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: 8570.1

Date of response: 26/04/2024

Request:

This request relates to a development at Townsend Yard, Highgate, London N6 5JF. It follows on a previous request (FOIA 7437.1) made on 24 April 2023 by the Highgate Society, to which you responded, thank you. The Highgate Society now makes a further FOIA request to see:

1. All the written correspondence between Salus and the London Fire Brigade from 24 April 2023 to today's date in relation to: - HGY/2020/1326 - Demolition of existing buildings on site, excluding original folly, removal of communication mast. Construction of 7 mews dwellings with associated landscaping. - HGY/2023/2493 –Townsend Yard - Redesign of plot 1 to incorporate fire brigade access to adjacent properties through an alleyway at ground floor level into the rear of the plot.

2. All and any other correspondence relating to the Fire Safety Report and Shepherd's Cottage, including any correspondence with FRA who prepared the Fire Safety Report.

3. Please include in the disclosure all and any relevant correspondence between LFB and Haringey Council, and any relevant LFB internal correspondence, memoranda, and documents.

Response:

I have asked our Prevention and Protection team (Fire Safety) to provide me with any further correspondence saved to their records since 24 April 2023. I have attached all of the further correspondence we have on file for this request.

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

From: [redacted]
To: [redacted]
Subject: Townsend Yard, London N6 5JF - Developer Response - AI referral.
Date: 10 July 2023 10:23:00
Attachments: image001.png
image004.jpg
image006.jpg

Good morning,

Thank you for your email.

Following a meeting with our engineering group, we feel it best placed if all future correspondence in relation to these matters are directed towards the Approved Inspector (AI).

As you are aware, I have personally invested a lot of time to this matter, over the last two years and I think that we are now at a point where I am unable to assist any further with theoretical solutions. Future proposals, from yourselves (developer), will now need to be assessed by the Approved Inspector (AI) and where relevant officially forwarded to us for our comments.

We have requested to remain as consultees, to the AI and he is free to submit any official proposals/ fire strategies, from yourselves (developer) onto us, where we will be able to observe precise documents/ proposals (i.e. scaled plans, exact measurements etc) then provide our official, recorded comments.

Kind regards,

[redacted]

Deputy Team Leader
Station Officer/ 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]
[redacted]

london-fire.gov.uk

From: [redacted]
Sent: 07 July 2023 12:40
To: [redacted]
Subject: RE: Townsend Yard

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

Can you please advise the outcome of your meeting.

Many thanks

Regards,

[redacted]
DIRECTOR

Executec Ltd
28 Manchester Street
London W1U 7LF
DD:020 3657 6622
Tel: 020 7486 0050
Fax: 020 7486 0850
[redacted]
Web: www.executec.co.uk

From: [redacted]
Sent: Thursday, July 6, 2023 10:34 AM
To: [redacted]
Subject: RE: Townsend Yard

Good morning,

I apologise, I have been busy and have nothing to report.

I have a meeting at 1130 today with our Fire engineering group to discuss this.

I will come back to you or via your Approved Inspector following the meeting.

Kind regards,

[redacted]

Deputy Team Leader
Station Officer/ 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]
[redacted]

london-fire.gov.uk

From: [redacted]
Sent: 06 July 2023 10:06
To: [redacted]
Subject: RE: Townsend Yard

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

I am getting concerned as I have not had a response from you .

I have tried to contact you for over a week via phone and email, I have also just sent a text.

As previously advised this issue is seriously affecting our funding and we need to bring this to a close, you may be away or have another issue but can you please let me know as I reiterate this is having serious consequences on our development.

I eagerly await to hear you

Regards,

[redacted]
DIRECTOR

Executec Ltd
28 Manchester Street
London W1U 7LF
DD:020 3657 6622
Tel: 020 7486 0050
Fax: 020 7486 0850
[redacted]
Web: www.executec.co.uk <http://www.executec.co.uk>

From: [redacted]
Sent: 05 July 2023 11:46
To: [redacted]
Subject: RE: Townsend Yard

Hi [redacted]

I have left several messages for you but have not had a response , I hope you are ok.

Can we please have an update on this situation as a matter of urgency

Happy to talk as soon as you are able

nd

We did forward to you our design on the 22 June , almost 2 weeks ago and hoped to have some direction by now.

Look forward to hearing from you

Regards,

[redacted]
DIRECTOR

Executec Ltd
28 Manchester Street
London W1U 7LF
DD:020 3657 6622
Tel: 020 7486 0050
Fax: 020 7486 0850
[redacted]
Web: www.executec.co.uk

From: [redacted]
Sent: Monday, June 26, 2023 11:59 AM
To: [redacted]
Cc: [redacted] >; [redacted] >
Subject: RE: Townsend Yard

Hi [redacted]

Following my mail of last Thursday can you please advise when we can expect your comments following your internal discussions , as previously stated this has caused our funders great concern and we really need to move forward on this matter.

To assist further I have added a further drawing showing the current ground floor layout and where the cottage is in relation to our development and a marked up plan of the proposed alleyway showing the cottage and point X is the point you will have access to. This hopefully will assist you in looking at the revised alleyway and the position of the cottage , the alley takes you to the exact position you would get to had we not developed our site.

We eagerly await your response

Regards,

[redacted]
DIRECTOR

Executec Ltd
28 Manchester Street
London W1U 7LF
DD:020 3657 6622
Tel: 020 7486 0050
Fax: 020 7486 0850
[redacted]
Web: www.executec.co.uk <http://www.executec.co.uk>

From: [redacted]
Sent: 22 June 2023 11:05
To: [redacted]>
Cc: [redacted]>
Subject: Townsend Yard

Hi [redacted]

Further to our conversation this morning please note that these attachments are for the Fire Brigades eyes only and are strictly confidential, if you send to anybody else within the Brigade they must be advised that this is not to be discussed or circulated with anybody outside the Fire service.

I had made clear that we are not going to sit with the Highgate Society and I believe the council planning service does not wish to either. They are not a statutory body and are simply against our development and see this issue as a way to delay matters further. I previously advised and supplied the letter they sent to our funders who are now holding funds until this is resolved, and by resolved I mean that we achieve the fire brigades acceptance.

The attached ground floor plan shows and alleyway of 1100mm in width running from the yard to the rear garden of the house by the cottage, thus giving the Brigade access to the rear of the cottage , to a position that they would reach if we had not carried out any construction. You may recall we found a fire hydrant in the yard directly outside this property.

We believe this leaves the building in the same situation as it currently is.

We also discussed the turning circle and reiterate that the current situation as per Whistler's cottages approved fire strategy will be acceptable once we complete our works as the road width increases significantly. As previously advised the brigade has rights to pass over private land as Townsend yard is private from the high street , so if as you state the brigade currently would come down the yard to get the rear of the cottage, under those same rules that the Brigade enjoy they can also turn on the existing turning circle provided and approved by the fire brigade for their development.

As discussed failing this we will sprinkler our end 4 houses that overcomes the need for the turning circle on our site.

You offered to present this to your team to get comment and approval before we make any official offer and we will appreciate this at your earliest opportunity.

As I said, the council planners are aware of this alleyway concept and have already given their support to assist in updated the planning , they would welcome our agreement on this matter and support us going forward.

I look forward to hearing from you

Regards,

[redacted]
DIRECTOR

Executec Ltd
28 Manchester Street
London W1U 7LF
DD:020 3657 6622
Tel: 020 7486 0050
Fax: 020 7486 0850
[redacted]
Web: www.executec.co.uk <http://www.executec.co.uk>

From: [redacted]
To:
Cc: [redacted]
Subject: 36A Highgate High Street. Land At Townsend Yard, London N6 5JF
Date: 10 July 2023 10:12:00
Attachments: image001.png
image004.jpg

Good morning,

Thank you for your email below.

Following a meeting with our engineering group, we feel it best placed if all future correspondence in relation to this matter are directed towards the Approved Inspector (AI).

As you are aware, I have personally invested a lot of time to this matter, over the last two years and I think that we are now at a point where I am unable to assist any further with theoretical solutions. Future proposals, from the developer, will now need to be endorsed / approved by the Approved Inspector (AI) and where relevant then forwarded to us for our comments.

We have requested to remain as consultees, to the AI and he is free to submit any official proposals/ fire strategies, from the developer to us, where we will be able to observe precise documents/ proposals (i.e. scaled plans, exact measurements) then provide our official comments.

I wish you good luck in your meeting.

Kind regards,

[redacted]

Deputy Team Leader
Station Officer/ 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].
[redacted]

london-fire.gov.uk

From: [redacted]
Sent: 10 July 2023 07:49
To: [redacted]
Cc: [redacted]
Subject: Re: CANCELLED - Meeting Request - All stakeholders - 36A Highgate High Street. Land At Townsend Yard, London N6 5JF

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

This was the lie of the ground end of day Saturday. The only available gap from the yard to the cottage wall fully occupied with the digger.

Myself and [redacted], Chair of the Highgate Neighbourhood Forum, are meeting with [redacted] to discuss the future of the lime trees at 1 o'clock tomorrow, Tuesday. We will also be asking questions about the outstanding fire safety requirements.

To which end it will be really helpful to know how your negotiations are coming along.

With regards,

[redacted]

On Mon, 26 Jun 2023, 14:54 [redacted], <[redacted]> wrote:

> Good afternoon,
>
> Due to unforeseen circumstances, I will be unable to facilitate the proposed meeting this Wednesday.
>
> I will contact you within the future to discuss proceedings.
>
> Kind regards,
>
> [redacted]
>
> Deputy Team Leader
> Station Officer /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].
> [redacted]
>
> [redacted]
>
> london-fire.gov.uk
>
> ---
>
> **From:** [redacted]
> **Sent:** 12 June 2023 10:42
> **To:** [redacted]
> **Cc:** [redacted]
> **Subject:** Meeting Request - All stakeholders - 36A Highgate High Street. Land At Townsend Yard, London N6 5JF
>
> *(N.B: Should you wish to be removed from this email chain please inform me).*
>
> Good morning,
>
> Thank you for your returned emails and phone calls, following my email below.
>
> I have received responses from the Building control body, Developer, Highgate Society however I still await a reply from planning.
>
> From my received responses, it seems the **28th of June 2023** will be the best day to hold this meeting, would it be possible to reserve this date in readiness for a confirmation?
>
> I will need to know the numbers of attendees to work out a suitable meeting place so would it be possible to:
>
> - **Confirm the proposed date is still suitable.**
> - **Send to me the approximate numbers of persons that will be attending as part of your group.**

Kind regards,

[redacted]

Deputy Team Leader
Station Officer/ 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].
[redacted]

london-fire.gov.uk

From: [redacted]
Sent: 07 June 2023 18:48
To: [redacted]
Cc: [redacted]
Subject: Meeting Request - All stakeholders - 36A Highgate High Street. Land At Townsend Yard, London N6 5JF

Good evening,

Ref: Meeting Request - All stakeholders - 36A Highgate High Street. Land At Townsend Yard, London N6 5JF

As you are aware, unresolved fire safety matters are relevant to the aforementioned building and development.

Presently, a siloed approach has been adopted between different stakeholders.

Can I propose that we all meet to discuss proceedings from here, in an attempt to find a safe, compliant and mutual resolve avoiding where relevant, unnecessary extra costs, time and concern.

I am happy to chair said meeting and provide a place to meet.

One day between the **26th -29th June** would be convenient at my end and should give ample time to arrange/ rearrange calendars?

I would be grateful if one person could respond to on behalf of your group i.e. one person for planning, residents, build control, developers etc to reduce email traffic.

I look forward to your replies and the possibility of meeting you all.

Kind regards,

[redacted]

Deputy Team Leader
Station Officer/ 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]
[redacted]

london-fire.gov.uk

From: [redacted]
To: [redacted]
Subject: Building Regulations Consultation Response, Townsend Yard, 31/164103, 2326518, 03/08/2023
Date: 27 September 2023 10:01:00
Attachments: Townsend Yard_2326518_Building Control Response.pdf
GN_29_Access for fire appliances.pdf
image005.png
image006.jpg
image007.gif
image008.jpg
image009.jpg
image010.jpg
image011.png
image012.png
image013.png
image014.png
image015.png
image016.png

Good morning [redacted]

I apologise for the delay in my response, I have been away on leave and the consultation for the aforementioned was undertaken by our Consultation Hub

From investigation an email was sent to you on the 09/08/23 (see below my signature) and a copy of the consultation letter is attached above

Please respond as directed by the email below

Kind regards,

[redacted]
Deputy Team Leader
Station Officer/ 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]
[redacted]
london-fire.gov.uk

From: [redacted]
Sent: 09 August 2023 15:35
To: [redacted]
Cc: FSR-AdminSupport <FSR-AdminSupport@london-fire.gov.uk>
Subject: Building Regulations Consultation Response, Townsend Yard, 31/164103, 2326518, 03/08/2023

Further to your recent Building Regulations Consultation (BRC) request, detailed below, please find attached a copy of our response letter

Premises address: Townsend Yard, Highgate, London N6 5JF
Your Ref: 507006

Any additional or revised information in response to the attached consultation letter must be formally submitted and processed via the Fire Safety Regulation administrative team and **not** sent directly to the Building Design Consultation Hub Technician If you are submitting supplementary BRC information via email, this **must** be sent to **fsr-electronicconsultation@london-fire.gov.uk**. Please ensure that all information requested is provided in a clear format together with relevant comments from the Building Control Body This will ensure that your revised BRC request will be administered correctly and efficiently

Any other general queries should be addressed to FSR-AdminSupport@london-fire.gov.uk

Regards,

[redacted] *BEng (Hons), MIFireE, MSFPE*
Building Design Consultation Hub Technician
Prevention & Protection

169 Union Street, London SE1 0LL

T: 020 8555 1200 x[redacted]
[redacted]

london-fire.gov.uk

From: [redacted]
Sent: 05 September 2023 13:35
To: [redacted]
Subject: RE: Townsend Yard

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

Good Morning [redacted]

Salus are satisfied that the fire strategy provided and issued to London Fire Brigade for our formal consultation meet the functional requirements of Approved Document B of The Building Regulations.

LFB have also not come back to us with any comments or objections to our formal consultation within the statutory period despite further requests for comments.

We therefore confirm that your proposals for Part B are accepted.

Kind Regards

[redacted] C.Build E MCABE
DESIGN & DIRECTOR
[redacted]
http://www.salus.co.uk

National coverage, regional experts

Registered Office:
Prince House Marina Court, Maple Drive, Hinckley, Leicestershire, LE10 3BF
Tel: 0333 800 5678

Coronavirus Business Continuity Statement
Privacy Policy and Registered Office *click here*

Proudly supporting ProCon since 2008.

From: [redacted]
Sent: Tuesday, September 5, 2023 10:07 AM
To: [redacted]
Subject: Fwd: Townsend Yard

Morning [redacted]

Hope you are well,

Have we received a response from the below yet?

Can we consider this signed off now as we need to push on with brick work to house 1 as well as progressing the window order on this one

Kind regards
[redacted]

Sent from my iPhone

Begin forwarded message:

> **From** [redacted]
> **Date:** 31 August 2023 at 10:41:48 BST
> **To:** [redacted]
> **Cc:** [redacted]
> **Subject: FW: Townsend Yard**
>
> Good Morning,
>
> Would it be possible to get a response to my emails below please.

Thanks

[redacted] C Build E MCABE
[redacted] DIRECTOR
[redacted]
www.procon.co.uk

Nation of coverage, regional experts

Registered Office:
Primus House Marina Court, Maple Drive, Hinckley, Leicestershire, LE10 3BF
Tel: 0333 800 5678

From [redacted]
Sent: Tuesday, August 29, 2023 3:47 PM
To [redacted]
Cc [redacted] >
Subject: FW: Townsend Yard [Filed 29 Aug 2023 15:46]

Good Afternoon,

Please see my email to [redacted] regarding the development of seven new dwellings at Townsend Yard. Due to the sensitive nature of the scheme can you please confirm if you will be responding to our formal consultation dated 3rd August.

Kind Regards

From [redacted] >
Sent: Tuesday, August 29, 2023 3:44 PM
To [redacted] >
Subject: Automatic reply: Townsend Yard

Thank you for your email.

Unfortunately I am "out of office" and unable to respond to your message until the 13th of September 2023.

Should your email require immediate attention please contact:

[redacted]

[redacted]

fsr-adminsupport@london-fire.gov.uk

Alternatively contact the helpdesk on:

0208 555 1200 ext [redacted]

I will contact you on my return.

