

**Reasonable Exception Statement**

<b>Site address</b>	1 Pickwick Road, London, SE21 7JN , Southwark
<b>Description of development</b>	Proposal for installation of the new roof lights, change of the size of the rear dormer, removal of existing chimney on the roof and repair works to the front bay of the house. In relation to the Planning Permission issued on 11/05/2023, LBS Reg.No.: 23/AP/0749, for proposed development at 1 Pickwick Road, London, Southwark, SE21 7JN.
<b>Name of Author and role in the development</b>	Nadezda Gobova, agent, architectural and planning consultant

<b>Development type</b>	<b>Statement</b>	<b>Details</b>
Householder	The current fire safety measures are appropriate and will not be adversely affected by the development	(Justify your response)
	The fire safety measures will be altered	<ol style="list-style-type: none"> <li>1. Automatic fire detection including smoke detector in circulation spaces at each level, mains operated with battery backup to be interlinked, sited, installed and commissioned to BS5839 – 6 2019.</li> <li>2. A protected staircase and walls to achieve 30 minutes fire resistance</li> <li>3. All doors to habitable rooms leading onto the escape route to achieve a minimum FD20 fire rating. This includes under stairs cupboards, which contains gas or electrical supply/appliances.</li> <li>4. The underside of all stairs forming part of the protected route to be fire protected to 30 minutes. Including ceilings of existing cellar.</li> <li>4. The floor construction between the first and second floor to have a period of fire resistance of not less than 30 minutes.</li> </ol>

Development type	Statement	Details
		<p>5. Dormer cheeks within 1.0m from the boundary are required to achieve 30 minutes fire resistance from both sides.</p> <p>6. 30 minutes fire resistance to all structural elements.</p>
<p>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</p>	<p>The current fire safety measures are appropriate and will not be negatively affected by the development</p>	<p>(Justify your response)</p>
	<p>The fire safety measures will be altered</p>	<p>(Outline any required mitigation measures)</p> <p>Please see information provided above</p>
<p>Non major development (other than those captured above)</p>	<p>Information on space provisions for fire appliances and assembly points (D12A criteria 1)</p>	<p>Relevant? Y/N</p> <p>The sufficient space for fire appliances and equipment is available directly outside the proposed development and in the garden area. Garden has a direct link to the public road and pavement through the garden gate.</p>
	<p>Information on passive and active safety measures (D12A criteria 2)</p>	<p>Relevant? Y/N</p> <p>Please see information provided above</p>
	<p>Information and data on construction products and materials (D12A criteria 3)</p>	<p>Relevant? Y/N</p> <p>The proposed development will be constructed by a certified building contractor in accordance with the requirements of Approved Document B of The Building Regulations.</p> <p>The appointed building contractor is supposed to use only certified and appropriately fire rated materials and appliances for construction.</p>

Development type	Statement	Details
		All materials and installations will be checked for compliance with building regulations by a building control inspector.
	Information on means of escape and evacuation strategy (D12A criteria 4)	Relevant? Y/N Please see above
	Information on access and equipment for firefighting (D12A criteria 6)	Relevant? Y/N The access for the firefighting brigade is proposed through the garden gate and the side passage. The second available access is through the front door.

