



**DEXTER
FIRE LTD**

London Plan Policy D12

Reasonable Exception Statement

Site address	Seaford Lodge, 2 Fellows Road, London, NW3 3LP.
Description of development	<p>Works involve the following:</p> <p>Lower Ground Floor – Conversion of a garage into a bedroom with en-suite and a plant room. Conversion of a kitchen into a bedroom. The addition of a domestic lift to serve to the ground floor.</p> <p>Ground Floor – The living room, dining room and kitchen is to be made more open plan but in doing so additional fire door sets are provided to protect the staircase.</p> <p>First Floor – Internal layout change to a bedroom to add a bathroom. Further internal change to another bedroom to make it larger.</p> <p>Second Floor – Conversion of 2 bedrooms and a studio into a master suite with dressing room and bathroom.</p>
Name of Author and role in the development	<p>Kristian Clowes – Dexter Fire Ltd</p> <p>Fire consultant, engaged for the completion of Reasonable Exception Statement. To be engaged further for a design review following planning stages.</p>

Development type	Statement	Details
Householder	The current fire safety measures are appropriate and will not be adversely affected by the development.	The proposed design does not negatively change the means of escape from the premises. The staircase is protected at all levels by fire doors, this is altered at ground floor

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		level but the protection to the staircase remains the same.
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. Improvements will be made to smoke detection arrangements as part of the fit out of this premises.	<p>Not applicable. The changes do not negatively affect the fire safety measures.</p> <p>It is assumed that the intent of this statement in relation to lifts is to address commercial lifts within larger residential blocks of flats or commercial buildings. This dwelling has a lift proposed that only serves between the lower ground floor and the ground floor, it is in place for the improved mobility and living arrangements for a disabled occupant. The lift is not to be used as an evacuation lift and is not required for evacuation as there are escape routes that are wheelchair accessible at this level. The lift will be provided with either smoke resisting doors or curtains to ensure smoke cannot travel between floors. The exact specification of the lift is to be specified at a later date.</p>
Non major development (other than those captured above)	Information on space provisions for fire appliances and assembly points (D12A criteria 1)	<p>The access for fire appliances is unchanged and the hose laying distances internally have not been increased.</p> <p>Fire appliances are still provided with access to on-street parking. The fire assembly point for this premises is for persons to evacuate to</p>

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		<p>the front of the premises on the footpath/ roadway. Egress is also available to the rear of the premises into a garden area.</p>
	<p>Information on passive and active safety measures (D12A criteria 2)</p>	<p>The dwelling itself is to be fitted with a Grade D LD1 fire alarm/ detection system.</p> <p>The system is to be fitted in accordance with BS 5839:6 2019.</p> <p>The minimum requirement for fire resisting door sets is for an FD20 fire door to all habitable rooms except the bathrooms.</p>
	<p>Information and data on construction products and materials (D12A criteria 3)</p>	<p>All materials to be used for the renovation of this property are to be appropriate for the purpose for which they are used. Full details and specifications of these materials are not currently available at this planning stage but will be provided for the purpose of building regulations.</p> <p>The requirements for fire-resistant materials will be in accordance with the Approved Documents.</p> <p>The house is to be provided with minimum E20 (FD20) fire doors at all levels to maintain fire separation of the staircase.</p> <p>The changes to this property do not involve a change in the type or use</p>

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		of any external walls to the premises.
	Information on means of escape and evacuation strategy (D12A criteria 4)	<p>The escape from this dwelling is via a protected escape stairway that provides 30 minutes fire resistance to all partitions as well as floors and ceilings above and below rooms. The stairway is to be protected at all levels by fire resisting construction and minimum E20 (FD20) fire doors where rooms open onto the stairway or landings.</p> <p>The means of escape from the premises is unchanged from its existing provision.</p>
	Information on access and equipment for firefighting (D12A criteria 6)	The access and equipment for firefighting arrangements are unchanged for this premises.

The information provided within this report has been provided by the clients architect and it is not the responsibility of Dexter Fire Ltd to ensure that the fire safety provisions detailed are implemented within this premises. All products should be used in accordance with the manufacturer's specifications.