

Freedom of Information request reference number: 7437.2

Date of response: 22 June 2023

Request:

Townsend Yard, Highgate, London N6 5JF

Since I applied for this disclosure [https://www.london-fire.gov.uk/media/7684/74371_response.pdf] we have been told by Haringey planners that a further letter/email about Townsend Yard has been sent by the LFB to Salus, which letter/email was perhaps sent to the developers of Townsend Yard as well.

I understand that will not have been included in this disclosure since it was after my request. May I now request disclosure of that further letter/email please?

Response:

Below is the content of the email send to Salus by the LFB Prevention and Protection team on 12/04/2023:

"Ref: Development Townsend Yard / 36A Highgate High Street- 507006 - HGY/2020/132 - LFB FF Access Official Response.

Following our meeting yesterday, can I confirm the following was discussed:

-That the proposed fire appliance turn around area, within Townsend yard, in relation to the new developments, is currently unworkable and that the developer will be foremost investigating the provision of a permanent new turning area on the grounds of the new development, or if not feasible an agreement / undertake works to use the proposed turnaround area (believed on private land) initially presented within his planning application. Note: The developer informed us that a temporary turn around area is upon the building site at the moment, behind fencing with access via a FB2 key.

-That clarity is required regarding the legal standing of the Sheppard's cottage at 36a High Street in relation to the building control application. Below is London Fire Brigades position within this matter.

Official LFB comments regarding 36A Highgate High Street in relation to the development of seven mews houses at the rear of Townsend Yard (Your ref: 507006)

We note that the proposed development within Townsend Yard will result in the existing fire and rescue service access to an adjacent premises, which already appears to be non-compliant with guidance, being made worse. We strongly recommend that this is considered in relation to the current proposals.

The current proposal will remove alternative access via Townsend Yard to the cottage (36a Highgate High Street) so that it can only be accessed via a narrow alleyway off Highgate High St. This proposal will result in the maximum distance of 45m from the pumping appliance (situated adjacent to the parking bays on the High Street) to all points inside the cottage (including the farthest point on the top floor) being exceeded and access to it being via an alleyway less than 750 mm as recommended in paragraph 13.1 of ADB Volume 1.

Whilst we note alternative access to/from the cottage has been proposed by means of climbing ladders and travelling over flat roofs of the proposed development, we do not believe this demonstrates an equivalent level of safety when compared with the current arrangement. In addition to this route not being obvious to arriving crews, it may present difficulties for firefighters to manoeuvre through and contribute to firefighting delay and fatigue. In our view further detail should be provided on the proposed means for mitigating the potential delay in firefighting operations due to the above. We also question how this proposed alternative route will be maintained once the development is occupied?

We highlight our view that it is not appropriate to disregard a worse condition within an existing demise (immediate vicinity) as a direct result of the new proposal. We refer to the functional requirements of the Building Regulations and the role of local authority Building Control in the consideration of existing arrangements in meeting said functional requirements. For example regarding space separation guidance in meeting B4. We view this case similar in that it would not be in the spirit of the guidance not to consider the impact of the new project on existing arrangements when considering whether the functional requirement B5 is met."

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](#).