[redacted]
Camden, Barnet, Enfield & Haringey Team
Fire Safety Regulation: North West Area.

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

london-fire.gov.uk

169 Union Street
London SE1 0LL
T 020 8555 1200

Minicom 020 7960 3629
london-fire.gov.uk

Private and Confidential

[redacted]
Associate Director
Salus AI

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

Date 09 August 2023
Our Ref 31/164103/LR
Your Ref 507006

Dear Sir/Madam,

RECORD OF CONSULTATION/ADVICE GIVEN

THE BUILDING (APPROVED INSPECTORS ETC.) REGULATIONS 2010 & REGULATORY REFORM (FIRE SAFETY) ORDER 2005 (as amended) ARTICLE 46

FIRE AND RESCUE SERVICES ACT 2004

SCOPE OF WORKS:	Construction of 4no. 3 storey dwellings and 3no. 2 storey dwellings
PREMISES ADDRESS:	Townsend Yard, Highgate, London N6 5JF
PLAN NUMBERS:	1003 1004 1006 1010 1011 1015 1023
DOCUMENTS REVIEWED:	LFB Pro Forma from Salus. 02/08/2023 Fire Strategy Report from FRA. Rev 2

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), and any regulations made under article 24 (hereafter referred to as 'The Order') in London.

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

(1) The comments below are made in connection with The Order and form part of the Building Regulations consultation, which should be provided to the applicant.

1.1 The submission appears to relate to single private houses with no common parts. Therefore, The Order may not apply.

1.2 Please note there may be other fire safety provisions under the Housing Act 2004.

(2) The observations below are made in connection with The Building Regulations

2.1 It is unclear if the Listed Cottage meets the minimum expectations of ADB V1 with regards to *Requirement B5: Access and facilities for the fire service*, including suitable hose laying distances. Clarity is sought.

2.2 Ensure the access gates and alleyways are available at all times for fire appliances and firefighter access. We draw your attention to the recommendations of *Fire Safety Guidance Note GN 29: Access for Fire Appliances*, attached for your reference.

2.3 Balconies to meet the guidance of BS 8579:2020 or equivalent.

2.4 Any locks on the escape routes are to be simple fastenings that are easy to operate, operable from the side that people are escaping, and without the need to manipulate more than one mechanism to ensure quick and safe egress.

(3) Additional observations and recommendations relating to proposed scheme

3.1 The comments and observations detailed in this letter are subject to the Building Control Body's submitted notes and outstanding recommendations being satisfactorily addressed.

3.2 Any battery charging areas are to be remote from the means of escape and within an enclosed suitably fire-resisting storage area. We strongly recommend that consideration is given to the storage, charging and fire safety management of the battery charging area, taking into account and applying the guidance provided in *RC59 Recommendations for fire safety when charging electric vehicles*. This document has been developed through the RISC Authority and published by the Fire Protection Association (FPA) version 1, 2021.

(4) Expected outcome of consultation

Based on the nature of the items raised above in sections (1) to (3):

Further consultation is expected with regard to this letter. Further information should be provided regarding the following:

As detailed in section (2).

Any queries regarding this letter should be addressed to FSR-AdminSupport@london-fire.gov.uk. If you are dissatisfied in any way with the response given, please ask to speak to the Team Leader quoting our reference.

Yours faithfully,

Assistant Commissioner (Fire Safety Regulation)

Reply To: Building Design Consultation Hub
(via FSR-AdminSupport@london-fire.gov.uk)

There is clear evidence that Automatic Water Fire Suppression Systems (AWFSS) can reduce the number of deaths and injuries from fire, as well as reducing the risk to firefighters.

The London Fire Brigade strongly encourages those who design, construct and approve residential and commercial buildings, to go beyond the minimum expectation of compliance and include AWFSS in a wider variety of buildings. There are also additional benefits to the inclusion of AWFSS in terms of property protection, environmental protection and business continuity.

Further guidance can be found on the Brigade's website.

LONDON FIRE BRIGADE

Fire Safety Guidance Note: Access for Fire Appliances

GN29

Rev 14, 27 May 2022

Contents

The London Fire Commissioner (the Commissioner) is the fire and rescue authority for London.

This Guidance Note covers the access arrangements needed for fire appliances to get close enough to a building to fight fire. It details such requirements as minimum road widths, turning circles, road humps and projections from buildings. It is primarily aimed at developers and architects for planning reference but may be useful to anyone who has concerns about fire brigade access to a building.

1 Introduction

1.1 This document has been prepared by the Fire Safety Regulation Department, London Fire Brigade (LFB).

1.2 The purpose of this Guidance Note is to provide information to specialists and the public regarding fire brigade access for fire appliances to and around buildings. This information should be used to plan for new premises, inform and review fire risk assessments (FRAs) and review existing access arrangements where necessary.

2 Other Authorities you may need to Consult

2.1 As the local authority administers the Building Regulations, where access and facilities for the fire service are concerned, the authority concerned should be consulted.

3 General

3.1 Access roads may be public highways, private roads, footpaths, or specially strengthened and defined routes through the land surrounding the buildings. The recommendations for London Fire Brigade pumping appliances, aerial appliances and special large appliances are detailed below:

	Pump (P)	32m Turntable Ladder (TL)	64m Turntable Ladder (TL)	Fire Rescue Unit (FRU)	Special
Min width between kerbs (m)	3.7				
Min Width of gateway (m)	3.2				
Max. width considering equipment trays, any extending legs (m)	4.18	5.6 without spreader plates	6.4 with spreader plates	5.34	4.4
Min clearance height (m)	3.4	3.45	4.1	3.35	4.25
Appliance length(m)	7.8	10.3	12	9.2	9.9
Min sweep circle (turning circle between walls) (m)	17	19.5	23.5	18.6	24.5
Min turning circle between kerbs (m)	16	17.5	21.5	17	22
Gross Vehicle Weight (GVW) (KG)	14000	18000	32000	14500	26000
Capacity, Gross Laden Weight (GLW) (KG)	12286	17284	30173	12900	24600

Table 1- Typical vehicle access route specification

3.2 It should be noted that any or all of the appliances noted could be attending a fire or other incident at any location and therefore, the upper number for width and weight considerations should be utilised in any deliberations for access at any location. It should also be noted that the weight and width considerations should be through any gateway and into the surrounding area as firefighters will need to gain access to the appliance concerned.

4 Access

Access for all appliance types

4.1 Access roads for appliances should be provided with a minimum 10 metre working area(s) at appropriate locations where appliances are to be positioned and used around the building. This will enable all types of appliance to operate at their optimum height and reach. Roads, including any inspection covers and public utility service pits, should be capable of carrying the maximum weight set out in Table 1.

Aerial appliances

4.2 Due to the weight of high and special reach appliances being distributed over several axles, it is considered that their infrequent use of a carriageway or route designed to 14.0 tonnes should not cause damage. It would therefore be reasonable to design the road base to 14.0 tonnes, although structures such as bridges should have the full 32.0 tonnes capacity.

4.3 In addition, aerial appliances will need to extend jacks from the appliances if they are to be used in any work environment. Turntable ladders, and aerial platforms are fitted with four ground jacks as stabilisers. Under normal working conditions the weight on the jack should not exceed 14.6 tonnes.

4.4 Overhang of booms on headrest do not exceed 1.83m from foremost part of the vehicle.

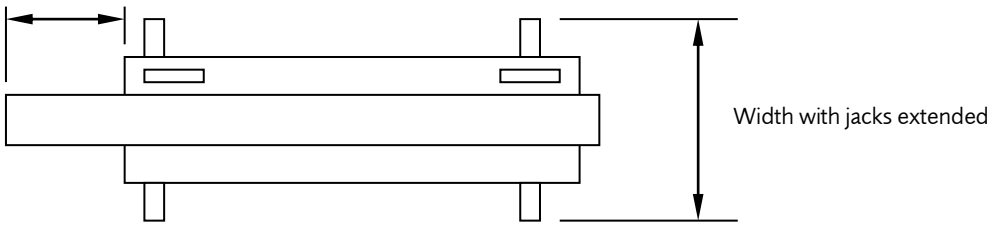


Figure 1 Aerial appliance overhang dimension and width with jacks extended. See Table 1 for Jack widths

4.5 With regard to Diagram 15.2 of ADB B5 Volume 2, the maximum and minimum distances and width of aerial appliances for the LFB are:

A = 4.9 metres

B = 7.0 metres

C = 12.0 metres

D = 2.2 metres

Access road gradients

4.6 Gradients on any access road to be used by fire appliances should be no greater than 1 in 4 (25%). The approach and departure angles to any gradient should not exceed 12°.

5 Turning and Sweep Circles of Appliances

5.1 When providing access for appliances, allowance should be made for an appliance's turning circle and sweep circles. Additional turning spaces should be provided where corners must be negotiated, and sweep circles should not be obstructed above kerb height.

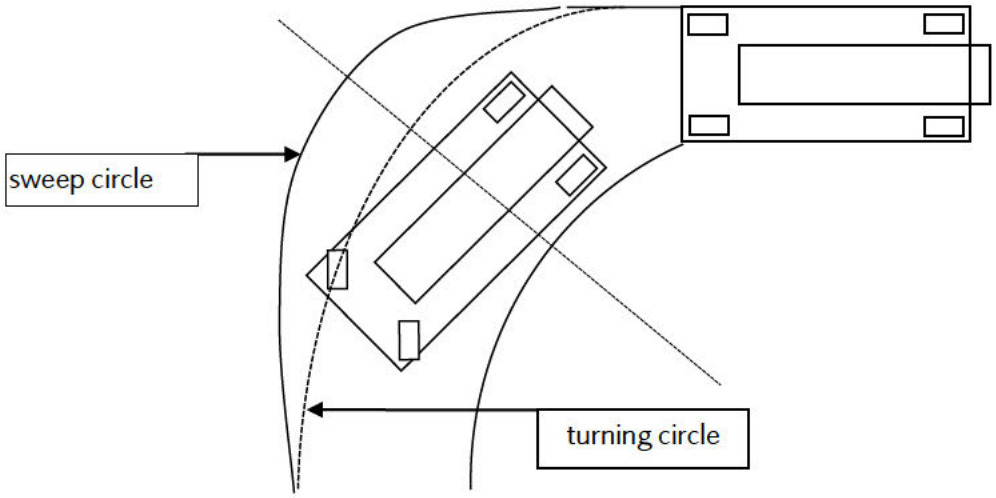


Figure 2 Appliance sweep and turning circles. See Table 1 for figures

6 Dead End Access

6.1 Turning facilities should be provided in any dead-end access route that is more than 20m long This can be a hammerhead or turning circle as described in Diagram 15.3 Turning facilities, of Volume 2 of ADB (Diagram 13.1 in ADB Volume 1).

7 Access for Buildings

7.1 Access to the exteriors of the building is needed to enable high reach appliances to be used and pumping appliances to supply water and equipment for fire fighting and rescue activities. These access requirements increase with the building size and height. Vehicle access requirements are commented on in the current versions, Volumes 1 and 2 of ADB, Requirement B5: Access and facilities for the fire service. Alternatively, the current version of BS 9999 Fire safety in the design, management and use of buildings Code of practice or BS 9991 Fire safety in the design, management and use of residential buildings Code of practice can be utilised

8 Obstruction to Access

8.1 All access roads for Fire Brigade appliances should be kept clear of any obstructions. It may, however, be considered necessary to restrict unauthorised entry and various arrangements are set out below.

8.2 Before any obstructions are installed the proposed arrangements should be advised to the local LFB fire safety team who can liaise with the local fire station as necessary,

9 Posts and Bollards

9.1 Siting of bollards must not obstruct the use of hydrants.

Fixed and removable posts or bollards

9.2 When considering the type of post or bollard to be used, either fixed or removable, it is particularly important to bear in mind the type of scheme being considered.

9.3 If the scheme is a simple environmental improvements scheme in a thoroughfare it may be acceptable for a row of fixed bollards to be spaced along the kerb line. If this is not acceptable to the traffic authority, there are a number of options:

(a) Intermediate bollards of a lower height i.e., below 230mm in height.

(b) A removable bollard - one only for any access route. Removable bollards may be of galvanised steel tube. They should be secured in position with a standard Fire Brigade (FB) padlock or GERDA key.

Collapsible posts or bollards

9.4 Collapsible posts and bollards are acceptable in certain cases provided they do not project more than 150mm above ground level when folded and are not of such a type that an appliance passing over one end of the collapsed bollard will raise the other end and foul the appliance. Collapsible posts may be of iron pivoted near the ground. They should be secured by a standard FB padlock or GERDA key.

Flexible posts or bollards

9.5 Any proposal to use flexible bollards of a new or improved design should be referred (with particulars of the design) to the local LFB fire safety office.

10 Width Restrictions

10.1 Closure of the roadway by a lockable gate or removable post(s) is not permitted where the restriction extends the attendance times. A raised paved area of any sort in the centre section of a width restriction is not acceptable except where it forms a control island with posts to prevent traffic mounting the pavement. It should have a kerb height not exceeding 100mm. It is essential to ensure that these posts are easily removable.

10.2 Any gate or removable post(s) must be secured only at one point and with a standard FB padlock or GERDA key.

10.3 If an appliance would have to mount the pavement to pass a restriction there should be no obstructions in the form of shop blinds, trees or street furniture which might impede its passage. The total width available for the passage of appliances, i.e., combined width of road and pavement, must not be less than 3.1m with a straight approach. Where the approach is at an angle, up to 5m may be necessary.

11 Gate Barriers

11.1 Barriers are not acceptable on through routes and only one barrier is acceptable on a route to an estate. Thus, if a barrier is provided on an estate, the route from the local fire station to that estate must not be additionally obstructed in any way.

11.2 Tests have shown that time is lost through the appliance and crew negotiating their way through a barrier through stopping, dismounting, removing an obstruction, remounting and proceeding. This time is impacted if the lock is not in good order and the obstruction cannot be easily removed.

11.3 Most types of gate barrier are acceptable if they meet the following criteria: -

(a) They must be quickly and easily openable by LFB personnel.

(b) They must be only secured at one point by a standard FB padlock or Gerda key.

11.4 Any proposal to install electrically operated barriers should be referred to the local LFB fire safety office. Measures should be taken to ensure that parking will not take place in the immediate vicinity of a barrier and where it is known that parking is likely to take place, the scheme should not be allowed.

12 Speed Control Humps

12.1 The Highways (Road Humps) Regulations 1999 stipulate precise and demanding criteria for the construction, siting and signing of road humps on public roads.

12.2 Regulation 3(b) of the Highways (Road Humps) Regulations 1999 confirms the London Fire Brigade should be consulted when a borough proposes introducing a road hump scheme.

12.3 Written notification of the final scheme details should be presented to the LFB at least one month prior to implementation. Such notification would enable the Officers to consider and introduce any contingency arrangements that may be possible.

12.4 Proposals to amend any part of an existing scheme should be subject to further notification and consultation in order that Officers may consider the full implications of the revised scheme and regarding any adjacent traffic management schemes.

12.5 Although the LFB is supportive of the aims of traffic management schemes it should be remembered that each road hump delays a fire appliance by approximately ten seconds. (Six humps represent a delay of one minute). Every consideration should be given to the introduction of other traffic calming measures in place of road humps, with road humps only being used to complement the total scheme.

12.6 A typical location for a road hump system would be a long and fairly straight secondary road situated in a residential area. The LFB's case will then need to be based on the distance from the nearest fire station and whether the road on which the humps are to be constructed is one which is essential for access, and for which no suitable alternative is available. Additional factors to be considered include: -

(a) **Type of road humps**: Round top humps are preferred to those with a flat top.

(b) **Size**: Humps of 50mm high are preferable to those of 75mm or 100mm high. The overall length of a specific type of hump should be as near to the recommended minimum as possible.

(c) **Distance between humps**: In general, the Brigade would prefer the maximum possible distance between humps. However, there may be specific sections of a road on which it is desired to achieve a more defined speed limitation, and which consequently will result in closer positioning of humps. Accordingly, such measures should not apply to the whole length of the road.

(d) **Number of humps**: The removal of previous restrictions on the number of humps in a series may lead to a tendency to identify road(s), which though worthy of the installation of road humps, could result in unnecessarily extensive series of road humps. This tendency should be avoided and humps only installed where their specific benefits have been identified.

(e) **Location of road humps**: Generally, the placement of road humps within close proximity of bus stops, round-a-bouts, road junctions and on dual carriageways are likely to lead to speed reductions, but correspondingly heavier traffic congestion which would, invariably, further delay appliances attending emergency incidents. Therefore, such proposals would be discouraged.

