

## **Form 4 – Reasonable Exception Statement**

**Site address:** 25a Moormead Road, London TW1 1JS

**Description of development:** Proposed loft extension to rear roof slope of end of terrace property with a roof terrace & roof lights to front roof slope.

**Name of Author and role in the development :** Holly Harrington, Architect

**Category of development :** Householder Full

**The current fire safety measures are appropriate and will not be adversely affected by the development:** Yes

### **Justification:**

- The egress from the first floor will not be altered in any way and as such will remain the main egress for the inhabitants.
- There is a large green space opposite the property for residents to gather away from the property in the case of evacuations.
- There is space to the front of the property for a fire brigade to access the property easily from the road.

### **The fire safety measures will be altered: (for the loft conversion)**

- The addition of the loft conversion will comply with all Building Regulations
- The means of egress will be via an additional stair that will connect to the existing stair and so the means of egress will not be altered significantly
- FD30 doors and construction will be used to ensure a protected exit route from the new loft level down to the ground level.
- Additional smoke and heat detectors will be installed to comply with Building Regulations
- Egress from the roof terrace will be directly via the protected lobby and staircase to the ground floor.