

Freedom of Information request reference number: 7828.1

Date of response: 19/09/2023

Request:

1. Please can I have the locations of residential buildings in London 20 stories or more and giving the number of stories if possible.
2. Are there any particular regulations and statute that apply to residential buildings in London 20 stories or more
3. Where there are 2 or more tall buildings on the same site, is there a minimum distance between them?

Response:

1. Please can I have the locations of residential buildings in London 20 stories or more and giving the number of stories if possible.

Row Labels	Count of Roof Height Category
Acton	33
18-25	20
25-30	3
30-50	8
50+	2
Addington	7
18-25	2
25-30	1
30-50	4
Barking	41
18-25	20
25-30	5
30-50	15
50+	1
Barnet	6
18-25	4
25-30	2
Battersea	81
18-25	27
25-30	15
30-50	29
50+	10

Beckenham	9
18-25	4
25-30	3
30-50	2
Bethnal Green	83
18-25	34
25-30	24
30-50	16
50+	9
Bexley	6
18-25	4
25-30	2
Brixton	59
18-25	34
25-30	6
30-50	13
50+	6
Bromley	5
18-25	3
25-30	2
Chelsea	288
18-25	254
25-30	18
30-50	13
50+	3
Chingford	2
25-30	1
30-50	1
Chiswick	51
18-25	33
25-30	7
30-50	4
50+	7
Clapham	66
18-25	36
25-30	8
30-50	18
50+	4
Croydon	53
18-25	21
25-30	13
30-50	14
50+	5
Dagenham	13
18-25	4
25-30	2
30-50	7
Deptford	63

18-25	42
25-30	3
30-50	14
50+	4
Dockhead	153
18-25	134
25-30	5
30-50	5
50+	9
Dowgate	107
18-25	81
25-30	8
30-50	12
50+	6
Ealing	24
18-25	12
25-30	6
30-50	6
East Greenwich	52
18-25	24
25-30	14
30-50	12
50+	2
East Ham	49
18-25	43
30-50	6
Edmonton	28
18-25	13
25-30	5
30-50	6
50+	4
Eltham	12
18-25	5
25-30	6
30-50	1
Enfield	26
18-25	2
25-30	1
30-50	20
50+	3
Erith	30
18-25	6
30-50	24
Euston	203
18-25	150
25-30	28
30-50	18
50+	7

Feltham	10
18-25	6
30-50	4
Finchley	7
18-25	5
25-30	2
Forest Hill	49
18-25	29
25-30	10
30-50	10
Fulham	63
18-25	41
25-30	9
30-50	13
Greenwich	44
18-25	25
25-30	5
30-50	13
50+	1
Hainault	3
25-30	2
30-50	1
Hammersmith	54
18-25	33
25-30	6
30-50	11
50+	4
Harold Hill	2
30-50	2
Harrow	11
18-25	10
25-30	1
Hayes	17
18-25	5
25-30	6
30-50	6
Hendon	17
18-25	8
25-30	4
30-50	4
50+	1
Heston	18
18-25	8
25-30	2
30-50	8
Hillingdon	6
18-25	3
25-30	2

30-50	1
Holloway	65
18-25	37
25-30	21
30-50	7
Homerton	43
18-25	19
25-30	5
30-50	16
50+	3
Hornchurch	11
18-25	1
25-30	5
30-50	5
Hornsey	34
18-25	26
25-30	2
30-50	6
Ilford	30
18-25	14
25-30	3
30-50	11
50+	2
Islington	59
18-25	32
25-30	11
30-50	12
50+	4
Kensington	567
18-25	533
25-30	24
30-50	7
50+	3
Kentish Town	55
18-25	39
25-30	4
30-50	6
50+	6
Kingston	18
18-25	11
25-30	1
30-50	6
Lambeth	286
18-25	204
25-30	32
30-50	36
50+	14
Lee Green	8

18-25	4
25-30	3
30-50	1
Lewisham	18
18-25	11
25-30	3
30-50	4
Leyton	4
25-30	2
30-50	2
Leytonstone	10
18-25	6
25-30	1
30-50	3
Mill Hill	31
18-25	24
25-30	4
30-50	2
50+	1
Millwall	73
18-25	35
25-30	11
30-50	13
50+	14
Mitcham	4
18-25	3
25-30	1
New Cross	16
18-25	8
25-30	1
30-50	6
50+	1
New Malden	1
18-25	1
Norbury	12
18-25	8
25-30	3
30-50	1
North Kensington	103
18-25	83
25-30	4
30-50	8
50+	8
Northolt	8
18-25	5
30-50	3
Old Kent Road	58
18-25	26

25-30	10
30-50	17
50+	5
Orpington	3
25-30	2
30-50	1
Paddington	608
18-25	532
25-30	37
30-50	27
50+	12
Park Royal	24
18-25	9
25-30	9
30-50	6
Peckham	34
18-25	20
25-30	3
30-50	8
50+	3
Plaistow	46
18-25	25
25-30	6
30-50	13
50+	2
Plumstead	66
18-25	35
25-30	5
30-50	20
50+	6
Poplar	183
18-25	78
25-30	32
30-50	51
50+	22
Purley	1
18-25	1
Richmond	8
18-25	2
25-30	4
30-50	2
Romford	9
18-25	5
25-30	2
30-50	2
Ruislip	1
18-25	1
Shadwell	71

