



LONDON FIRE BRIGADE

London Fire Brigade Headquarters
169 Union Street London SE1 0LL
T 020 8555 1200 F 020 7960 3602
Textphone 020 7960 3629
london-fire.gov.uk

Freedom of Information request reference number: 8006.1

Date of response: 17 November 2023

Request:

Information relating to planning application reference number 20/3098/FUL, Little Strand development plan During the period of 1 January 2018 to 1 October 2023, please provide all information you received from and/or consulted with the following parties:

- *London Borough of Barnet*
- *Barnet Homes*
- *HTA Design*
- *Any local or central environmental agencies*
- *Sweco Building Consultants*

This information should include:

- *All documents*
- *Detailed diagrams and detailed maps showing every clear road entry and exit fire access from the pedestrian area onto road of Little and Lower Strand*
- *Any emails, including the total number of emails (subject and body of information) relating to the consultation of Little Strand NW9*
- *Any documented meetings, including the total number of meetings and email exchanges between fire brigade, including fire safety inspectors and all those parties listed above.*

Please confirm whether the fire brigade was informed by any of the public bodies/companies/organisations listed above that there are no official designated entry and exit points for Lower Strand residents living in the pedestrian shared Little/Lower Strand zone directly onto their road as will be represented in attachments in this email. If the fire brigade has been provided with accurate details to dispute the above, please provide them to us.

Please also confirm whether the London Fire Brigade was given details of the total number of houses in the adjoining shared Little and Lower Strand pedestrian zones during consultation.

Response:

Please see my response to your queries in turn below:

Information relating to planning application reference number 20/3098/FUL, Little Strand development plan During the period of 1 January 2018 to 1 October 2023, please provide all information you received from and/or consulted with the following parties:

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- *Barnet Homes*
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This information should include:

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- Detailed diagrams and detailed maps showing every clear road entry and exit fire access from the pedestrian area onto road of Little and Lower Strand
- Any emails, including the total number of emails (subject and body of information) relating to the consultation of Little Strand NW9
- Any documented meetings, including the total number of meetings and email exchanges between fire brigade, including fire safety inspectors and all those parties listed above

Our Prevention and Protection (Fire Safety) team have confirmed we hold one consultation letter in relation to the Little Strand development. This was emailed to the LFB from Sweco Building Control Ltd on 3 January 2023. The LFB responded to this consultation on 11 March 2023.

I have attached a copy of the email received from Sweco Building Control Ltd in January 2023, a copy of the consultation letter that was attached to this email and the LFB consultation response emailed to Sweco Building Control Ltd in March 2023. Personal data has been removed from the attached documents under [section 40 of the FOIA –Personal Information](#).

The LFB response to the Sweco Building Control Ltd consultation (attached) lists the planning documents that were provided to the LFB Prevention and Protection team.

Planning application documents are published by the relevant Local Authority website (in this this case the London Borough of Barnet) and, as such, they are exempt from disclosure to you under [section 21 of the FOI act - Information accessible to applicant by other means](#).

It is my understanding that the Little Strand development planning documents can be accessed with the following link to the London Borough of Barnet planning application website:

<https://publicaccess.barnet.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QD7IM7JIHV700>

Please confirm whether the fire brigade was informed by any of the public bodies/companies/organisations listed above that there are no official designated entry and exit points for Lower Strand residents living in the pedestrian shared Little/Lower Strand zone directly onto their road as will be represented in attachments in this email. If the fire brigade has been provided with accurate details to dispute the above, please provide them to us.

Please also confirm whether the London Fire Brigade was given details of the total number of houses in the adjoining shared Little and Lower Strand pedestrian zones during consultation.

For your two further questions above, we do not hold the specific information you have requested. The LFB response to the Sweco Building Control Ltd consultation (attached) lists the documents that were provided to the LFB Prevention and Protection team.

As mentioned above, the contents of these documents would be accessible to you through the London Borough of Barnet planning application website.

We have dealt with your request under the Freedom of Information Act 2000. For more information about this process please see the guidance we publish about making a request [on our website](#).

