



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: 7437.1

Date of response: 24 May 2023

Request:

*Townsend Yard, Highgate, London N6 5JF
A copy of the correspondence with the building control officer*

Response:

We published an earlier Freedom of Information (FOI) response in relation to Townsend Yard in October 2022. This response includes correspondence with Haringey Council and can be accessed via the following link:

https://www.london-fire.gov.uk/media/7091/68661_response.pdf

I asked our Prevention and Protection team (Fire Safety) to provide me with any further correspondence saved to their records since the last, published FOI response (link above). I have attached the further correspondence between the LFB and Haringey Council Planning, Regeneration and Economy department to this response.

Please note, personal data has also been removed from the attached documents under [section 40 of the FOIA – Personal Information](#).

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: LFB
To: Haringey
Cc: [Haringey Building Control](#)
Subject: RE: Townsend Yard, London N6 5JF - Your Ref: 507006 (N.B: Please attach to portal).
Date: 30 November 2022 14:33:01

Good afternoon,

I have sent this email to clarify our position within this matter. Please find an overview below:

At the planning phase (T&C Planning Act) we (LFB) have issued two relevant official responses:

Our initial response was that LFB were satisfied with proposals, as long as they met with B5 of Approved document B Vol.

- It was then brought to our attention that the proposed turn around area (on plans sent) for a pumping appliance was insufficient. This was confirmed by a site visit made by two LFB pumping appliances on two separate occasions.

It was also established that:

- That there have been bollards introduced to the Townsend Yard access road which now reduce its width below that which is required within Approved Document B (ADB) for fire appliance access (however a pumping appliance could enter the road) and that should a pumping appliance stop 20 meters into the road, it would be difficult to fully open the doors and said doors, when open would block access.
- Vehicles/ lorries entering the access road were reversing into the access road and this has cast some doubt over whether a fire appliance would be able to turn around within the access road.

Furthermore, that the new proposal may affect the current firefighting access provisions, for an existing house, 36A Highgate High Street because:

- The house is currently accessed via an alleyway from the high street and also via the access road which leads directly to the rear door of the dwelling (over a wall).
- If the development (ref: Town & Country Planning -HGY/2020/132) has been built, hose laying distances to the furthest part of the dwelling will only be from the alleyway at the front, of which hose laying distances for firefighting are believed to exceed 45 meters (measured). Furthermore, the alleyway is narrow in parts i.e. 730 mm (below that required by ADB).
 - The dwelling is historic in nature and therefore built with combustible materials and lacks modern fire compartmentation/ separation.

(A response was received from the applicant, stating the travel distance to the house “was obviously less than 45m”, however the plan was unmarked/ basic and did not seem to measure to the furthest part of the house (Second floor back bedroom) or accommodate (metered) cars parked within the marked bays outside the house. A site visit with myself, another member of the LFB fire safety team, planning officer and the applicant was arranged and attended.

Our response was:

- 1) That the current provision for a fire appliance to turn around and exit the road (containing the new developments), in a forward gear, is unsuitable and does not meet the requirements of Approved document B – B5.
- 2) That the use of the site turnaround area to be used during the construction phase, can be used as a temporary turnaround point, for fire appliances, as long as it is available at all times and a sign on the gate indicates its use.
- 3) That a door to the temporary fence around the proposed development is constructed with a clear path to 36A Highgate High Street/ cottage maintained during construction.
- 4) That the end house closest to the high street, should not be constructed until further consultation and agreement is made between the developer and yourselves/ building control body if relevant/ LFB, regarding inclusion of rear access to the cottage and a permanent turn around point for a fire appliance.

From our prospective, an ideal situation would be to have a turn-around point within the road to the development and access / an access alleyway to the rear of the cottage. However we will consider any other solutions that provide an equal level of compliance.

- A new (planning) proposal was forwarded from the applicant (Horizontal dry rising main/ permanent ladders over the new proposal to house) and official observations were given by LFB stating that:

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

1. In our opinion the proposed arrangements would not be intuitive for firefighters and the need for a bespoke

arrangement leaves less tactical options upon arrival.

2. We note that a horizontal main is proposed as a compensatory measure for the lack of the firefighting vehicular access. We would refer to BS9990:2015 4.2.1 where it highlights that this type of installation is not generally suitable for practical reasons. When considering this type of proposal there are a number of concerns including way-finding, the distance that firefighters need to travel with equipment which is not offset by the provision of the pipe and general ongoing maintenance concerns. The provision of this main is considered counter intuitive for firefighters as the provision of an inlet is not always obvious to the fire crews as it will not be directly associated with the entrance to a building/ area. In addition, it should be noted that BS9990 recommends a maximum horizontal pipe length of 18 metres.

3. Furthermore, it is worth noting that it is unclear how the proposals are intended to meet the London Plan Policy D12, which recommends that applications should demonstrate the highest level of fire safety, including firefighter access.