(f) **Speed Tables**: The Highways (Road Humps) Regulations 1999 indicate a minimum length for a road hump but not a maximum length. This allows a road to be raised for a considerable distance to provide a flat-topped table, these are known as Speed Tables.

12.7 Speed Cushions are normal road humps with gaps to allow the passage of large vehicles, e.g. fire appliances and buses. Conditions a) – f) above also apply to speed cushions although they are generally more acceptable to the LFB.

13 Pedestrianised Areas

13.1 A clearly defined fire path of sufficient width, and capable of supporting the weight of a pumping appliance is required through a pedestrianised area. (This may be indicated by the use of different coloured concrete or different paving patterns). Where tall buildings abut, the fire path will need to be of sufficient width for use by aerial appliances giving consideration for their working dimensions and increased weight loading requirements.

13.2 The siting of the fire path should consider building design features, e.g., canopies, extended shop fronts, etc. and any other road furniture. (these features may affect the positioning and operational use of aerial appliances and/or ladders).

13.3 No physical obstructions including seating, trees or flower beds should obstruct the fire path and no street furniture e.g., lamp posts, should be allowed which could prevent the use of ladders by firefighters.

13.4 If appliance access to a pedestrianised area crosses a kerb, it should be ramped with a steady incline for a minimum length of 500mm with the difference in levels not exceeding 100mm and both ends inset.

14 Standard Padlocks

14.1 Fire Brigade padlocks and keys are generally available from hardware suppliers. Please refer to the telephone directory for your nearest outlet. For GERDA locks consult their website http://www.gerdasecurity.co.uk/

15 Water Mains, Fire Hydrants and Alternative Supplies of Water for Fire Fighting

15.1 The provision of fire hydrants and other facilities for firefighting must be in accordance with the current version of both the Building Regulations and Approved Document B. Fire hydrant flow rates for firefighting should be in accordance with the National guidance document on the provision of water for firefighting, which is available via Water UK's website, https://www.water.org.uk

15.2 Building development sometimes necessitates the closure of thoroughfares and the disestablishment of existing water mains. It will be necessary to decide in such cases whether any hydrants affected may be abolished or whether they should be refixed in new positions. The cost of such work will be met by the developer.

15.3 Subject to the terms of the planning agreement and any conditions under the Community Infrastructure Levy, the cost of additional statutory fire hydrants will normally be met by the London Fire Brigade. However, it may not be practicable, owing to the absence of statutory mains within the development area, to provide adequate cover by the installation of statutory fire hydrants. In such cases it may be a requirement to install private fire hydrants sealed in preference to metered (this will be decided by the water authority) and attached to a water main suitable for firefighting.

The hydrants should be installed in suitable locations within an appropriate and accessible distance to the buildings they cover. Access to hydrants must be measured via a route suitable for laying hose, this means access should not be obscured by walls, roads, or any other means. The Brigade will advise on such installation's requirements on receipt of the site plan.

Please e-mail electronic copies of the plans detailing the size, nature and usage of the building (residential, commercial, industrial, mixed usage, etc) , the water mains layouts including mains sizes, and the location of any dry or wet risers to water@london-fire.gov.uk. If submitting paper plans, please provide two copies of the site plan to the address detailed in 15.8.

15.4 When new mains are to be laid by a water undertaker, an INSET/NAV company or by self-lay, consideration must be given to proposed size in relation to the flow of water required for firefighting Please refer to the National guidance document on the provision of water for firefighting which is available from the Water UK website, https://www.water.org.uk. Advice and guidance may also be obtained from the London Fire Brigade Water Team either via an e-mail to water@london-fire.gov.uk or via the switchboard on 020 8555 1200.

15.5 Statutory and private hydrants should be underground hydrants of wedge gate valve, screwdown, or thorough-bore design and conform to the current version of British Standard (BS) 750: Specification for underground fire hydrants and surface box frames and covers. They should be installed in footways immediately adjoining the access roads referred to and must be installed so that they are kept free of any obstructions (NB - hydrants must not be installed in parking bays, unmade areas, flowerbeds, or other areas where they could become damaged, obstructed and /or inaccessible).

15.6 The positions of the hydrants should be indicated by standard plates as detailed in the current version of BS 325: Indicator plates for fire hydrants and emergency water supplies.

15.7 Where either no piped water is available or the required flow rate for firefighting cannot be achieved via fire hydrants alone, developers must consider the use of alternative or complementary supplies as outlined in the current version(s) of Building Regulations Approved Document B. These measures may include automatic fire suppression systems, the use of storage tanks of water of appropriate capacity, the use of open water sources able to deliver a suitable supply of water all year around, or any other means of water supply for firefighting considered appropriate by the London Fire Brigade.

15.8 For other general enquiries relating to hydrant matters within the London boroughs, please contact the London Fire Brigade Water Team either via an e-mail to water@london-fire.gov.uk or via the switchboard on 020 8555 1200. The Water Team is normally staffed from 7am to 5pm Monday to Friday. Please note the Water Team is not staffed in the evenings, at weekends or on Public Holidays.

The postal address is:

London Fire Brigade
Water Team
169 Union Street
London
SE1 0LL

The Water Team's email address is water@london-fire.gov.uk

The Water Team may also be contacted using the Contact Us facility on the London Fire Brigade website: https://www.london-fire.gov.uk/contact-us/

16 Standards

16.1 The Standard or Code to be followed will normally be that current at the time the Brigade is consulted subject to any specific requirement contained in a statutory consent or approval relating to a development.

Making London the Safest Global City

LONDON FIRE BRIGADE

Notification of fire safety information - to station

To: **Station Commander Kentish Town:**
[redacted]

Borough Commander: [redacted]

Cc: FSR-AdminSupport@london-fire.gov.uk

[redacted]

[redacted]

From: [redacted]
Email: [redacted]

FS file: 31/164103
Tel: [redacted]

Date: 27 September 2023

The under-mentioned premises have been identified as having special interest to operational personnel. Brief details are given below, and further information can be obtained from the officer dealing.

Inspecting officer dealing: [redacted] **Tel:** [redacted]

Address of premises: Townsend Yard, Highgate, London N6 5JF

Detail of information or risk:

- ☐ Dangerous substances present
- ☐ Cylinders present
- ☐ Timber frame construction site
- ☒ Sprinklers/dry rising main/wet rising main/other fixed installation present
- ☐ Complex fire safety systems present (detail below)
- ☐ Transmission delay units and/or time-related fire alarm systems are installed
- ☐ Complex/unusual evacuation strategy used
- ☐ Prohibition notice served (copy attached)
- ☐ Enforcement Notice served that contains risks to firefighters (copy attached)
- ☐ Inappropriate sleeping accommodation (sleeping in commercial premises/beds in sheds)
- ☐ High-risk to firefighters present (detail below)
- ☐ Sandwich panels are installed
- ☐ Premises information box installed (Gerda or similar – see FSIGN 505)
- ☒ External access problems present
- ☐ Pollution risks (waste management sites etc.)
- ☐ Structural building elements / failures leading to fire spread (give details below)
- ☐ Failure of fire-fighting installations contributing to fire spread (give details below)
- ☐ Places of public entertainment which may not already be known to stations
- ☐ Temporary changes to evacuation strategies and the application of interim measures in residential buildings
- ☐ Electric vehicle charging equipment or Battery Energy Storage Systems installed on or near the premises
- ☐ Other (detail below)

It is unclear if LFB appliances can access the seven new houses via Townsend Yard or use the turning point at the end of the yard.

It is also unclear if fire service access, via an alleyway, to the existing Listed Cottage is suitable.

Action recommended by fire safety:

- ☒ Joint visit with fire safety
- ☒ Visit by local station
- ☒ Details to be added to ORD
- ☐ Add premises to 'Outside duty master schedule'
- ☒ Check contents of premises information box (if installed)
- ☐ Information only, circulate to local station(s)
- ☐ Other (detail below)

Please visit with a fire appliance and see if the appliance can access Townsend Yard, and turnaround at the end.

If the appliance needs to park on the Highgate High Street, then all parts of the houses need to be accessible on a route suitable for laying hose within 45m, or 75m for the sprinklered houses.

This form should be emailed to the relevant watch officers, station manager, borough commander, Area support staff (SW/South East/North West/North East Area Support Team) & FSR admin (FSR-AdminSupport@london-fire.gov.uk)

***Note to FSR admin**: Copy must be placed on e-FSF*

LONDON FIRE BRIGADE

Notification of fire safety information - to station

Notification of fire safety information - return to fire safety

To: **Team Leader**
Cc: FSR-AdminSupport@london-fire.gov.uk

From: **Station Commander** FS file:
Email: Tel:

Date:

Acknowledgement of receipt and action taken by station:

- ☐ Joint visit carried out with fire safety
- ☐ Visit carried out by local station
- ☐ Premises added to 'Outside duty master schedule'
- ☐ Premises information box contents checked
- ☐ Information circulated to local station(s)
- ☐ Noted (no further action required)
- ☐ Other (detail below)

*This form should be emailed to the relevant FSR team leader, borough commander, Area support staff (SW/South East/North West/North East Area Support Team) & FSR admin (*FSR-AdminSupport@london-fire.gov.uk)

Note to FSR admin
Acknowledged copy must be placed on e-FSF

From: [redacted]
To:
Cc:
Subject: Land At, Townsend Yard, London, N6 5JF - LFB Planning Application Consultation HGY/2020/1326 HGY/2023/2493 - 31/164103
Date: 28 September 2023 10:09:00
Attachments: image002.png
image001.jpg
image006.jpg

Good morning,

Ref: Non-Material Amendment to planning permission HGY/2020/1326 to alter design and layout of Unit 1 to incorporate fire brigade access through an alleyway at ground floor level. Our ref: 31/164103.

A. In response to this planning application, can we ask you to consider, the following relevant comments, which have been made during our building consultation, sent to the Approved Inspector on 09/08/2023.

1.0 It is unclear if the Listed Cottage meets the minimum expectations of ADB V1 with regards to Requirement B5: Access and facilities for the fire service, including suitable hose laying distances. Clarity is sought.

1.2 Ensure the access gates and alleyways are available at all times for fire appliances and firefighter access. We draw your attention to the recommendations of Fire Safety Guidance Note GN 29: Access for Fire Appliances, attached for your reference.

1.3 Any locks on the escape routes are to be simple fastenings that are easy to operate, operable from the side that people are escaping, and without the need to manipulate more than one mechanism to ensure quick and safe egress, this includes the gate to the alleyway.

B. Can I also make you aware that provisions for fire appliance access for the new developments have not, to our knowledge, been appropriately planned or arranged, as per the initial planning application of which this application makes an amendment. Can we ask that clarification is sought at this stage, to ensure appropriate arrangements will be made.

Kind regards,

[redacted]

Deputy Team Leader
Station Officer/ 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]
[redacted]

london-fire.gov.uk

From: Haringey Planning Services <planning@haringey.gov.uk>

Subject: Planning Application Consultation

Town and Country Planning Act 1990

Town and Country Planning (Development Management Procedure) Order 2015

Application No:	HGY/2023/2493
Proposal:	Non-Material Amendment to planning permission HGY/2020/1326 to alter design and layout of Unit 1 to incorporate fire brigade access through an alleyway at ground floor level.
Site Address:	Land At, Townsend Yard, London, N6 5JF
Case Officer:	[redacted]

An application has been received in respect of the proposed development described above. Please provide your response by 29/09/2023

To access the Haringey Public Register please Click Here. Please input the above reference to find the associated documentation and to comment.

Please note that comments in respect of applications will be made available for public view and reproduction, including via the Haringey website.

If you are a Ward Councillor or a Consultee with an account, please login here

Haringey Development Management Team

Fire Risk Assessments Limited
Saxon House - Stephenson Way
Crawley - West Sussex - RH10 1TN
T: 020 3668 0514
E: enquiries@firera.co.uk
W: www.firera.co.uk

Townsend Yard, London N6 5JF

Fire Strategy

Client: Executec Ltd 28 Manchester Street London W1U 7LF

July 2023 – Revision 2.0

Notice

This report is prepared for the exclusive use of the Client, Executec Ltd, and a third party shall not rely upon the information that it contains. FireRA Limited will not accept any responsibility for matters arising because of use by a third party. The recommendations and conclusions of the report should not be applied to any other building and may not be relevant if the report contents are not implemented into the design.

This report is formulated on the basis that the information and experience available at the time of preparation. It is applicable to Townsend Yard, London N6 5JF project only in accordance with the Client's instructions. It is only valid provided no other modifications are made, other than those for which a formal opinion has been sought and given by the FireRA Limited.

Document history

Revision	Purpose description	Author	Checked	Authorised	Date
1.0	Draft for comment	[redacted]	[redacted]	[redacted]	16/05/2023
2.0	Option of removing sprinkler subject to Fire Pump Swept Path acceptance. Proposal of a passage from Townsend Yard to the cottage rear garden.	[redacted]	[redacted]	[redacted]	21/07/2023

Table of contents

Sections

Executive Summary

FireRA limited has been appointed by Executec Ltd to assist and provide advice with regards to the fire safety design of Townsend Yard, London N6 5JF. The project consists of a redevelopment of an existing hardstanding and small block of garages off Townsend Yard, north of Highgate High Street, to provide 7 new residential units. The proposed scheme will comprise of a new residential development, including 4no. three-bedroom, three storey townhouses, 2no. two-bedroom, two storey townhouses and 1no. one bedroom, two storey townhouses.

It is intended that this report assists the client and design team in progressing the detailed fire safety provisions for the project.

This fire safety strategy has been developed to satisfy the life safety requirements with respect to fire under the Building Regulations 2010 (including amendments). This has been achieved through compliance with the prescriptive recommendations for life safety of BS 9991. In line with the objectives set by the client, the strategy has not been developed to include any additional specific measures for the protection of property. However, features that are included for life safety will contribute to some extent to property protection and business continuity.

The height of the top-most storey four 3-stories dwellinghouses is less than 7.5m above ground floor level whilst the height of the top-most three stories dwellinghouses is less than 7.5m above ground floor level. Each house will be accessed directly from the street and will feature a single protected stair core that will be used as means of escape.

A ‘defend-in-place’ evacuation regime will be adopted, whereby only the occupants within the dwelling of fire origin will be signalled to escape upon detection of a fire. Occupants elsewhere in the complex may escape on their own accord, on becoming aware of a fire, or under the direction of the fire and rescue service if deemed necessary.

The building is provided with a high degree of compartmentation, separating all dwellings, and giving protection to the means of escape.

Fire-fighting operations will be carried out through a combination of vehicle access and fire-fighter dwellings interna access via protected stairs. Suitable water supplies will be provided to the site via the public fire hydrant network (exact location to be further confirmed). Any internal point of any dwellinghouse will be reached within 45m hose distance. If fire pump swept path described in Chapter 12 is considered not suitable and the Fire Pump Tender is able to reverse only 20m into Townsend Yard, an automatic sprinkler system designed in accordance with BS 9251:2021 will be provided in dwellings wich do not meet the 45m hose distance criteria. A passage, accessible by fire brigade key and kept clear at all time, will available to fire personnel to reach the rear of the listed Cottage.

Non-exhaustive guidance has been provided within the appendices of this report relating to management issues. Under CDM legislation and Regulation 38 of the Building Regulations, this report should be provided to tendering contractors and building management to assist with the ongoing provision of fire safety within the development.

1 Introduction and Building Description

1.1 FireRA limited has been appointed by Executec Ltd to produce a Fire Strategy for seven new townhouses located in Townsend Yard, London N6 5JF.

1.2 Townsend Yard, London N6 5JF consists of redevelopment of an existing hardstanding and small block of garages off Townsend Yard, north of Highgate High Street, to provide 7 new residential units. The proposed scheme will comprise a new residential development, including 4no. three-bedroom, three storey townhouses, 2no. two-bedroom, two storey townhouses and 1no. one bedroom, two storey townhouses.

1.3 According with AB:B Volume 1, the three storey townhouse, labelled as Type 1 in Figure 1, are dwellinghouse with one storey more than 4.5m above ground level, and the two storey townhouses , labelled as Type 2 & 3 in Figure 1, are dwellinghouse with upper storeys no more than 4.5m above ground level.

Figure 1 – Height of the building

2 Aim and objectives

2.1 This report is intended to document the strategic design rather than provide detailed construction and specification information. The wider project documentation (prepared by other members of the design team) should be consulted to obtain the detailed information necessary to establish how this strategy has been implemented.