18-25	53
25-30	2
30-50	10
50+	6
Shoreditch	190
18-25	113
25-30	40
30-50	26
50+	11
Sidcup	4
18-25	2
30-50	2
Soho	466
18-25	382
25-30	51
30-50	32
50+	1
Southall	15
18-25	4
25-30	5
30-50	6
Southgate	3
18-25	1
25-30	1
30-50	1
Stanmore	3
18-25	3
Stoke Newington	51
18-25	29
25-30	14
30-50	6
50+	2
Stratford	126
18-25	35
25-30	38
30-50	36
50+	17
Surbiton	3
18-25	3
Sutton	13
18-25	4
25-30	5
30-50	4
Tooting	17
18-25	9
25-30	6
30-50	2
Tottenham	33

18-25	19
25-30	6
30-50	8
Twickenham	7
18-25	4
25-30	1
30-50	2
Wallington	6
18-25	4
25-30	1
30-50	1
Walthamstow	10
18-25	5
25-30	1
30-50	4
Wandsworth	118
18-25	49
25-30	22
30-50	43
50+	4
Wembley	35
18-25	14
25-30	9
30-50	12
West Hampstead	81
18-25	48
25-30	16
30-50	11
50+	6
West Norwood	48
18-25	39
25-30	8
30-50	1
Whitechapel	84
18-25	63
25-30	7
30-50	8
50+	6
Willesden	6
18-25	4
25-30	2
Wimbledon	13
18-25	7
30-50	5
50+	1
Woodford	13
18-25	5
30-50	8

Woodside	15
18-25	6
25-30	5
30-50	4
(blank)	
(blank)	
Grand Total	5779

2. Are there any particular regulations and statute that apply to residential buildings in London 20 stories or more

With regards to fire safety when a building is occupied, the Regulatory Reform (Fire Safety) Order 2005 (as amended) applies to all multi-occupied residential buildings regardless of their height. This details the general fire precautions the Responsible Person needs to take to keep residents and other occupiers safe from fire.

The Fire Safety (England) Regulations 2022, which came into force 23rd January this year, place additional duties of the Responsible Person of residential buildings including high-rise buildings (those above 18m or seven storeys in height):

Our website links for more info on these:

[The Regulatory Reform \(Fire Safety\) Order 2005 - Fire safety law | London Fire Brigade \(london-fire.gov.uk\)](https://www.london-fire.gov.uk/the-regulatory-reform-fire-safety-order-2005-fire-safety-law/)

[Fire Safety England Regulations 2022 | London Fire Brigade \(london-fire.gov.uk\)](https://www.london-fire.gov.uk/fire-safety-england-regulations-2022/)

In addition the Housing Act 2004 applies to the residential accommodation. This introduced the Housing Health and Safety Rating System, which is used to evaluate of the potential health and safety risks in dwellings. This systems looks at 29 hazards include the risk from exposure to uncontrolled fire and associated smoke at a dwelling. This legislation is enforced by the Local Authority and guidance is available here: [Housing health and safety rating system \(HHSRS\) guidance - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/housing-health-and-safety-rating-system-hhsrs)

The Building Safety Act 2022 applies to higher-risk buildings, including multi-occupied residential buildings over 18m (or seven storeys) in height. This Act brings in the new building safety regime to ensure there is greater accountability and responsibility for fire and structural safety issues throughout the lifecycle of higher-risk buildings.

With regards to fire safety when a building is being designed or refurbished, The London Plan 2021 sets out a planning framework for London. In terms of fire related aspects, it requires the highest standards of accessible and inclusive design to be met (London Plan policy D5) and that developments must achieve the highest standards of fire safety (London Plan policy D12). More information can be found here: <https://www.london.gov.uk/programmes-strategies/planning/london-plan/new-london-plan/london-plan-2021>

The Building Regulations 2020 also applies to all new or materially altered residential buildings. Guidance on achieving compliance with the Building Regulations is found in Fire Safety design guidance such as Approved Document B and BS 9991. These guidance documents set out the fire safety design provisions expected, and for residential buildings they have increasing expectations for specific fire aspects (for example the fire resistance of the building's structure) based on increasing height of a

building . In the case of very tall buildings, very large or complex buildings, or those being built with modern methods of construction (for example modular construction) a fire engineered approach may be a more appropriate design approach following a framework such as that set out in BS 7974.

3. Where there are 2 or more tall buildings on the same site, is there a minimum distance between them?

The distances between tall buildings on the same site are covered by the fire safety design guidance to restrict fire spread between them. As above, the guidance is contained in Approved Document B or BS 9991 and relates to the building use (and internal compartmentation), the building height, and the size and protection of any openings (such as doors or windows). Those guidance documents provide calculation methodologies, and in turn point to other more detailed guidance documents for complex methods for determining the separation distances.

There may be other (non-fire) related expectations in terms of separation between buildings, however we are not experts in those non-fire aspects.

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: <https://www.london-fire.gov.uk/about-us/transparency/request-information-from-us/>