From: Sweco
To: >FSR ADMIN ELECTRONIC CONSULTATIONS (LFB)
Cc: Sweco
Subject: AWAITING FILE ACTIVATION ACCEPTEED 09.01.23 30/262507 2300861 EBCC, Little Strand London NW9 5NY, Our ref 66105871, 03/01/23
Date: 03 January 2023 12:45:26
Attachments: [image001.png](#)
[66105871 - Little Strand Fire Authority - Consultation \(London\).doc](#)
[LBB-LSG-HTA-A-3B-XX-DR-0002-Little Strand Existing Site Plan-REV T1 - Copy.pdf](#)
[LBB-LSG-HTA-A-3B-XX-DR-0002-Little Strand Existing Site Plan-REV T1.pdf](#)
[Little Strand - Fire Strategy - v3 - 161122.pdf](#)
[LBB-LSG-HTA-A-3B-S1-DR-2000-Site 1 Proposed Block Plans Ground Floor-REV T1.pdf](#)
[LBB-LSG-HTA-A-3B-S1-DR-2001-Site 1 Proposed Block Plan Upper Floors and Roof Plan-REV T1.pdf](#)
[LBB-LSG-HTA-A-3B-S2-DR-2010-Site 2 Proposed Flat Block Plan Ground Floor-REV T1.pdf](#)
[LBB-LSG-HTA-A-3B-S2-DR-2011-Site 2 Proposed Flat Block Plans First and Second Floor-REV T1.pdf](#)
[LBB-LSG-HTA-A-3B-S2-DR-2012-Site 2 Proposed Flat Block Plans Third Floor and Roof Plan-REV T1.pdf](#)
[LBB-LSG-HTA-A-3B-S3-DR-2020-Site 3 Proposed Block Plans Ground Floor-REV T1.pdf](#)
[LBB-LSG-HTA-A-3B-S3-DR-2021-Site 3 Proposed Block Plans First Floor and Roof Plan-REV T1.pdf](#)
[66105871 Fire Authority - Consultation Letter.pdf](#)

[EXTERNAL EMAIL] Do not click links or open attachments unless you are expecting them, even if you know the sender

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Dear FA,

Please find attached our fire consultation regarding the above project.

Please do not hesitate to contact us should you require any further information or if we can be of help in any other way.

Kind regards,

[Redacted signature]

Sweco Building Control Ltd | London

Telephone + [Redacted phone number]



Barnet Group
London Fire & Emergency Planning
Authority
169 Union Street
London
SE1 0LL

Sweco Building Control Limited
3rd Floor Eldon House
2 Eldon Street
London, EC2M 7LS
+44 [REDACTED]

3 January 2023
Project Name: 66105871 - Little Strand
Project Reference: 66105871

Demolition of 8no existing bungalows and 46 garages and erection of 35 new affordable homes across four buildings ranging from 2 to 4 storeys.
Little Strand, London, NW9 5NY

Dear Sirs

We have been appointed to act as the Approved Inspector to control the above works under the Building Regulations 2010 (as amended).

We are consulting with you as the Fire Authority, in accordance with Regulation 12 of the Building (Approved Inspector etc) Regulations 2010 and plans of the proposed work are enclosed. In our opinion compliance with Building Regulation requirements B1-5 has been achieved.

Would you please let us have your comments in respect of the proposals within fifteen working days from the date of this letter.

Please contact the undersigned if you wish to discuss the project or require clarification on any issues.

Yours faithfully

[REDACTED]
[REDACTED]
Senior Building Control Surveyor

+44 [REDACTED]
+44 [REDACTED]
[REDACTED]@sweco.co.uk

Enclosed



From: LFB
To: [REDACTED]@sweco.co.uk
Cc: [FSR-AdminSupport](mailto:FSR-AdminSupport@london-fire.gov.uk) (LFB)
Subject: Building Control Consultation - ADDRESS - Little Strand, London, NW9 5NY. FILE - 30/262507 JOB - 2300861
Date: 11 March 2023 17:18:54
Attachments: [Building Control Consultation - Little Strand, London, NW9 5NY.pdf](#)

Dear Sir/Madam

PREMISES ADDRESS: Little Strand, London, NW9 5NY

Please find attached a copy of our response letter to your building control consultation dated: 03/01/2023

If you would like a paper copy of the attached letter then please email the FSR Admin FSR-AdminSupport@london-fire.gov.uk

Any queries regarding the attached letter should be addressed to the person named below. If you are dissatisfied in any way with the response given, please ask to speak to the Team Leader quoting our reference.

Yours Sincerely,

[REDACTED]

Enforcement Officer | Central Regulatory Enforcement Group
Fire Safety Regulations
London Fire Brigade Headquarters
2nd Floor, 169 Union Street, London, SE1 0LL

M: [REDACTED] | E: [REDACTED]@london-fire.gov.uk | W: www.london-fire.gov.uk

Sweco Building Control Limited,
3rd Floor Eldon House,
2 Eldon Street,
London,
EC2M 7LS

The London Fire Commissioner is the
fire and rescue authority for London

Date 11 March 2023

Our Ref 30/262507

Your Ref 66105871 - Little Strand

Dear Sir/Madam

RECORD OF CONSULTATION/ADVICE GIVEN

REGULATORY REFORM (FIRE SAFETY) ORDER 2005 (as amended) ARTICLE 46

SCOPE OF WORKS: Demolition of 8no existing bungalows and 46 garages and erection of 35 new affordable homes across four buildings ranging from 2 to 4 storeys.