3 Legislation

3.1 Fire safety in buildings is governed by two pieces of legislation in the UK. The Building Regulations 2010, Part B, Fire Safety applies to building design, whilst for fire safety management in buildings, compliance with the Regulatory Reform (Fire Safety) Order 2005 (FSO) is needed.

Building Regulations 2010

3.2 The conversion works will be subject to the operation of the Building Regulations 2010. It will be necessary, therefore, for the fit-out works to meet the functional requirements of Part B of Schedule 1 of those Regulations. The strategy has been developed to satisfy the requirements for fire safety under the Building Regulations 2010, namely:

- B1 – Means of warning and escape
- B2 – Internal fire spread (linings)
- B3 – Internal fire spread (structure)
- B4 – External fire spread
- B5 – Access and facilities for the fire and rescue service

3.3 Compliance with these requirements will be based on the guidance contained within ADB:2019 Edition including 2020 amendments. Where it is not possible to achieve compliance with standard guidance, solutions based on engineered approaches are permissible.

Construction (Design and Management) Regulations 2015

3.4 Construction projects undertaken in Great Britain and Northern Ireland are subject to the requirements of the ***Construction (Design and Management) Regulations 2015*** (CDM Regulations).

3.5 The objective of the CDM Regulations is to reduce risk to health and safety during construction and maintenance of construction sites and occupied buildings. To fulfil their duties under CDM Regulation 29, contractors should ensure, as far as reasonably practicable, that the early installation and operation of fire protection measures contained within this report and any others required as part of the contractor's construction phase fire safety plan.

3.6 Where any conclusions or recommendations are arrived at which specify materials, products or forms of construction that result in significant or unusual risks during the construction, operation, maintenance, or refurbishment of the building, these should be assessed in accordance with CDM Regulations 9 and 11 (duties for designers).

Regulatory Reform (Fire Safety) Order 2005

3.7 The ***Regulatory Reform (Fire Safety) Order 2005*** (RRFSO) places a general duty of fire safety care on employers, occupiers, and owners (Responsible persons) of defined premises and requires them to take such fire precautions as may be reasonably required to ensure that premises are safe for the occupants and those in the immediate vicinity (Relevant persons).

3.8 The responsible person has a duty of conducting a fire risk assessment which should focus on the safety in case of fire for all relevant persons. The risk assessment should pay attention to those considered especially at risk, such as the disabled and those with special needs and should include consideration of any dangerous substance likely to be on the premises.

3.9 Regulation 38 of the Building Regulations and the FSO have been drafted to ensure coordination between design and operation phases of buildings. Ideally, the design should reflect the operational intent. Therefore, although compliance with the Building Regulations ensures the minimum standard of safety, additional or alternative measures may be necessary to enable the operational intent and compliance with the FSO. Therefore, where known or foreseeable, the operational intent has been incorporated into the design.

3.10 This fire safety strategy report should form part of the fire safety information, as required by the FSO, and should be handed to the responsible person in accordance with Regulation 38 of the Building Regulations. In addition, the final detailed fire strategy document should be used to form the initial stage of a fire risk assessment for the occupied premises as it details the key fire safety design objectives and provisions provided in the building.

3.11 The local fire and rescue service may inspect the premises once occupied, as the enforcing authority for the FSO, but they do not carry out a fire risk assessment, they audit and inspect the premises and will expect that a fire risk assessment has been done.

3.12 The responsible person is required to undertake and continually review a fire risk assessment to ensure that no relevant persons are not placed at risk from a fire within the premises. FireRA has not been appointed to undertake a fire risk assessment for the premises but can provide this service for an additional fee.

3.13 It should be noted that a fire risk assessment should be undertaken on occupation of the premises and updated, as necessary, should significant alterations be made to the layout of the building, use of the building, or changes in occupancy numbers above those originally identified.

4 Drawings and assumptions

4.1 This report has been developed based on the information produced by Stephen Davy Peter Smith Architects & Powarchitect listed in Table 1 below.

4.2 Any revision made to the documents listed in Table 1 may invalidate the fire safety solutions proposed in this report and should be discussed with a competent fire safety professional to determine what impact the changes may have on the fire safety strategy for the building.

Table 1 Reference documents

Document title	Document reference	Revision	Date
Existing Site Plan	TSY-DS-01-ZZ-DR-A-P010-S2	P1	28/05/20
Location Plan	TSY-DS-01-ZZ-DR-A-P000-S2	P0	28/05/20
Proposed Site Plan	TSY-DS-01-ZZ-DR-A-P010-S2	P4	17/08/20
Proposed East & West Elevations	TSY-DS-01-ZZ-DR-A-P210-S2	P2	29/05/20
Proposed Section II	TSY-DS-01-ZZ-DR-A-P306-S2	P0	01/10/20
Ground Floor Plan	1003	C5	October 21
First Floor Plan	1004	C1	October 21
Second Floor Plan	1005	C1	10/07/21
Elevation-Front-West	1006	C1	March 20
Elevation-Rear-East	1007	C1	07/21/22
Side Elevations	1008	C1	07/21/22
Section AA	1010	C1	04/0621
Section BB	1011	C1	March 20
Sections Survey Levels	1012	C1	16/05/22
Roof Plan	1020	C1	March 20
Swept Path Assessment-Servicing	2012/07	N/A	Sept 2020

5 Design guidance

5.1 The fire safety design approach adopted in this strategy is to comply with the recommendation given in ADB:2019, to achieve a reasonable standard of fire safety.

5.2 For any fire safety issue under consideration that is not specifically addressed in ADB:2019, the guidance given in BS 9991:2015, or a fire engineering design solution, has been used to demonstrate compliance with the Building Regulations.

5.3 This fire safety strategy details the provisions proposed for the development to meet the functional life safety requirements contained within B1 to B5 of the Building Regulations 2010 (as amended).

6 Limitations

6.1 The building design proposals detailed within this report relate to Townsend Yard - project only and should not be used for any other purposes.

6.2 Building control approval for the townhouses has not yet been granted and some of the proposals within this fire safety strategy report may require further discussions with the building control body to gain their formal approval.

7 Means of warning and escape

Evacuation overview

7.1 The general philosophy for means of escape is that the occupants of a building should be able to turn their back on a fire and escape via the nearest exit without additional assistance from other occupants or fire fighters. In the first instance, this is achieved by limiting travel distances and providing sufficient exit widths. If necessary, alternative escape routes and escape routes with a specified period of fire resistance should also be considered.

Fire evacuation strategy

7.2 The design of residential accommodation is not led by the number of occupants. The residential accommodation strategy is premised upon a defend-in-place procedure. Therefore, occupants in the residential dwellinghouse (other than the dwellinghouse of fire origin) may escape at their own pace.

Fire detection and alarm systems

7.3 In accordance with BS 5839-6:2017 a Grade D2 Category LD2 should be installed inside each dwellinghouse. Grade D2 is a system of one or more mains-powered detectors, each with an integral standby supply consisting of a user-replaceable battery or batteries. Category LD2, a system incorporating detectors in all circulation areas that form part of the escape routes from the premises, and in all specified rooms or areas that present a high fire risk to occupants, including any kitchen and the principal habitable room.

7.4 Heat detectors should be installed in every kitchen. A smoke detector should be installed in the principal habitable room. Where more than one room might be used as the principal habitable room, a smoke detector should be installed in each of these rooms. The detector in the principal habitable room (but not the kitchen) may alternatively be a carbon monoxide fire detector. However, consideration needs to be given to the potential for false alarms from a smoke detector in the lounge if a kitchen opens directly into, or is combined with, the lounge.

Internal planning of the houses

7.5 Guidance for houses above 4.5m has been followed for the Type 1 units and guidance for houses below 4.5m has been followed for Type 2 & 3 units.

Escape from upper storeys a maximum of 4.5m above ground level

7.6 In accordance with Diagram 2.1 (b) of AD:B (see Figure 2), all habitable rooms (excluding kitchens) should have either of the following:

- An emergency escape window or external door
- Direct access to a protected stairway

7.7 As the rear windows are leading to an enclosed space with exit only possible through other buildings (e.g. a courtyard or back garden), with the length of the enclosed space less than the height of the dwellinghouse above ground level, a protected stair case is provided (see Figure 3). A protected stairway is separated from the rest of the house by fire resisting construction (minimum REI 30) at all storeys and extend to a final exit.

7.8 Cavity barriers or a fire resisting ceiling (minimum EI 30) should be provided above a protected stairway enclosure.

Figure 2 - Means of escape from dwellinghouses with upper floor less than 4.5m

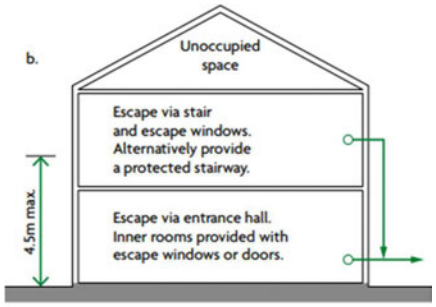
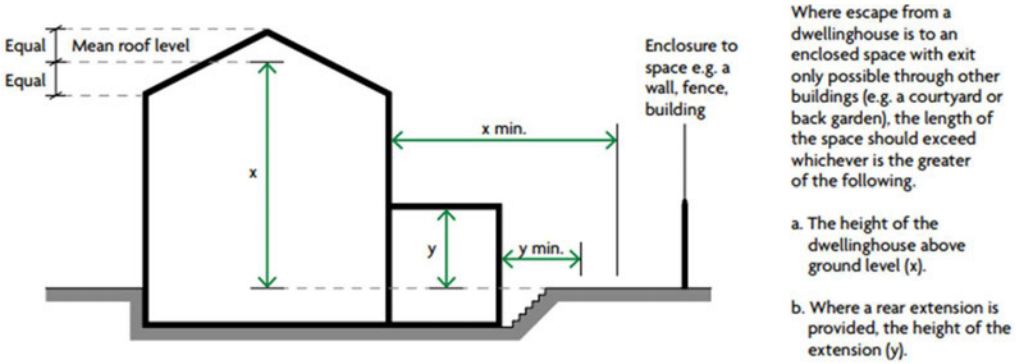


Figure 3 - Storey exit into an enclosed space

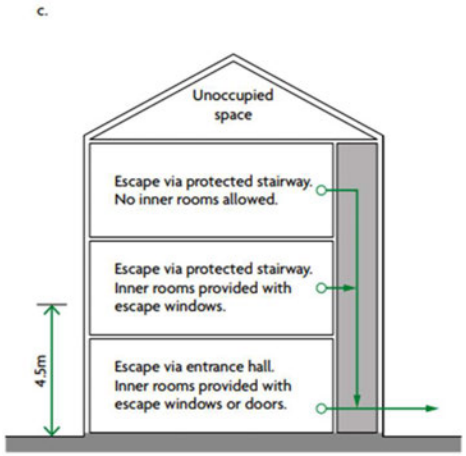


Escape from upper storeys more than 4.5m above ground level

7.9 Dwellinghouses with one storey more than 4.5m above ground level are provided with a protected staircase. A protected stairway is separated from the rest of the house by fire resisting construction (minimum REI 30) at all storeys and extends to a final exit.

7.10 Cavity barriers or a fire resisting ceiling (minimum EI 30) should be provided above a protected stairway enclosure.

Figure 4 - Means of escape from dwellinghouses with upper floor more than 4.5m



7.11 Where the kitchen are not enclosed from the adjacent living area separation of cooking facilities from escape routes should not be less than 1800m measured from the centre of the hob. In type 1 dwellinghouses this will be achieved interchanging the position of the hob with the position of the sink.

8 Internal Fire Spread

Wall and ceiling linings

8.1 The wall and ceiling linings within the units shall meet the following classifications for flame spread and heat release rate characteristics:

- The internal circulation areas within units and any room with an area greater than 4m^2 will have linings with a minimum class of C-s3, d2 rating for surface spread of flame.
- Small rooms of maximum internal floor area of 4m^2 will have linings with a minimum class of D-s3, d2, for surface spread of flame.

Loadbearing elements of structure

8.2 In dwellinghouse of 3 stories or less elements of structure should be minimum R 30.

8.3 Any structure that only supports a roof does not require any fire protection.

Compartmentation

8.4 Every floor should be designed as a compartmented floor and will provide a minimum of 30 minutes fire resistance (R30) and 15 minutes insulation (EI15).

8.5 The protected stairs, and service risers should be provided with a minimum of 30 minutes fire resistance (REI 30).

8.6 Each unit should be provided with a minimum of 60 minutes fire resisting construction (REI 60) between adjacent units and the common corridor.

8.7 The bin stores at ground level will be provided with a minimum of 60 minutes fire resisting construction (REI 60)

8.8 Table 2 gives the recommended levels of fire compartmentation in accordance with ADB:2019, Tables B3 and B4.

Table 2 Compartmentation

Floor / wall Location	Fire rating
Structural frame, beam, or column and Loadbearing walls	R 30
Compartment wall between houses	REI 60
External wall >1m from boundary	RE 60/REI 15
Internal floors	RE 30/REI 15
Internal Protected stairway/service riser	REI 30
Cavity barrier	E 30/EI 15
Door Forming Part of enclosure to a protected stairway	E20

Concealed Spaces

8.9 To remove a route for smoke and flame spread through concealed spaces within the building, fire resisting barriers will be placed at regular intervals and at joints within construction where there is the potential for unseen fire spread (this includes floor and ceiling voids). The maximum dimensions of cavities should not exceed those specified in the following Table 3 below:

Table 3 Maximum Dimensions of Cavity

Location	Class of Surface Exposed	Max. Dimension
Between a roof & a ceiling	Any Class	20m
Any other Cavity	Class 0 or Class 1	20m
	Not Class 0 or Class 1	10m

8.10 This will be achieved through utilisation of 30-minute fire resistant elements (i.e., 30 minutes integrity and 15 minutes insulation) which have been tested in accordance with the relevant part of BS 476.

Openings for Pipes

8.11 Any service breaching the compartmented walls and fire resisting elements will be appropriately fire stopped around the perimeter of the pipe or duct to the same level of protection as the wall or floor being breached.

8.12 For pipes breaching fire resisting construction, they will either be of a restricted diameter as shown in Table 4 below, or alternatively provided with a proprietary fire sealing system such as intumescent fire collars or other suitable rigid intumescent sealant (Figure 5).

Table 4 Restricted Pipe Diameters

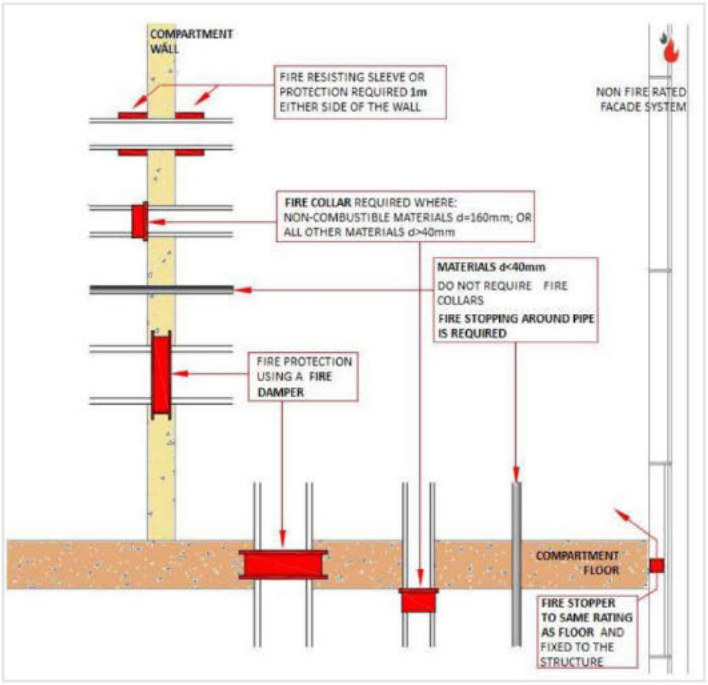
Situation	Non-combustible Material	Lead Al, Al alloy, UPVC [Note], Fibre Cement	Any Other Material
Structure enclosing a protected shaft	160mm	110mm	40mm
Any other situation	160mm	40mm	40mm

Note: UPVC pipes complying with BS 4514:2001 and UPVC pipes complying with BS 5255:1989

8.13 In accordance with AD: B, where ventilation ductwork breaches the fire rated enclosures or protected escape routes (excluding stairs, which will require smoke dampers), fire dampers activated by thermal release mechanisms will be required.

