

Argles James

From: Planning Support
Subject: FW: HGY/2021/2571 (HGY/2020/1326) Land At Townsend Yard, London N6 5JF

Sent: 13 December 2021 12:50

Subject: RE: HGY/2021/2571 (HGY/2020/1326) Land At Townsend Yard, London N6 5JF

Dear Sir,

Ref: - 36A Highgate High Street. HGY/2021/2571 (HGY/2020/1326) Land At Townsend Yard, London N6 5JF

*1.0 I am writing to you regarding the aforementioned premises which I feel should be considered, as part of this application, as it sits within the vicinity **around the building** (proposed development).*

*Approved Document B vol 1 : B5 states provisions covering access and facilities for the fire service are to safeguard the health and safety of people in and **around the building**.*

2.0 The building currently has access to the rear, via a car park, which although not ideal, would allow a fire appliance (route suitable for laying hose) to within 45 meters to all points inside the house.

From visiting the house, the distance from the street at the front of the house, via an alleyway, to the furthest part on the top floor of the house, seems to be (was paced out) above 45 meters.

For guidance, Approved Document B vol 1 : B5 13.1 states: For dwelling houses, access for a pumping appliance should be provided to within 45m of all points inside the dwelling house.

Furthermore the front door is accessed via an alleyway which is narrow in parts i.e. 730 mm. 750mm is generally the minimum width of a doorway for firefighting access as per Approved Document B.

Lastly once the planned buildings have been constructed, the house will be surrounded by other buildings on all sides, making the application of water to a fire difficult i.e. over the top of another building or by committing firefighters inside the building(which may not be done if there is no life risk). This delay will more than likely lead to increased destruction of this listed (heritage) house.

2.1 Therefore, access for firefighting purposes would currently conform to Approved Document B B5 via access at the rear of the house.

Should this access be removed, as planned, leaving access to the front of the house only, the buildings provisions for firefighting would be reduced below that of its current and/ or modern standards, which will more than likely increase the risk of harm to the occupants, firefighters and destruction of the building.

3.0 The provisions for fire service vehicle access at the proposed site has been identified as non compliant, by ourselves, in a former email.

In conclusion, I am submitting our concerns as a consultant. There are proposals that may meet the requirements of Approved Document B, such as if the houses nearest the cottage were omitted then a turning head could be retained and access to the cottage maintained, however this and any other proposal should be properly consulted upon to ensure compliance.

Kind regard,

Simon Dredge

*Operational Fire Safety Inspector (Sub Officer)
Barnet, Enfield & Haringey Team
Fire Safety Regulation: North West Area.*



From: Sheldon Roland
Sent: 11 November 2021 11:26
Subject: RE: HGY/2021/2571 (HGY/2020/1326) Land At Townsend Yard, London N6 5JF.r

Many thanks for the feedback from the site visit Simon, much appreciated. We will keep you notified of the outcome of the this current application to discharge the construction method statement condition.

Kind regards,

Roland Sheldon | Planning Officer

Development Management | Planning, Regeneration and Economy | Haringey Council

40 Cumberland Road, Wood Green, London N22 7SG.

Sent: 10 November 2021 13:47

Subject: RE: HGY/2021/2571 (HGY/2020/1326) Land At Townsend Yard, London N6 5JF.r

Good afternoon,

Thank you for your patience on this matter.

A fire appliance has attended the site in an attempt to use the current provisions for access and facilities for the Fire Service. As displayed by the plan below:



*It was found that an appliance was able to enter the road and reverse back into the turn around point. However, the driver of said appliance, supported by the officer in charge, were **unable** to exit out of the turn around point and drive back towards the access point / main road in a forward gear.*

On questioning, it was discovered that the provision was too tight (due to obstructions i.e. tree etc) to undertake the appropriate manoeuvre.

As a result of the lack of a turning provision, the fire appliance reversed out of Townsend Rd onto the main access road, in a slow and careful manner (due to the narrow width of the road/

bollard obstructions). This reversing ultimately led to a delay in leaving the site, which would reduce the amount of available time a fire crew would have, should they need to attend an incident, if deployed from the site. Furthermore the access provisions, do not practically meet the requirements of Approved Document B- B5.

I would be grateful if you could keep me informed on any actions or proceedings regarding this matter.

Simon Dredge

Operational Fire Safety Inspector (Sub Officer)

Barnet, Enfield & Haringey Team

Fire Safety Regulation: North West Area.



LONDON FIRE BRIGADE