PREMISES: Little Strand, London, NW9 5NY.

PLAN NUMBERS/DOCUMENTS: Little Strand Existing Site Plan HTA-A-3B-XX-DR-0002 Rev T1, Little Strand Existing Site Plan HTA-A-3B-XX-DR-0002 Rev T1, Little Strand Fire Strategy Report - Issue 3 BWC/FS/1840/V3 16th November 2022 (56 pgs.), Site 1 Proposed Block Ground Floor Plan HTA-A-3B-S1-DR-2000 Rev T1, Site One Proposed Block Plans HTA-A-3B_S1_DR_2001 Rev T1, Site 2 - Proposed Block Plan Ground Floor HTA-A-3B-S2-DR-2010 Rev T1, Site 2 - Proposed Flat Block Plans HTA-A-3B-S2-DR-2011 Rev T1, Site 2 - Proposed Flat Block Plans HTA-A-3B-S2-DR-2012 Rev T1, 3 Proposed Block Plans-Ground Floor HTA-A-3B-S3-DR-2020 Rev T1 and Site Three Proposed Block Plans LBB-LSG-HTA-A-3B-S3-DR-2021 Rev T1.

The London Fire Commissioner (the Commissioner) is the fire and rescue authority for London. The Commissioner is responsible for enforcing the Regulatory Reform (Fire Safety) Order 2005 (as amended) in London.

The Commissioner has been consulted with regard to the above-mentioned premises and makes the following observations:

It is noted that this proposal has 3 separate sites. Sites 1 and 3 have no common areas. These sites should be designed in line with the relevant design guide complying with Building Regulations.

Site 2 is a block of flats with common areas. The Little Strand Fire Strategy Report - Issue 3 BWC/FS/1840/V3 and LFL Consultation Pro Forma provided refers to approved Document B V1, BS9991 and BS9999. Comments made are using BS9991.

The Commissioner is satisfied with the proposals, subject to a satisfactory outcome to all recommendations/comments in the Little Strand Fire Strategy Report - Issue 3 BWC/FS/1840/V3, ensuring compliance with the Building Regulations.

Other comments:

The external access walkways to comply with section 7.3 BS9991 as per Little Strand Fire Strategy Report - Issue 3 BWC/FS/1840/V3FS.

The internal planning to comply with all relevant points in section 9 of BS9991.
Sprinkler to be installed in line with table 2 AWFSS and categories for use with permitted variations - BS9991.

Comments in Little Strand Fire Strategy Report - Issue 3 BWC/FS/1840/V3 have been noted.

The Fire Risk Assessment for the premises must be updated following the works and any significant findings of the assessment, where necessary, should acted on.

An emergency plan for premises must be formulated taking into account the findings of the Fire Risk Assessment.

Fire safety management procedures should also be formulated from the Fire Risk Assessment. This should cover areas like, maintenance of fire safety systems and reporting systems of faulty fire safety equipment and facilities.

In all multi-occupied residential buildings with 2 or more sets of domestic premises, responsible persons are required to:

Fire safety instructions: provide relevant fire safety instructions to their residents, which will include instructions on how to report a fire and any other instruction which sets out what a resident must do once a fire has occurred, based on the evacuation strategy for the building.

Fire door information: provide residents with information relating to the importance of fire doors in fire safety.

The Commissioner strongly recommends that sprinklers are considered for new developments and major alterations to existing premises, particularly where the proposals relate to schools and care homes. Sprinkler systems installed in buildings can significantly reduce the damage caused by fire and the consequential cost to businesses and housing providers, and can reduce the risk to life. The Commissioner's opinion is that there are opportunities for developers and building owners to install sprinkler systems in order to save money, save property and protect the lives of occupier. Please note that it is our policy to regularly advise our elected Members about how many cases there have been where we have recommended sprinklers and what the outcomes of those recommendations were. These quarterly reports to our Members are public documents which are available on our website.

Any queries regarding this letter should be addressed to [REDACTED]. If you are dissatisfied in any way with the response given, please ask to speak to the Team Leader quoting our reference.

Yours faithfully,

[REDACTED]

Assistant Commissioner (Fire Safety)

Reply To FSR-AdminSupport@london-fire.gov.uk

The London Fire Brigade promotes the installation of sprinkler suppression systems, as there is clear evidence that they are effective in suppressing and extinguishing fires; they can help reduce the numbers of deaths and injuries from fire, and the risk to firefighters.