Kind regards,

[Redacted signature]

Fire Safety Inspector
North West Area (Camden, Enfield, Haringey & Barnet)



LONDON FIRE BRIGADE

London Fire Brigade
169 Union Street London SE1 0LL

T 020 8555 1200 ext: [Redacted]

M [Redacted]

E [Redacted] [@london-fire.gov.uk](mailto:[Redacted]@london-fire.gov.uk)

london-fire.gov.uk

From: [Redacted] [@haringey.gov.uk](mailto:[Redacted]@haringey.gov.uk)>

Sent: 24 November 2022 21:55

To: [Redacted] [@haringey.gov.uk](mailto:[Redacted]@haringey.gov.uk)>

Cc: Haringey Building Control [Redacted] [@haringey.gov.uk](mailto:[Redacted]@haringey.gov.uk)>; [Redacted]

[Redacted] [@haringey.gov.uk](mailto:[Redacted]@haringey.gov.uk)>; [Redacted]

[Redacted] [@london-fire.gov.uk](mailto:[Redacted]@london-fire.gov.uk)>

Subject: RE: Townsend Yard, London N6 5JF - Your Ref: 507006

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[Redacted]
From a planning perspective the LFB commented on the original planning application indicating they were satisfied with the proposal, however on commenting on the conditions details for the construction management plan they raised concerns as attached. This has been seen by the Highgate Society and many others leading them to believe that compliance with B5 cannot be achieved.

We would be grateful if you can keep us updated on discussions with LFB.

Kind regards

[Redacted signature]

Head of Development Management and Planning Enforcement

Placemaking and Housing | Haringey Council

Alexandra House 10 Station Road, Wood Green, N22 7TR

Tel: [Redacted]

Mob: [Redacted]

www.haringey.gov.uk

From: LFB
To: Haringey
Cc: LFB
Subject: HGY/2020/0166- 36A Highgate High Street - Land At Townsend Yard, London N6 5JF- Freedom of Information Act Request
Date: 24 August 2022 10:52:00
Attachments:

Please note: This attachment is included in published response FOIA 6866.1 (pages 4-5 of 26).

[HGY20220166 Land at Townsend Yard..msg](#)

Importance: High

Good morning,

FYI we have received a freedom of information request for the aforementioned development.

We had formerly advised the person requesting the information to contact yourselves regarding this matter as we act as consultants.

I have attempted in the past to contact you via your mobile phone to no avail.

Would it be possible to update me on this, for our records and consideration. (History below).

Kind regards,



Deputy Team Leader
Fire Safety Inspector
North West Area (Camden, Enfield, Haringey & Barnet)



London Fire Brigade
169 Union Street London SE1 0LL
T 020 8555 1200 ext: [REDACTED]

M [REDACTED]

E [REDACTED]@london-fire.gov.uk

From: Haringey
To: FSR-AdminSupport
Subject: FW: e3 jn Statutory Consultation (General) App ref HGY_2020_1326 31 164103 27_07_2020
Date: 27 July 2020 11:17:38
Attachments: [E_13374923.DOC](#)
Importance: High **Please note: This attachment is included below.**

Dear concerned,

Hope that you've been keeping well. Would it be possible to get London Fire Brigade comments on this proposal? Given the constrained nature of the site, it is vital that the Council obtain your views on emergency access merits of the proposal.

Many thanks

[REDACTED] | Planning Officer
Development Management | Planning, Regeneration and Economy | Haringey Council
River Park House 225 High Road | London | N22 8HQ
Tel: [REDACTED] | Mobile: [REDACTED]
www.haringey.gov.uk

Please note the above opinion represents informal officer observation only, offered without prejudice to all future formal Council decisions and accompanying procedures

-----Original Message-----

From: Haringey
Sent: 09 June 2020 10:01
To: 'FSRNorth@london-fire.gov.uk' <FSRNorth@london-fire.gov.uk>
Subject: Statutory Consultation (General) - App ref HGY/2020/1326

Please find attached document

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North West Area 1
London Fire Brigade - Fire Safety Regulation
169 Union Street
London
SE1 0LL

Our ref: HGY/2020/1326
Contact: [REDACTED]
Telephone: 0208 489 2038

Date: 09/06/2020

Dear Sir/Madam

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995

Location: Land At Townsend YardN6 5JF

Proposal: Demolition of existing buildings on site, excluding original folly, removal of communication mast. Construction of 7 mews dwellings with associated landscaping.

An application has been received in respect of the proposed development described above.

I would appreciate receiving your observations by **10/07/2020**. After that period, the application may be taken into consideration and decided by this Council.

This is a link where you can view the application and associated documents and provide comments online:
<http://www.planningservices.haringey.gov.uk/portal/servlets/ApplicationSearchServlet>

You can also view comments made by other parties – they will be shown on the applications details page at the bottom under the attachments tab.

Any comments you make via the online method will be shown online.

Yours faithfully

[REDACTED]
Head of Development Management and Planning Enforcement
Planning Service

From: Haringey
To: [FSR-AdminSupport](#)
Subject: Statutory Consultation (General) - App ref HGY/2020/1326 Land At Townsend Yard N6 5JF
Date: 09 June 2020 10:01:23
Attachments: [E_13374923.DOC](#) **Please note: This attachment is included above.**

Please find attached document

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