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**From:** John Sharp  
**Sent:** 24 October 2024 17:29  
**To:** Planning; Ewan Campbell  
**Subject:** 1RE 2024/4134/P : Proposed Works at Hylda Court, St Alban's Road NW5

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Dear Sirs,

**Proposed additional 5th floor: Structural Impac**

I confirm my agreement with the structural issues raised by A. Hawes and S Kavanah and wish to add the following comments:

- **Fire Safety:** I am concerned to note that should fire occur on any lower floor of the front wing of the building facing St Alban's Road, 5th Floor residents of penthouses will be forced to use the single main internal stair, which has no fire lobby on each floor and which depends on the fire and smoke resistance of the entrance doors of all the flats within the front wing of the building. There is no proposed alternative means of escape from the 5<sup>th</sup> floor via the existing external fire escape. I presume that this anomaly will be reviewed by the Fire Officer.
- **5th Floor Footprint:** It is noted that the fifth floor apartments have been designed with a footprint smaller than the existing floors in order to conform to Planners' preference for 'subordination' of extensions to the main existing structure. I have not seen any structural report accompanying the planning application, but I understand that the existing 4th floor roof is essentially of timber joisted construction set on to the RC frame below. In practical terms, construction of the new 5th floor will inevitably lead to the requirement for existing roofs to be removed in their entirety to make way for the new construction. The knock-on result will therefore call for 4th floor residents and no doubt those on lower floors as well, either to be de-housed, evacuated or otherwise decanted from the lower floors. You will note that this adds to the concerns raised by others regarding the practicality carrying out extensive and disruptive construction work in an occupied residential building.

Yours faithfully

John Sharp

