



30th October 2024

FAO Joanne Clark and David Fowler.

2024/4444/NEW - Godwin and Crowndale Estate, London, NW1

REF: Amendment to the landscape scheme previously approved under Ref: 2022/3627/P on 05/01/2024 to accommodate the fire access through the estate gardens at the rear. Evidence required by the condition was previously submitted back in 2022.

Following the provision of the Preliminary Stage 4 design to B.C/LFB, we received a feedback letter from LFB rejecting the existing proposal due to access constraints on the site. If you review the western side of the site, Charlton Street is effectively a dead-end road, which Part B stipulates this can be a maximum of 20m in from the nearest turning point, we're over 120m, making the western side of the site effectively inaccessible. The hose lengths exceed the Part B limits when treating the 10 No. houses from the Eastern side of Charlton Street. To mitigate against the accessibility issues, sprinklers were recommended by LFB with a 30-minute duration. As requested, sprinklers were reviewed as an option, however two main issues were uncovered:

There would be a significant maintenance headache and cost for the Client associated with sprinklers indefinitely. The houses are 3 storeys so this adds complications regarding the sprinkler water pressure, as the greater the height, the greater the pressure required to power/supply the sprinkler to all three storeys. If supplied off the mains, a pump can be used to add pressure to the system, but it cannot be guaranteed via Thames Water that sufficient volume of water is provided via the mains to supply the system. After talking to several sprinkler specialists, a storage tank would be the most feasible option to guarantee the supply/pressure for the 30 minutes required. The volume of water required to supply sprinklers for 30 minutes would be sizable and most likely require a separate plant room. This would need to be located in the landscaped area to the rear, and therefore create a significant planning issue.

Because of the above reasons, we explored the option of creating an access route around the rear of the houses to remove the access issues present in the original layout. To ensure there were no detrimental impacts to the landscaping area to the rear, the access route will be formed using a plastic grid system embedded within the ground build-up. This will allow for soil and grass to grow as normal and remain as a usable space for residents. There is also no need to amend any of the footpaths etc.

The option has been reviewed by B.C and the Planner, David Fowler, who were both satisfied with the proposals.

Kind Regards

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