8.14 Fire dampers should be tested to BS EN 1366: Part 2 and be classified to BS EN 13501: Part 3 and have an ES classification equal to or greater than 60 minutes.

Figure 5 Fire Stopping



8.15 Where air handling ducts pass through fire resisting walls, the integrity of the separation should be maintained. This can be achieved using dampers, fire resisting enclosures, or fire resisting ductwork.

8.16 Kitchen extract ducts should be protected using fire resisting ductwork.

8.17 Smoke dampers serving duct work that breaches an escape route should be actuated by smoke detector-controlled automatic release mechanisms, in addition to being actuated by thermally actuated devices.

8.18 Where possible, it may therefore be advantageous to run the ductwork through the units rather than across escape routes.

Cavities

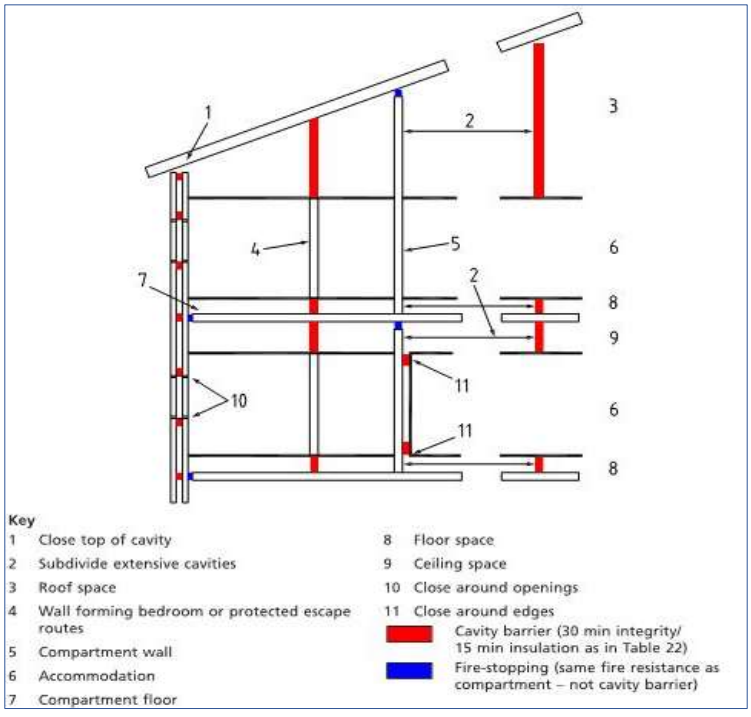
8.19 The concealed spaces in the walls, floors, ceilings, and roofs of a building provide a potential route for smoke and flame to spread without being detected, the provision of cavity barriers in these spaces will restrict this unseen spread.

8.20 Cavity barriers should be provided within any large cavity with the potential for extensive unseen fire spread. The key areas where cavity barriers should be provided are as follows:

- At the junction between an external cavity wall and a compartment wall that separates buildings and at the top of such an external cavity wall.
- At the junction between an external cavity wall and every compartmented floor and compartmented wall.
- At the junction between a cavity wall and every compartment floor, compartment wall, or other wall or door assembly that forms a fire resisting barrier.
- In a protected escape route, above and below any fire resisting construction because the construction is not carried to full storey height or, in the case of a top storey, to the underside of the roof covering.
- Where the corridor will be sub-divided to prevent fire or smoke affecting two alternative escape routes simultaneously.
- Within the void behind the external face of rain-screen cladding at every floor level, and on the line of compartment walls abutting the external wall of buildings.
- At the edges of cavities (including around openings including windows).

8.21 The cavity barriers should provide a minimum of 30 minutes fire resistance for integrity (E30) and a minimum of 15 minutes fire resistance for insulation (EI 15).

Figure 6 Locations of cavity barriers and fire-stopping



9 External Fire Spread

Resisting fire spread over external walls

9.1 The external walls and specified attachments should be constructed using materials which will be able to achieve the European classification A2-s1, d0, or better (i.e., non-combustible), when tested in accordance with BS EN 13501-1:201814.

9.2 The surfaces of the external walls will be able to achieve a minimum of European class A2-s1, d0.

Resisting fire spread from one building to another

9.3 An assessment has been carried out in accordance with BR 187:2014 to determine the amount of fire-resistant construction required on the external facade to prevent fire spread to neighbouring buildings.

9.4 Towsend Yard building's West elevation face onto a road. The relevant boundary has been assumed halfway across the road, in accordance with BR 187 and BS 9999. On the South, North, and East elevations, Townsend Yard faces neighbouring buildings, the external fire spread calculation is based on limiting the received radiation on the notional boundaries to 12.6kW/m^2.

9.5 Locations of notional boundaries used for the assessment are illustrated in Figure 7.

Figure 7 Notional boundaries used for the external fire spread assessment

Assumptions

9.6 The heat flux of the emitter is input as 84kW/m² which is considered appropriate for residential areas based on the recommendations in BS 9999. A heat flux of 42kW/m² is considered for dwellinghouses protected by a sprinkler system.

Results

9.7 Results from the assessment are summarised in Table 5.

Table 5 Minimum Required Boundary Distance

Building	Elevation	Relevant boundary (m)	Heat flux (kW/m²)	Sprinklered condition	Width (m)	Height (m)	Allowable unprotected area (%)	Required protected area (%)
Towsend Yard	N	2.78	84	No	2.7	3	100%	0%
	W	5.34	84	No	4.8	8	100%	0%
	E	4.11	84	No	4.8	8	100%	0%
	S	3.39	84	Yes	8.5	8	95%	5%

Resisting fire spread over roof coverings

9.8 Where the distance of the roof to any point on a relevant boundary is less than 6m, the roof covering should be designated as AA, AB or AC [$B_{roof(t4)}$].

9.9 Whereas, if the distance is less than 12m, the roof covering should be designated as AA, AB or AC [$B_{roof(t4)}$]; BA, BB or BC [$C_{roof(t4)}$]; AD or BD [$E_{roof(t4)}$].

9.10 The roof coverings should be tested to *BS 476-3 Fire tests on building materials and structures. Classification and method of test for external fire exposure to roofs.*

10 Access and facilities for the fire service

Vehicle access

10.1 It has been assumed that Townsend Yard - London N6 5JF will meet the fire service access route specifications given in Table 7, as it is an existing public highway. It has been established that the fire tender is able access entirely Townsend yard (See Chapter12). A swept path assessment has verify that a fire tender is able to reverse into Towsend Yard using the manoeuvring space at the end of the close. The fire tender swept path assessment demonstrates that the fire tender can park adjacent to any dwelling. During previous conversation held with Building control FireRA has understood that this is satisfactory even if part of the manoeuvring is over a private road as fire brigade have the right to pass over private land under Section 44. Figure 8 shows an extract of the proposed Fire Pump Swept Path Assessment extensively described in section 12.

Figure 8 - Fire Tender Swept Path Assessment

10.2 The fire tender swept path assessment is based on the passage of the fire tender over private land which is allowed in accordance with Section 44, if this is not acceptable than the fire pump appliance is able to reverse only 20m from the High Steet tee junction as indicated in in Diagram 13.1 of AD:B (see Figure 9), and the provision of sprinkler become necessary in the most remote dwellings.

Figure 9 – Fire and rescue vehicle turning facility

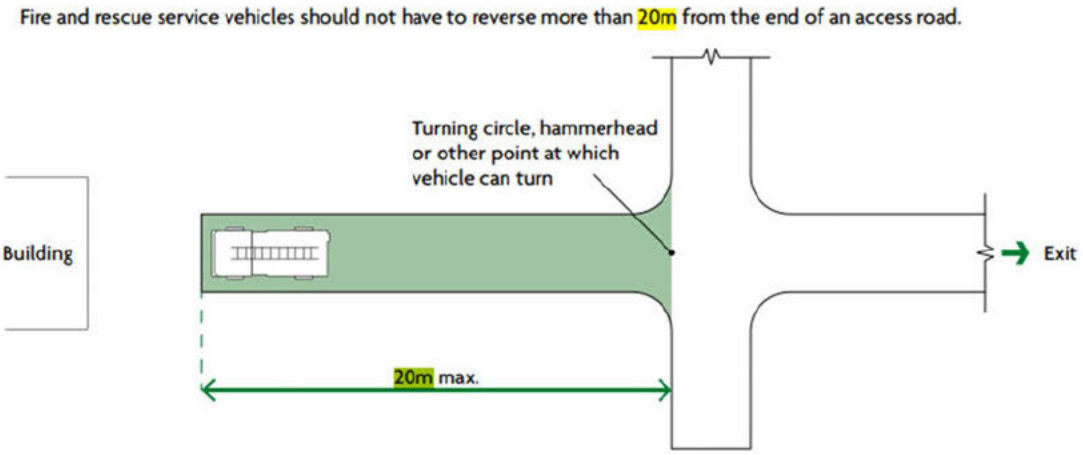


Table 6 Fire service access route specifications

Appliance type	Minimum width of road between kerbs (m)	Minimum width of gateways (m)	Minimum turning circle between kerbs (m)	Minimum turning circle between walls (m)	Minimum clearance height (m)	Minimum carrying capacity (tonnes)
Pump	3.7	3.1	16.8	19.2	3.7	12.5
High reach	3.7	3.1	26.0	29.0	4.0	17.0

Fire Brigade Access

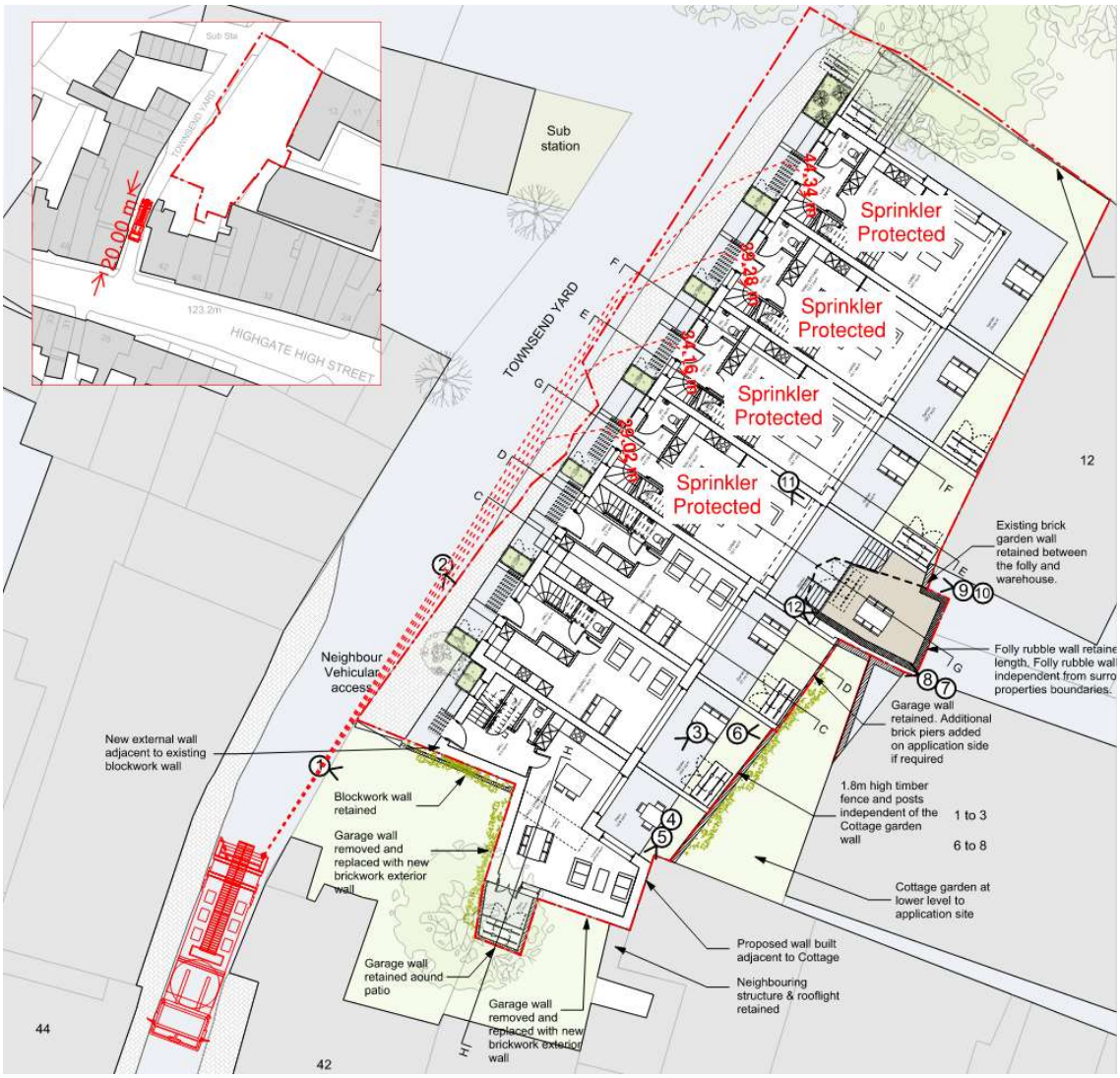
10.3 AD:B requires that the distance, a route suitable for laying a hose, from the fire tender pump to the most remote location inside the dwelling is within 45m. In Townsend Yard the hose distance is within 45m if the fire tender is able to fully access manoeuvring inside the close. In case it is establish that the tender is not able to reverse sprinkler in the 4 most remote dwellings are required in order to extend the hose distance.

10.4 AD:B is a prescriptive code which does not take into consideration the fire risk nor the fire mitigation measures, then the AD:B requirements are based on the worst possible scenario. AD:B requires access for a pumping appliance to be within 45m of all points inside the dwellinghouse. The 45m requirement for ADB is simply based on the fact that maximum two 25m long fire hoses should be connected together to avoid excessive pressure drop along the hoses. The AD:B hose distance approach does not consider the actual elevation of the building nor the size of the fire. BS:9991 takes into consideration the actual risk and the mitigation measures. In Townsend Yard there are four dwellinghouses from which the fire hose distance follows behind the 45m criteria. The dwellinghouses in question are the ones that are further away from the fire tender parking position. In order to mitigate the risk, a sprinkler system in accordance with BS:9251will be provided to control the fire size. Once the fire size is controlled, less water will be required for fire brigade to put down the fire, this situation could occur when the fire hose is quite long.

10.5 Where sprinklers in accordance with BS 9251:2014 or BS EN are fitted throughout a house, chapter 50.1.2 of BS:9251-2015 allows the hose distance between the fire and rescue service pumping appliance and any point within the house to be extended up to 75 m in

houses having one floor more than 4.5 m above ground level. In the typical Type 1 house, the internal total hose distance is of 21.52m (7.62m at GF+ 7.9m at 1stF + 6m elevation change) adding the external hose distance illustrated in Figure 10 it is assessed that sprinkler will be required in the four 3-bedrooms dwelling house. In the Type 1 dwellinghouses, hose distance will be less that 75m for the dwelling that are sprinkler protected, in the other Dwellinghouses (Type 2 and Type3) the house fire hose distance will be below 45m and therefore sprinklers are not required.

