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London Borough of Camden - planning Department
2nd floor - 5 Pancras Square - London N1C 4AG

Date: 18/05/2023

Re: Single storey rear extension to existing ground floor flat.

Project: Flat 1, 2 Glenmore Road NW3 4DB.

Dear Sirs:

The proposed planning application is for single storey rear extension to existing ground floor flat within a converted terraced residential building which already consist of 2-other flats at upper level. The applicant is the owner of Ground floor flat as well as First Floor flat as share of freeholder of the building whilst the top floor flat owned by a separate party who was notified more than 21-days before submission of application. The proposed rear extension is designed to replicate immediate adjoining properties which benefit from identical schemes extensions in particular adjoining premises at right side has boundary wall at same height as proposed extension. The scheme designed to meet Camden Planning Policies for setting and sizes of new residential accommodations as defined on policies; CPG2 Housing (Residential development standards chapter) & also Camden Planning Guidance (CPG-1) section-5.11.

The proposal as demonstrated on proposed section will meet compliance with London Regional Plan policies and also Local Planning Policies for maintaining clear headroom to habitable areas of residential units within 2.5m. The scheme is designed in compliance with Camden Planning Guidance with allowance given for means of access to property plus the design to match & complement the adjoining properties. The current access is retained as part of works which the means of access from main frontage that will retain as unchanged by proposal.

The proposal for the site which is in Haverstock Hill region within London Borough of Camden and the applicant agrees to all Cil-Levy and Section 106 agreements required for the planning application approval. The proposal for extension to the residential unit to comply with London Plan D12A policy as demonstrated on proposed floor plans provides designated residential accommodation at suitable residential building. The property is at main residential street and adjacent to BUS STOP at top of the main road with short walking distance to site and therefore it will not be harmful to surrounding areas.

The proposal for extension of the development require FIRE STRATEGY STAMENT to meet Council's planning requirement - of the London Plan D12A now requires all development proposals to achieve the highest standard of fire safety and requires submissions to demonstrate that they:

- 1) identify suitably positioned unobstructed outside space:
 - a) for fire appliances to be positioned on
 - b) appropriate for use as an evacuation assembly point*
- 2) are designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire; including appropriate fire alarm systems and passive and active fire safety measures*
- 3) are constructed in an appropriate way to minimise the risk of fire spread*
- 4) provide suitable and convenient means of escape, and associated evacuation strategy for all building users.*
- 5) develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in*
- 6) provide suitable access and equipment for firefighting which is appropriate for the size and use of the development*

We are writing with respect to above application that was submitted with above given reference and requiring fire safety strategy relevant to extensions will requiring the proposal FIRE STRATEGY STAMENT which is scheduled below to meet Council's planning requirement. In accordance with outlined planning policy the scheme provides the following compliance:

- 1- The site is a terraced building at residential street; Glenmore Road. The proposal for rear extensions to existing ground floor flat by re-configuring the existing residential flat designed to meet local planning policies.
- 2- The internal areas are designed to ground floor to create as a 2-bedroom flat within compartment lobby to ground floor to meet building regulations part-B
- 3- The building is less than 11m above ground level and do not require sprinkler system under amended Fire Regulation Part-B.
- 4- The internal stairs indicated clearly on plans and also providing full 30-minutes lobby from each floor to meet Part-B of fire regulations.
- 5- The proposed plans clearly indicate natural ventilation manual openable windows above top of central stairs as means of natural ventilation to meet fire regulations.

- 6- The structural elements to building to have 1-hour fire rating protection.
- 7- The internal light fitting and ducting to have 30minutes fire rating
- 8- The windows to all bedrooms to have 90-degree hinge and opening of 850mm to meet FIRE regulations part-B compliance.
- 9- As per proposed fire compliance plan to all proposed levels clearly indicating all internal habitable doors to be Fire Rated (FD30s) of ½ hour with 3-hinges and smoke strip to meet part-B of Building regulations.
- 10- The fire compliance plan indicate all internal levels to meet fire regulations. The stair to central part of premises is designed as comparted within fire rated closure of half hour as per specified detail.
- 11- The premises is benefiting from 2nd means of fire escape is noted as front window via amenity area which permits means of exit to public highway.
- 12- The internal stairs leading to upper level flats is independent from ground floor flat and in compliance with fire regulation
- 13- The units have been designed with fire compartment compliance by means of fire rated internal corridor or fire lobby to meet part-B
- 14- The designated units to benefit with smoke and heat detector alarms clearly noted on the proposed plan.

We hope the information provided is satisfactory and should you have any queries please do not hesitate to contact us.

Yours truly,



R. Lakani
Director