

Reasonable Exception Statement

Site address	3 Chadwick Road, London, SE15 4RA
Description of development	Conversion of existing pitched roof loft to a bedroom with the addition of a rear dormer and minor internal alterations to the first floor, thermal improvements to the fabric of the building, replacement of sash windows, replacement of tiles with slates and the addition of a new roof light to the rear outrigger.
Name of Author and role in the development	Andrew Matthews, Director – Andy Matthews Studio Architect and planning agent.

Development type	Statement	Details
Householder	The current fire safety measures are appropriate and will not be adversely affected by the development	N/A
	The fire safety measures will be altered	<p>Yes.</p> <p>The proposals add a third habitable storey in the existing non-habitable roof space which will be 4.5m or more above ground level.</p> <p>As such, protected escape routes will be designed to comply with Section 2 of Requirement B1 (ADB). The property falls under Section 2.5 regarding <i>'Dwellinghouses with one storey more than 4.5m above ground level'</i> and will comply with the requirements by having a protected stairway extending to the final exit separated by fire-resisting construction.</p> <p>In addition, a Grade D2 Category LD3 standard fire alarm system will be installed with the relevant recommendations of BS 5839-6.</p> <p>The kitchen will be fitted with a ceiling-mounted, mains powered, interlinked, heat alarm conforming to BS 5446-2. The first and second floor corridors will have mains powered, interlinked, combined smoke and carbon monoxide alarms which conform to BS EN 14604.</p>