NOT APPLICABLE
	The fire safety measures will be altered	NOT APPLICABLE
Non major development (other than those captured above)	Information on space provisions for fire appliances and assembly points(D12A criteria 1)	Relevant? Yes The fire assembly point will be unaltered on the main road with a safe distance from the property in the event of a fire. The proposed works do not alter the access to the property from the street which is more than 3.7m wide for fire engine.
	Information on passive and active safety measures (D12A criteria 2)	Relevant? Yes Smoke detectors and heat sensors will be installed by professionals in number and location that would follow the

Development type	Statement	Details
		current Building Regulations.
	Information and data on construction products and materials (D12A criteria 3)	<p>Relevant? Yes</p> <p>The property will also be fitted with appropriately rated fire doors in all corridors and rooms as recommended by the latest Building Regulations.</p> <p>All internal wall and ceiling finishes will be Class 1 rated to prevent fire spread.</p> <p>All structural elements will be fire resistant for at least 60 minutes.</p>
	Information on means of escape and evacuation strategy (D12A criteria 4)	<p>Relevant? Yes</p> <p>The means of escape will be via staircore to the ground floor lobby and through the main front entrance door of the property</p>
	Information on access and equipment for firefighting (D12A criteria 6)	<p>Relevant? Yes</p> <p>Existing fire hydrants available on street.</p> <p>The proposed works do not alter the access to the property from the street which is more than 3.7m wide for fire engine.</p> <p>1.5 metre wide side access to the rear of the building is available.</p>