Figure 10 – Vehicle Access and External Hose Distance (in case sprinklers are required)



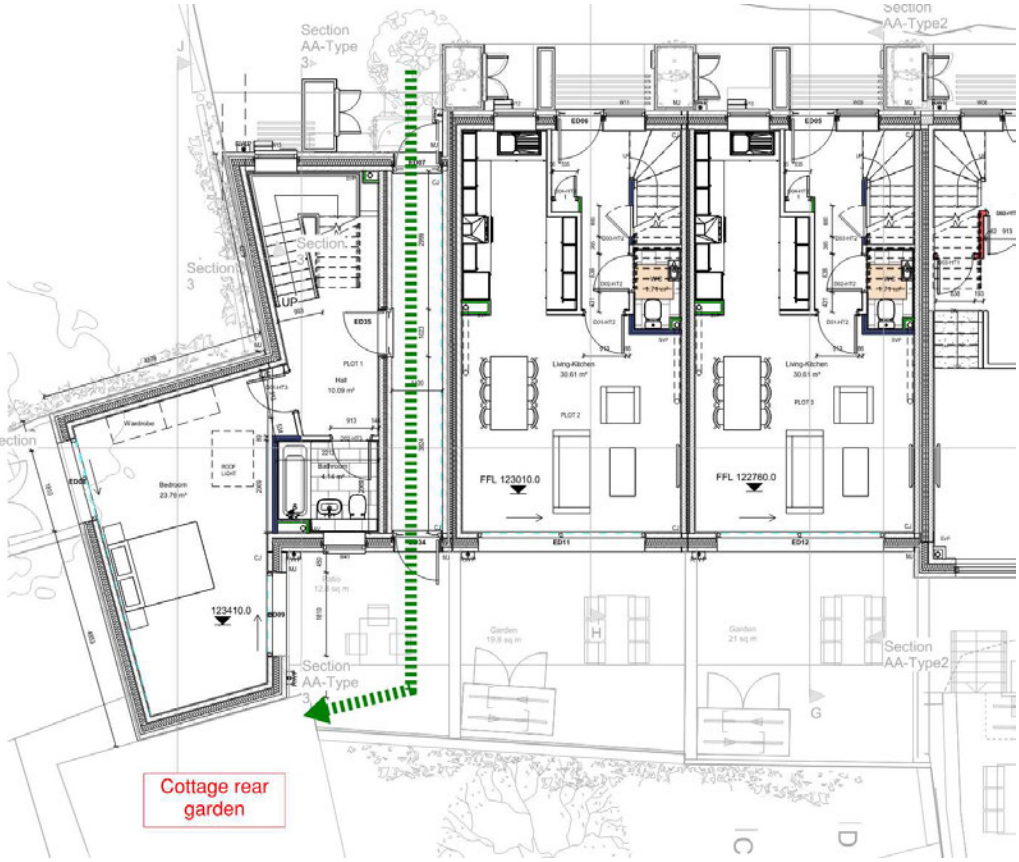
10.6 Hydrants should be provided within 90 m of an entry point to the building and not more than 90 m apart.

Fire Brigade Access to the Cottage

10.7 During initial consultations LFB has expressed concern about the access to a Listed Cottage along the High Street which access is currently via the site land. Fire Brigade access to the Listed Cottage should be assumed from the front of the property through the main entrance on the High Street and from the existing passage in the rear of the building parallel to the high street.

However an alleyway will be provided in the first dwelling to allow the passage of fire brigade personnel to the rear of the cottage. The alleyway will be gated, it will be accessible by fire brigade using fire brigade key. The deed of the dwelling wich host the alleyway will state that the alleyway need to be left clear at all time.

Figure 11 – Fire brigade access to the cottage via alleyway



11 Fire Safety Mark-up

1 GROUND FLOOR PLAN
1 : 60

General Notes:

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5. POW Architects shall be no tfied in writing of any discrepancies.
6. Contractor/builder to carry out their own survey work prior to quantification and construction.

CONSTRUCTION

C5	19/05/23	Updated Plot 1	FB
C4	10/05/23	Updated dimensions	FB
C3	06/04/23	Added furniture	FB
C2	05/04/23	Updated legend Party wall & wardrobe space plots 4-7	FB
C1	19/11/22	Construction Issue	FB
T1	29/07/22	Tender Issue	FB
T1	21/07/22	Tender Issue	FB
P4	24/06/22	Updated structure	FB

Mark-up Legend

- 60 minutes fire resistance
- 30 minutes fire resistance
- FD60S Fire door
- FD30S Fire door Self-Closing
- FD30 Fire door
- FD20 Fire door Not Self - Closing
- Travel distance
- Hose distance
- Heat Detectors
- Smoke Detectors
- Fire Brigade Alleyway

WALL CONSTRUCTION LEGEND

W1- EXTERNAL CAVITY WALL - BRICK
103mm FACING BRICKWORK OUTER LEAF 'YELLOW LONDON STOCK'
200mm CAVITY CONTAINING 150mm Rockwool insulation
100mm thick 'Hemelite' Standard Lightweight Blockwork (7.3N/mm² strength and 1450kg/m³ density)INNER LEAF
FINISHED WITH 12.5mm PLASTERBOARD ON 10 mm DABS ON 8mm RENDER SCRATCH COAT WITH 3mm PLASTER SKIM FINISH

W2- INTERNAL PARTY WALL - BETWEEN DWELLINGS
2 No. LEAVES OF BLOCKWORK -100mm thick each'Hemelite' Standard Lightweight Blockwork (7.3N/mm² strength and 1450kg/m³ density))
200mm CAVITY CONTAINING FULL FILL KNAUF SUPAFIL PARTY WALL BLOWN FIBRE
WITH 12.5mm KNAUF WALLBOARD ON 12.5mm DABS ON 8mm RENDER SCRATCH COAT WITH 3mm PLASTER SKIM FINISH EACH SIDE. TO BE IN STRICT ACCORDANCE WITH ROBUST STANDARD DETAIL E-WM-32

W3- INTERNAL PARTY WALL - BETWEEN DWELLINGS
2 No. LEAVES OF BLOCKWORK -100mm each thick 'Hemelite' Standard Lightweight Blockwork (7.3N/mm² strength and 1450kg/m³ density))
75mm CAVITY CONTAINING FULL FILL KNAUF DRITHERM® CAVITY SLAB 32
WITH 12.5mm KNAUF WALLBOARD ON 12.5mm DABS ON 8mm RENDER SCRATCH COAT WITH 3mm PLASTER SKIM FINISH EACH SIDE. TO BE IN STRICT ACCORDANCE WITH ROBUST STANDARD DETAIL E-WM-32

INTERNAL NON-LOADBEARING PARTITION - TIMBER STUD
38x89mm TIMBER STUDS AT MAX. 600mm CENTRES UNLESS OTHERWISE INDICATED
FINISHED WITH 12.5mm PLASTERBOARD. all joints finished with TAPE & JOINT REINFORCEMENT FRAMING

INTERNAL NON LOADBEARING PARTITION - TIMBER STUD - SOUND INSULATED
38x89mm TIMBER STUDS AT MAX. 600mm CENTRES UNLESS OTHERWISE INDICATED
CAVITY FILLED WITH 50mm KNAUF EARTHWOOL ACOUSTIC ROLL (MIN. 15kg/m3)
FINISHED WITH 12.5mm PLASTERBOARD . all joints finished with TAPE & JOINT REINFORCEMENT FRAMING

INTERNAL NON LOADBEARING PARTITION - TIMBER STUD - FIRE RESISTANT
38x89mm TIMBER STUDS AT MAX. 600mm CENTRES UNLESS OTHERWISE INDICATED
CAVITY FILLED WITH 50mm KNAUF EARTHWOOL ACOUSTIC ROLL (MIN. 16kg/m3)
FINISHED WITH 12.5mm PLASTERBOARD FIRE RESISTANT . all joints finished with TAPE & JOINT REINFORCEMENT FRAMING

12.5mm MOISTURE PANEL IN REPLACEMENT OF THE 12.5mm KANUF WALLBOARD

SERVICES BOXING LEGEND
SVP and boxing shown as thus to be full height unless AAV. To consist of 38 x 38mm SW timber batten framed construction and finished with:
Green = 2No layers of plasterboard
SVP to always be wrapped with 25mm insulation quilt.

SVP - SOIL VENT PIPE AAV - AIR ADMITTANCE VALVE
SS- STUBSTACK DC - DIRECT CONNECTION

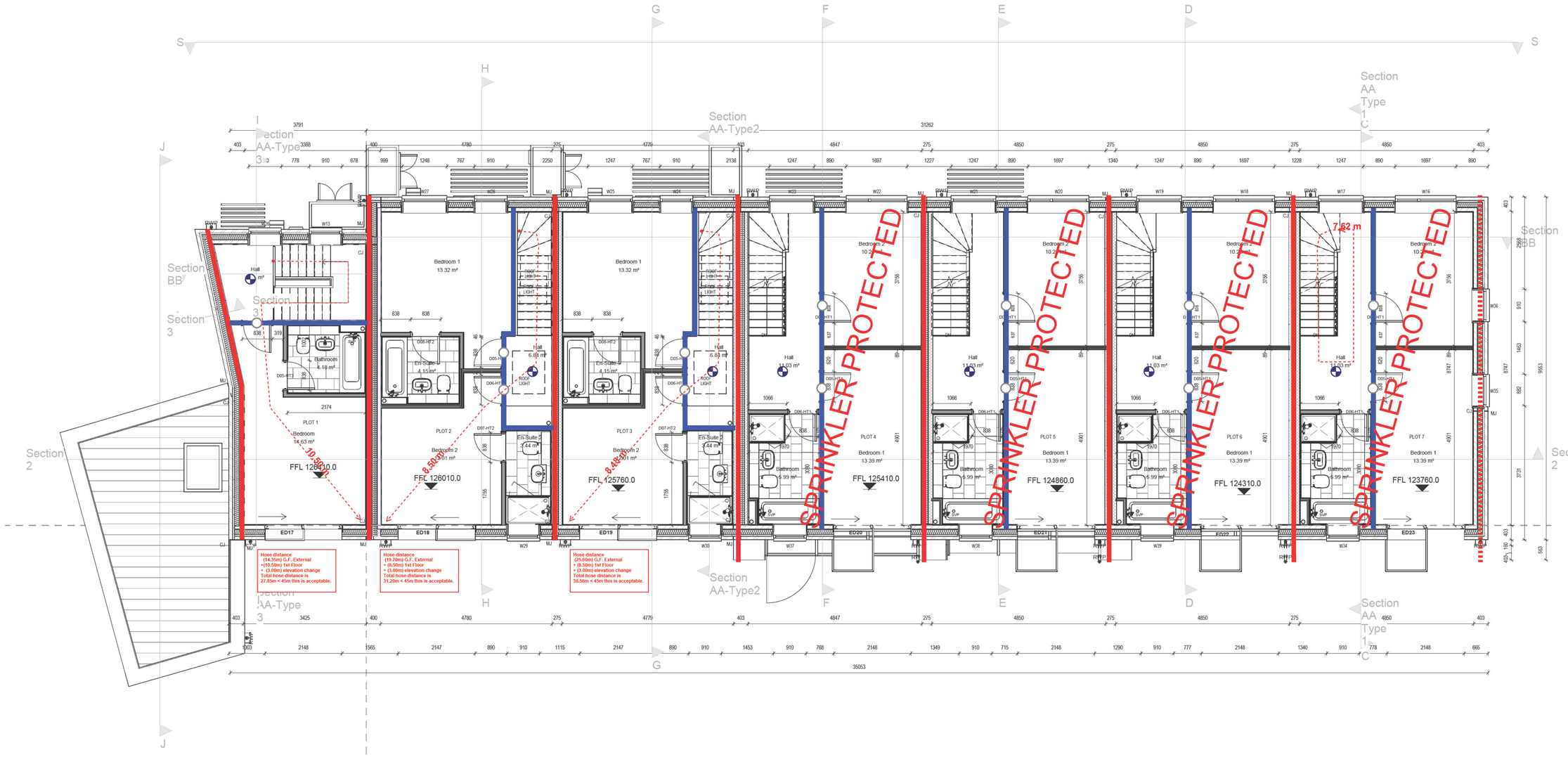
RISK SCHEDULE

ITEM	DESCRIPTION OF RISK & ACTION
⚠	Activity: Ceiling Mounted Cooker Hood Installation Boiler and Kitchen Appliance Installation Lintel Installation Risk: Injury due to fall from height, incorrect handling, falling objects Activity: Canopy/Porch/Window Roof Installation Stairs Installation Large Glazing Installation Risk: Injury due to fall from height, incorrect handling, falling objects, crushing

NOTE . SVP, AAV DC AND WATER ENTRY POINT LOCATIONS ARE PROVISIONAL

FRA

Project	Townsend Yard		
Title	Fire Safety Mark-ups Ground Plan		
Revision	Issue 2.0	Scale	1:60 @ A1
Prepared by	[redacted]	Date	21/07/23
Checked by	[redacted]	Date	21/07/23



1 FIRST FLOOR PLAN
1 : 60

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- 30 minutes fire resistance
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- FD30S Fire door Self-Closing
- FD30 Fire door
- FD20 Fire door Not Self - Closing
- Travel distance
- Hose distance
- Heat Detectors
- Smoke Detectors

FRA

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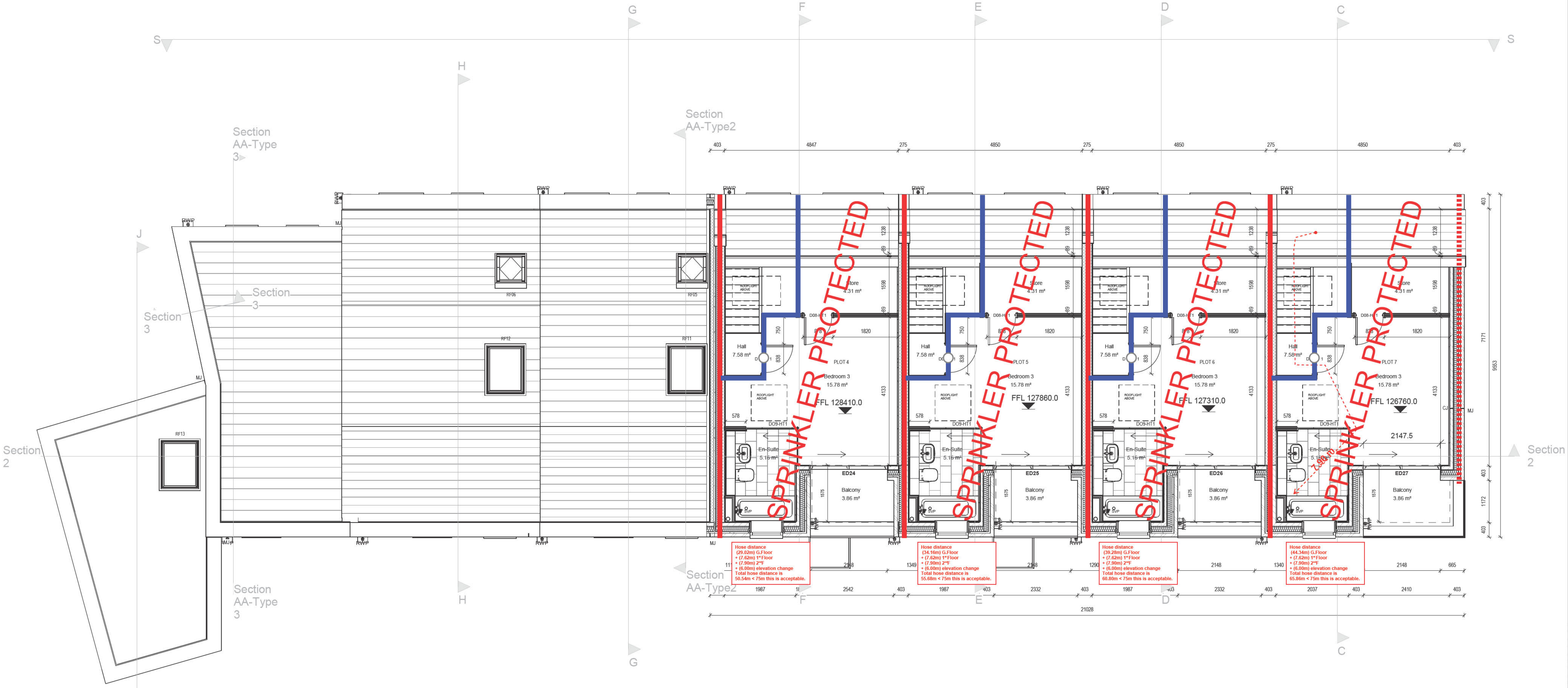
Title	Fire Safety Mark-ups First Floor Plan		
Revision	Issue 1.0	Scale	1:60 @ A1
Prepared by		Date	15/05/23
Checked by		Date	15/05/23

General Notes:

1. POW Architects retain full copyright of the design and of the content of this drawing.
2. Do not scale drawings. Dimensions govern.
3. All dimensions are in millimetres unless noted otherwise.
4. All dimensions shall be verified on site before proceeding with the work.
5. POW Architects shall be no ified in writing of any discrepancies.
6. Contractor/builder to carry out their own survey work prior to quantification and construction.



1 SECOND FLOOR PLAN
1 : 60

CONSTRUCTION

Mark-up Legend

- 60 minutes fire resistance
- 30 minutes fire resistance
- FD60S Fire door
- FD30S Fire door Self-Closing
- FD30 Fire door
- FD20 Fire door Not Self - Closing
- Travel distance
- Hose distance
- Heat Detectors
- Smoke Detectors

change this too KNAUF DRITHERM® CAVITY SLAB 32

WALL CONSTRUCTION LEGEND

W1- EXTERNAL CAVITY WALL - BRICK
103mm FACING BRICKWORK OUTER LEAF 'YELLOW LONDON STOCK'
200mm CAVITY CONTAINING 150mm Rockwool insulation
100mm thick "Hemelite" Standard Lightweight Blockwork (7.3N/mm² strength and 1450kg/m³ density)INNER LEAF
FINISHED WITH 12.5mm PLASTERBOARD ON 10 mm DABS ON 8mm RENDER SCRATCH COAT WITH 3mm PLASTER SKIM FINISH

W2- INTERNAL PARTY WALL - BETWEEN DWELLINGS
2 No. LEAVES OF BLOCKWORK -100mm thick each"Hemelite" Standard Lightweight Blockwork (7.3N/mm² strength and 1450kg/m³ density))
200mm CAVITY CONTAINING FULL FILL KNAUF SUPAFIL PARTY WALL BLOWN FIBRE
WITH 12.5mm KNAUF WALLBOARD ON 12.5mm DABS ON 8mm RENDER SCRATCH COAT WITH 3mm PLASTER SKIM FINISH EACH SIDE. TO BE IN STRICT ACCORDANCE WITH ROBUST STANDARD DETAIL E-WM-32

W3- INTERNAL PARTY WALL - BETWEEN DWELLINGS
2 No. LEAVES OF BLOCKWORK -100mm each thick "Hemelite" Standard Lightweight Blockwork (7.3N/mm² strength and 1450kg/m³ density))
75mm CAVITY CONTAINING FULL FILL KNAUF ~~SUPAFIL PARTY WALL BLOWN FIBRE~~
WITH 12.5mm KNAUF WALLBOARD ON 12.5mm DABS ON 8mm RENDER SCRATCH COAT WITH 3mm PLASTER SKIM FINISH EACH SIDE. TO BE IN STRICT ACCORDANCE WITH ROBUST STANDARD DETAIL E-WM-32

INTERNAL NON-LOADBEARING PARTITION - TIMBER STUD
38x89mm TIMBER STUDS AT MAX. 600mm CENTRES UNLESS OTHERWISE INDICATED
FINISHED WITH 12.5mm PLASTERBOARD. all joints finished with TAPE & JOINT REINFORCEMENT FRAMING

INTERNAL NON LOADBEARING PARTITION - TIMBER STUD - SOUND INSULATED
38x89mm TIMBER STUDS AT MAX. 600mm CENTRES UNLESS OTHERWISE INDICATED
CAVITY FILLED WITH 50mm KNAUF EARTHWOOL ACOUSTIC ROLL (MIN. 16kg/m3)
FINISHED WITH 12.5mm PLASTERBOARD . all joints finished with TAPE & JOINT REINFORCEMENT FRAMING

INTERNAL NON LOADBEARING PARTITION - TIMBER STUD - FIRE RESISTANT
38x89mm TIMBER STUDS AT MAX. 600mm CENTRES UNLESS OTHERWISE INDICATED
CAVITY FILLED WITH 50mm KNAUF EARTHWOOL ACOUSTIC ROLL (MIN. 16kg/m3)
FINISHED WITH 12.5mm PLASTERBOARD FIRE RESISTANT . all joints finished with TAPE & JOINT REINFORCEMENT FRAMING

12.5mm MOISTURE PANEL IN REPLACEMENT OF THE 12.5mm KANUF WALLBOARD

SERVICES BOXING LEGEND
SVP and boxing shown as thus to be full height unless AAV. To consist of 38 x 38mm SW timber batten framed construction and finished with:
Green = 2No layers of plasterboard
SVP to always be wrapped with 25mm insulation quilt.

SVP - SOIL VENT PIPE   AAV - AIR ADMITTANCE VALVE
SS- STUBSTACK   DC - DIRECT CONNECTION

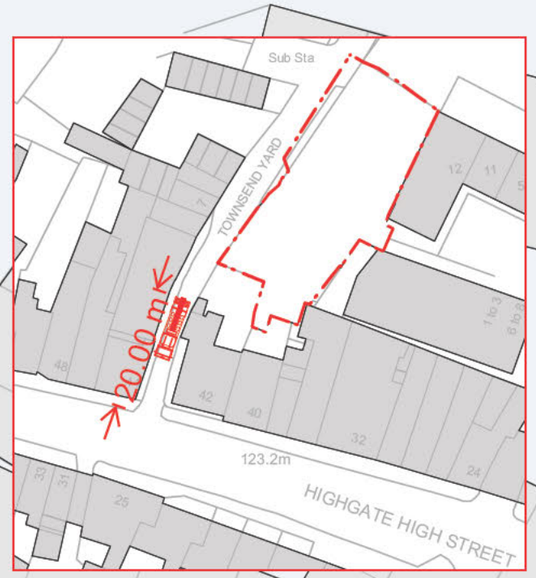
RISK SCHEDULE

ITEM	DESCRIPTION OF RISK & ACTION
⚠	**Activity:** Ceiling Mounted Cooker Hood Installation Boiler and Kitchen Appliance Installation Lintel Installation **Risk:** Injury due to fall from height, incorrect handling, falling objects **Activity:** Canopy/Porch/Window Roof Installation Stairs Installation Large Glazing Installation **Risk:** Injury due to fall from height, incorrect handling, falling objects, crushing

FRA

Project	Townsend Yard		
Title	Fire Safety Mark-ups Second Floor Plan		
Revision	Issue 1.0	Scale	1:60 @ A1
Prepared by	[redacted]	Date	15/05/23
Checked by	[redacted]	Date	15/05/23

Option with Sprinkler



Sub station

TOWNSEND YARD

Sprinkler Protected

Sprinkler Protected

Sprinkler Protected

Sprinkler Protected

44.34 m

39.28 m

34.16 m

29.03 m

25.19 m

19.10 m

14.35 m

1800mm high close boarded timber fence on timber post @ 2m centres typically, post adjusted to accommodate tree roots.

Existing brick garden wall retained between the folly and warehouse.

Folly rubble wall retained to full length. Folly rubble wall independent from surrounding properties boundaries.

BROADBENT CLOSE

Garage wall retained. Additional brick piers added on application side if required

1.8m high timber fence and posts independent of the Cottage garden wall

1 to 3

6 to 8

Cottage garden at lower level to application site

Proposed wall built adjacent to Cottage

Neighbouring structure & rooflight retained

Neighbour Vehicular access

New external wall adjacent to existing blockwork wall

Blockwork wall retained

Garage wall removed and replaced with new brickwork exterior wall

Garage wall retained aound patio

Garage wall removed and replaced with new brickwork exterior wall

11

12

44

42

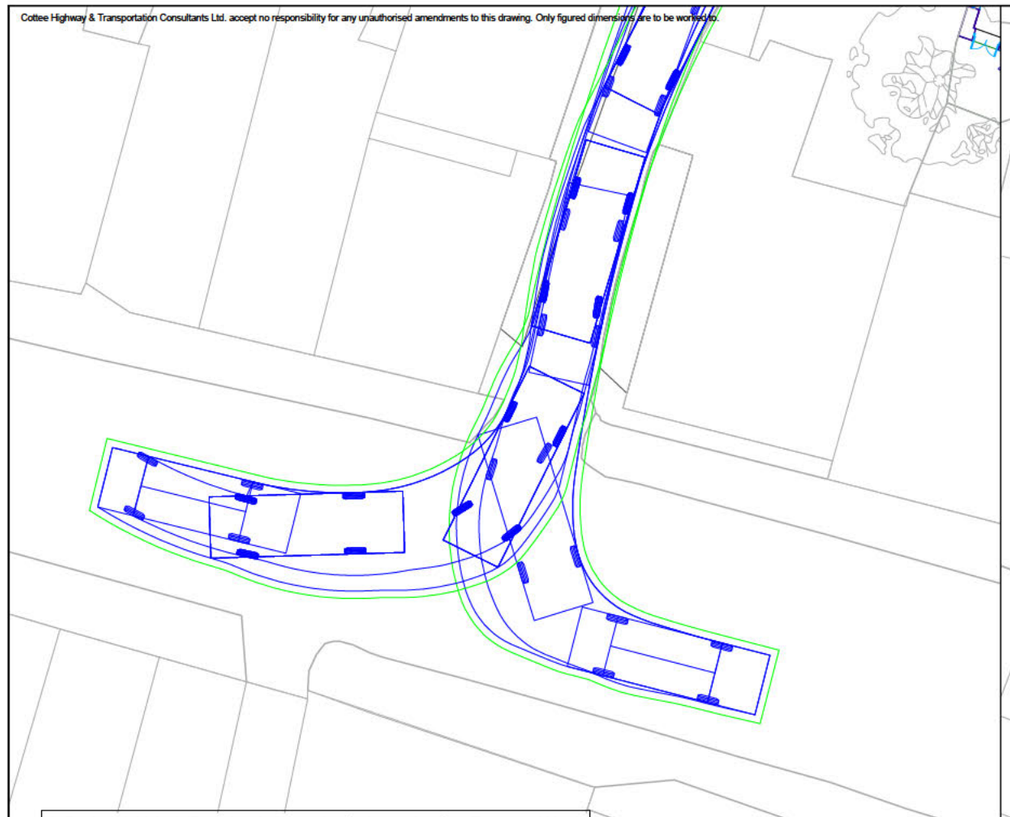
Mark-up Legend

- 60 minutes fire resistance
- 30 minutes fire resistance
- FD60S Fire door
- FD30S Fire door Self-Closing
- FD30 Fire door
- FD20 Fire door Not Self - Closing
- Travel distance
- Hose distance
- Heat Detectors
- Smoke Detectors
- Smoke Vent Switch
- Protected Stair
- Protected Common lobby
- Protected Entrance Hall

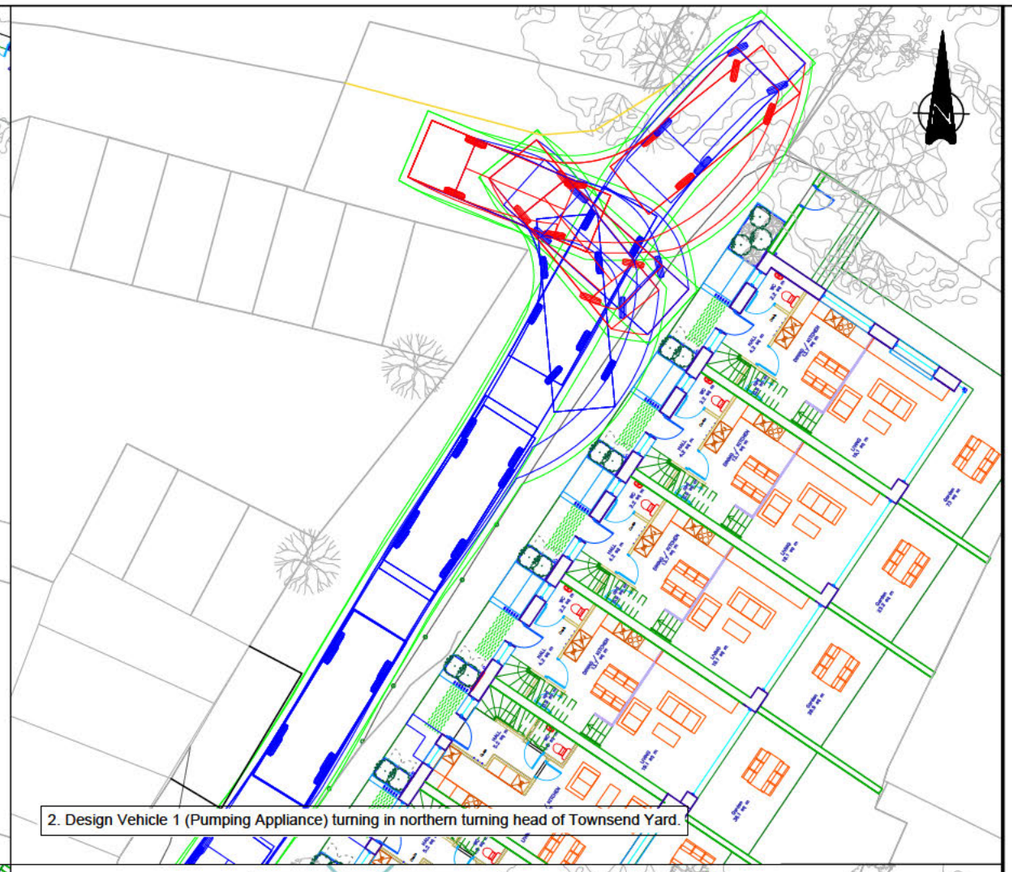
FRA

Project:	Townsend Yard		
Title:	Fire Safety Mark-ups Vehicle Access		
Revision:	Issue 1.0	**Scale:**	1:200 @ A3
Prepared by:	[redacted]	**Date:**	15/05/23
Checked by:	[redacted]	**Date:**	15/05/23

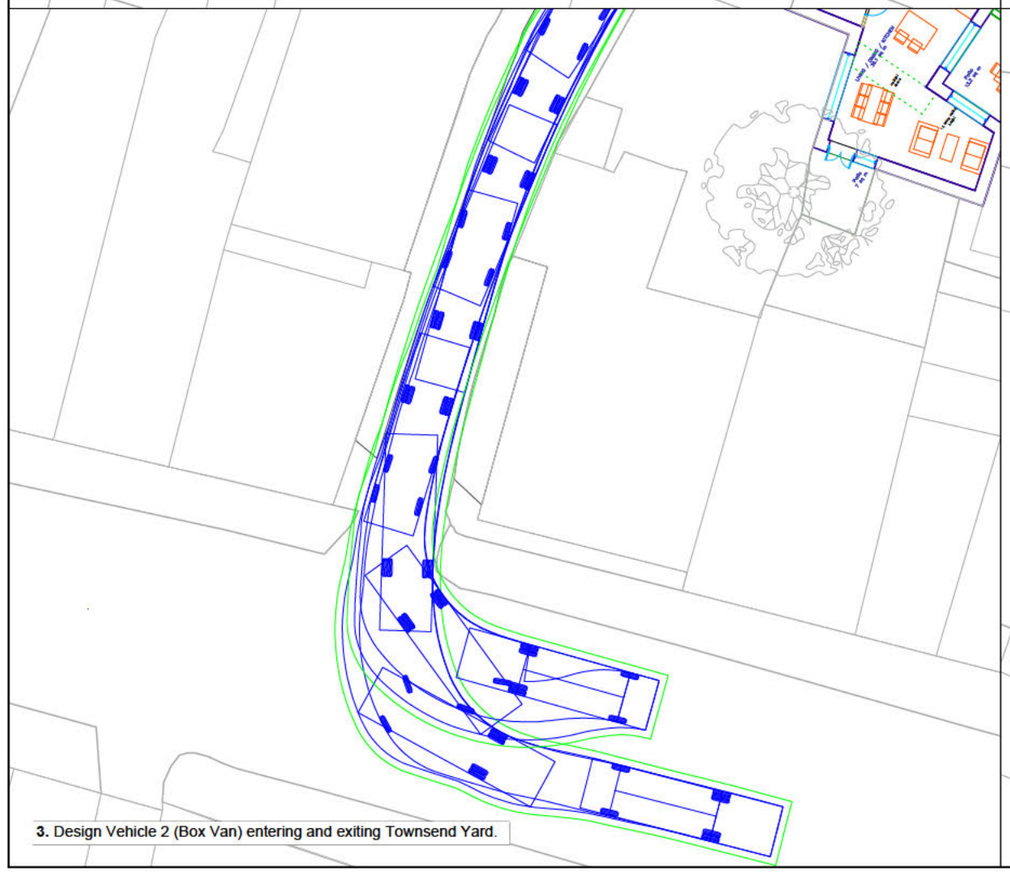
12 Swept Path Assessment – Fire pump



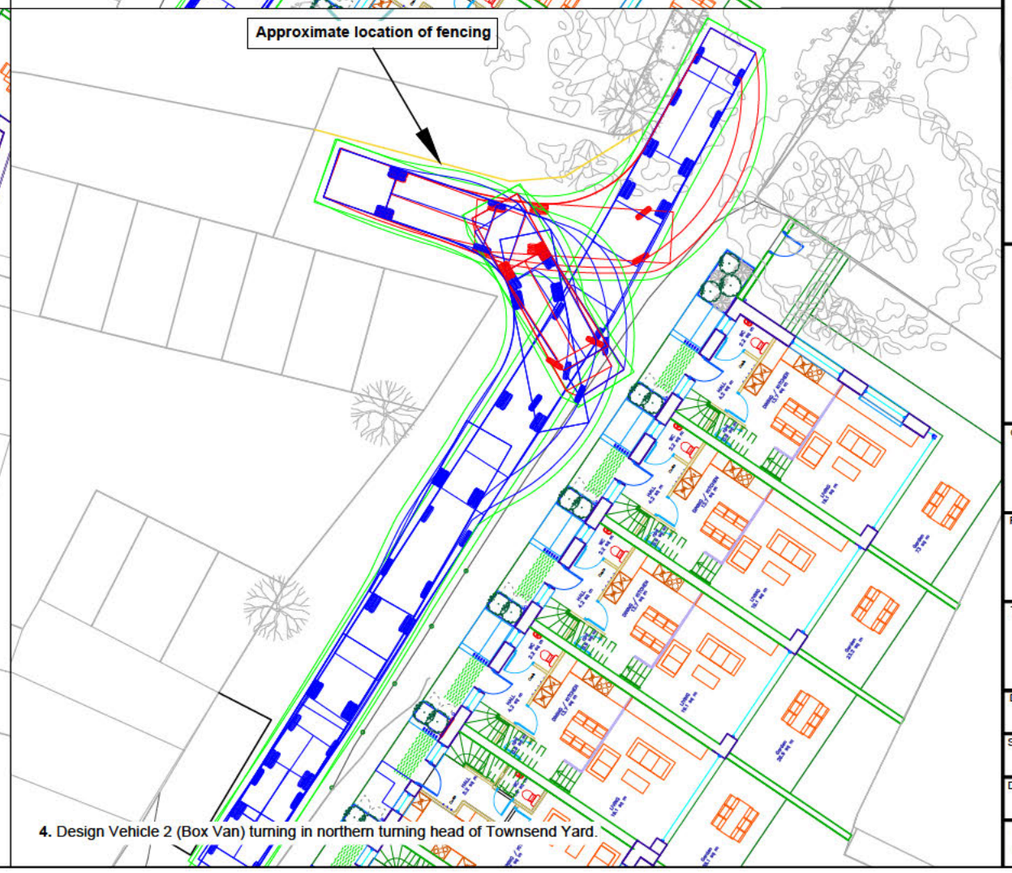
1. Design Vehicle 1 (Pumping Appliance) entering and exiting Townsend Yard.



2. Design Vehicle 1 (Pumping Appliance) turning in northern turning head of Townsend Yard.

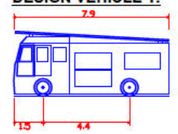


3. Design Vehicle 2 (Box Van) entering and exiting Townsend Yard.



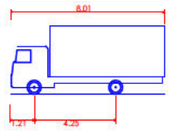
4. Design Vehicle 2 (Box Van) turning in northern turning head of Townsend Yard.

DESIGN VEHICLE 1:



Pumping Appliance	
Overall Length	7.900m
Overall Width	2.500m
Overall Body Height	3.300m
Min Body Ground Clearance	0.140m
Track Width	2.500m
Lock to lock time	4.00s
Kerb to Kerb Turning Radius	7.750m

DESIGN VEHICLE 2:



7.5t Box Van	
Overall Length	8.010m
Overall Width	2.100m
Overall Body Height	3.556m
Min Body Ground Clearance	0.351m
Track Width	2.064m
Lock to Lock Time	4.00s
Kerb to Kerb Turning Radius	7.400m

NOTE:
1. Blue line denotes edge of body / wheels.
2. Green line denotes 300mm tolerance. For example, wing mirrors and driving accuracy.

NOTE:
Drawing based on SDPS drawing
TSY-K009-S0-P0-Proposed Ground Floor Plan

COTTEE Transport Planning

Fir Lodge
Threshelfords Business Park
Feering
Essex
CO5 9SE

Tel : 01376 573400
Fax : 01376 573480
email : info@cottee-tp.co.uk
www.cotteetransportplanning.co.uk

Client
TOWNSEND YARD LTD

Project
TOWNSEND YARD, HIGHGATE

Title
SWEPT PATH ASSESSMENT - SERVICING

Drawn | Checked

Scale 1:250 @ A3 | Date SEP 2020

Drawing No. 2012/07

From: [redacted]
To: [redacted]
Subject: Please upload to portal 31/015409 thank you
Date: 04 March 2024 15:07:35
Attachments: FSR2 objection.odt

From: [redacted]>
Sent: 04 March 2024 12:59
To: [redacted]>
Subject: FW: HGY/2023/2493 - Fire Safety report

> You don't often get email from [redacted]. Learn why this is important

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

Dear [redacted]

I am coping the Highgate Society response to FRA's Fire Safety report regarding the mews development in Townsend Yard – for information.

Kind regards

[redacted]

Co-chair Highgate Society Planning Committee

From: [redacted]]
Sent: 04 March 2024 12:51
To: [redacted]'
Cc: [redacted]'; [redacted]; [redacted]
Subject: HGY/2023/2493 - Fire Safety report

Please find the Highgate Society objection attached.

Kind regards

[redacted]

HIGHGATE SOCIETY
10A South Grove, Highgate, London N6 6BS

[redacted]
Haringey Planning Services By email.

3rd March 2024

Dear [redacted],

Re: HGY/2023/2493 –Townsend Yard "Redesign of plot 1 to incorporate fire brigade access to adjacent properties through an alleyway at ground floor level into the rear of the plot."

Following the Highgate Society's earlier objection, it is now writing to object to the revised Fire Strategy Report Rev 2 (FSR2) submitted in January 2024 (but dated July 2023) in support of application HGY/2023/2493. While FSR2 primarily deals with fire safety and general fire strategy for the mews, it also addresses the fire safety strategy for the Shepherd's Cottage (36a Highgate High Street) but does so only briefly under clause 10.7 of the report. This leaves the Society very concerned for the safety of the Cottage and its occupants. The areas of concern are:

1. Figure 7 of FSR2 is included to show conformity with Spread of Flame requirements to adjoining premises under AD:B of the Building Regulations. However, the drawing is seriously misleading because it entirely omits Shepherd's Cottage, showing the cottage and its garden as an undivided single area without any building outline shown. Figure 10 shows Shepherds Cottage and separately its garden. It is only by examining Fig.10 that the proximity of House 1 and the rear window in House 1 to the rear of Shepherd's Cottage becomes apparent. This should be looked at further as it appears that there could be a breach of Spread of Flame requirements.

2. Section 3.8 states that "*The responsible person has a duty of conducting a fire risk assessment which should focus on the safety in case of fire for all relevant persons.* "Relevant persons" are explained in in 3.7 as including "those in the immediate vicinity". The occupants of Shepherd's Cottage are in the immediate vicinity and are clearly relevant persons. Shepherds Cottage is open plan and although we have no figures to confirm, the upper floors could well be 7.5m above rear garden level and are certainly more than 4.5m. The authors of FSR2, as "responsible persons" must consider in more detail how Shepherd's Cottage and its occupants will be protected bearing in mind the nature of its construction and lack of fire compartmentalisation.

3. It is essential that there is unhindered access to the rear of the property and we note that, under Clause 10.7 of FSR2 it is proposed that an alleyway be formed through House 1 to give the LFB access to the rear of the Cottage. However, there are serious flaws in the design of this route as follows: Please note that most of the drawings submitted with this report fail to show the alleyway and there are no levels, or details of heights of walls within the submitted material.
    - The report proposes that the fire route passageway would be accessed, with a gate to be kept locked shut. The LFB would have, as is normal practice, FB1 keys which would allow access through this door. However, this does not help with escape by the occupants of the Cottage unless they too are to be given FB1 keys. Is this to be the case?
    - Once through the doors and at the end of the alleyway, the LFB would be required to climb over two walls, one of which is 1.8m high and forms the boundary of House 1, and the second is the cottage's listed wall.

- The sites are at differing levels so that there is an additional 1.6m drop into the rear garden of the Cottage.
- This alleyway does not appear to offer any viable alternative means of escape from the Cottage.

4. The FSR2 does not propose a single solution but suggests three possible options for the fire service to reach the Cottage, none of which is considered viable. Before any approval can be given, a single acceptable strategy must be presented, which the developer must be required to implement. Optional alternatives are in our view, not a satisfactory basis for any approval.

   a. Option 1 - The fire engine will drive down the lane and turn on private land
   The swept path assessment provided in the report does not show that vehicles are normally parked in the narrow High Street opposite the lane which means the fire engine does not have enough turning space in Highgate High Street to enter Townsend Yard either backwards or forwards.
   Furthermore while the fire service has the right to pass over private land, the land owner (Omved) has the right to put up a permanent barrier which would block a fire engine from turning. A turning head that requires access to private land, over which the applicant has no control and which could be redeveloped in the future, is not a suitable solution to meet ADB5. Unless the applicant is able to put in place an agreement with Omved under the terms of which Omved rescinds the right to put up a permanent barrier this cannot be considered a viable option. If the developer intends to pursue this option the agreement must be put in place before approval for further construction takes place.
   The illustrations below show cars parked opposite the entrance in an approved parking area and for comparison the swept path analysis where no parking is shown.

Cars parked opposite the lane

Swept path assessment - fire pump (pg 29)

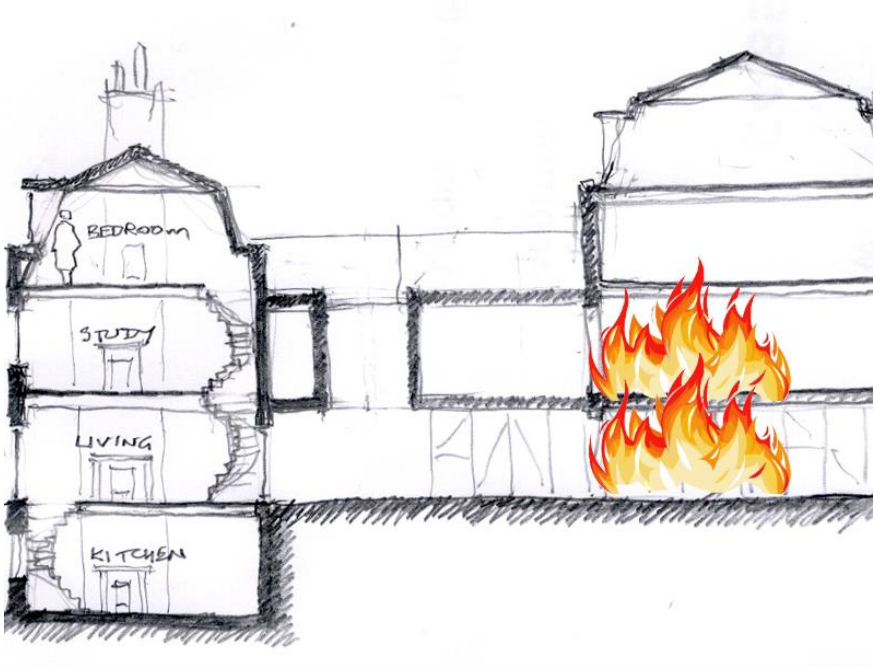
   b. Option 2 - The fire engine will reverse into the lane and park 20m from the High Street junction.
   As stated above the fire engine cannot reverse into the lane if vehicles are parked on the High Street opposite the lane. This was confirmed by [redacted] to our previous chair [redacted], where he stated that a fire engine could not reverse a short way into the yard because the yard is too narrow between no 42 and no. 44 Highgate High Street (both of which have their main entrances on either side of the lane) and which restricts the necessary access to each side of the fire engine.
   Figure 9 on page 21 of the FSR2, which has been included to demonstrate that a fire engine can reverse up the lane, is merely a crude representation of the lane and a fire engine. It is very concerning that the FSR2 submits an option that has not been accurately measured. The photo below clearly shows how constrained the lane is.
   The Fire Safety report in point 10.3 accepts that reversing may not be possible *"In case it is established that the tender is not able to reverse, sprinklers in the 4 most*

remote dwellings are required in order to extend the hose distance." So the report recommends that the 4 most remote mews houses will need sprinklers installed in case the fire engine cannot reverse but no provision is made for the Cottage in these circumstances.

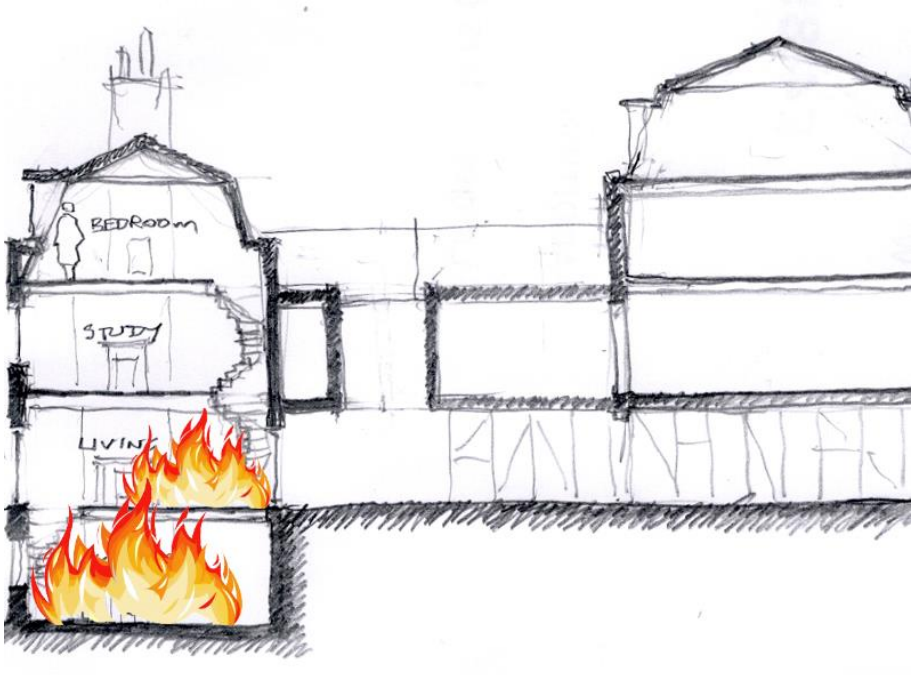
Should neither option 1 or 2 be viable the fire engine would need to park on Highgate High Street which would exceed the required 45m hose length to reach the furthest point in the Cottage.

c. Option 3 – access to the Cottage should be “assumed” from the front of the property. Access from the High Street is through a long and narrow timber framed (and therefore highly inflammable) under croft which has already been rejected by the LFB as being non-compliant as it is too narrow and long to meet LFB requirements. It is therefore surprising to see this being raised here again. However, in a scenario where the fire starts in a building on the High Street and spreads to the Cottage, or starts in the Cottage itself, (see diagrams of the two scenarios below), the under croft has no fire containment. Even if firefighters were able to get to the Cottage there are no windows on that side so firefighters would have to enter a burning building. This option of relying on the assumption of access via the High Street passageway is therefore a “non-starter”.

Scenario 1 – A fire breaks out in the High Street buildings cutting off the passageway to the High Street.
With the wind tunnel effect through the passageway the fire could quickly spread back towards the cottage.



Scenario 2 – A fire breaks out on the lower floors of the cottage.
Bear in mind that the cottage is timber framed with no fire separation between floors, open stairs and just floorboards on exposed timber joists. There are open fireplaces on each floor. If a fire were to break out on the lower floors it would quickly engulf the whole house so escape from the bedroom which is on the top floor would have to be through a window and the windows are only on the north side of the cottage facing Townsend Yard.



5. Furthermore Figure 11 on pg 23 of the FSR2 is not correct. It locates the “cottage rear garden” where the Cottage is so the arrow in the diagram which is supposed to show the route for firefighters directs them straight into the Cottage wall!

In conclusion the FSR2 should have a single “water tight” proposal for fire access to the Cottage that can be assessed and either approved or rejected rather than the three suggestions each with serious flaws.

As the Local Planning Authority, the Highgate Society believes the council must be made aware of, and take into account, the serious failings of the FSR2 to address fire safety issues for the Cottage so they can be taken up directly with LFB. Additionally, we are asking for your help in urging LFB to attend a meeting on site with the planners, Building Control, the Highgate Society and [redacted] MP to try to resolve these issues. [redacted], the LFB Fire Officer has refused an invitation to visit by the owner of the Cottage stating in an emailed dated 29 November that he has *“no intention(s) on visiting the site”*.

The Society hopes Haringey agree that the submitted report and application HGY/2023/2493 – Townsend Yard “Redesign of plot 1 to incorporate fire brigade access” are still so flawed that this application will be refused pending a solution which truly protects the Cottage and its occupants.

Yours sincerely

[redacted]

Co-chair Highgate Society Planning Committee

CC:

[redacted]