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London Borough of Brent - Planning Department
The Planning Services - Environment & Culture
Brent House – 349 High Road - Wembley – Middlesex HA9 6BZ

Date: 17/12/2024

Re: SINGLE STOREY SIDE-REAR EXTENSION TO SINGLE DWELLING HOUSE

SITE: 187 FORDWYCH ROAD LONDON NW2 3NH

Dear Sirs:

The proposed planning application is for internal renovation and refurbishment of the existing single dwelling house plus single storey rear-side extension designed to meet Brent Council policies for residential extensions. The site is located within proximately of main Cricklewood Areas with close and easy access to public transport and shops.

Proposal for altering internal areas to meet planning policies for residential conversion as set out in Brent Council Policies by creating a family house extension to meet core policies. The proposal for rear-side extension as link to existing developed rear extension to line up with adjoining premises extension which has same rear-side extension and meeting residential extension policies SPD-2 (figure-7).

The principal windows and opening retained to serve designated room arrangements and existing bay window opening sizes and characters will be retained to avoid impact to original character of the external elevation of the premises.

As part of the site survey it is confirmed that the existing premises has a rear garden amenity area and as part of proposal the garden to be utilized by proposed family unit set over 70M-SQ. The proposed rear garden will have new planting and regeneration and serve family unit to meet Brent planning policies. The site also has front amenity area that will be retained for family front amenity area whilst providing front bin storage & amenity areas. The premises are owned by the applicant. The scheme is to improve the existing site constraints and also the conditions plus creating new family house designed to compliance with London Regional Guides. Therefore the proposal will permit a new residential unit whilst improved designated areas at the internal areas.

Homes Design Limited

Registered No. 6242962

Registered in England & Wales

Registered Office: Companies House, Cardiff

Director: R. Lakani BSc (Hons) MSc (Structures) (Institution of Structural Engineers Membership No: 07104431X)

The proposal requires FIRE STRATEGY STAMENT to meet Brent Council's planning requirement - Policy D12A of the London Plan 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 conversion of premises into flat requiring the proposal FIRE STRATEGY STAMENT which is scheduled below to meet Brent Council's planning requirement. In accordance with outlined planning policy D12A the scheme provides the following compliance:

- 1- The site is a family residential house with existing extensions to original dwelling as per approved scheme under permitted development located at middle of Fordwych Road which is noted as residential street and consist of single dwelling terraced houses and residential flats. The site benefits from front amenity space which is currently used as waste collection point which will remain as the area for the residential waste allocation and collection areas.
- 2- The internal areas are designed to create as a residential units within fire rated structure designed to meet building regulations part-B
- 3- The building level is less than 11m above ground level and do not require sprinkler system under amended Fire Regulation Part-B.
- 4- The internal area have full 30minutes fire rating and also openable windows to designated areas as means of escape to meet Part-B of fire regulations.

- 5- The proposed plans clearly indicate natural ventilation manual openable windows 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 rooms to have 90-degree hinge and opening of 850mm to meet FIRE regulations part-B compliance.
- 9- As per proposed fire compliance plans 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 to site within site with accessible fire brigade engine can access the site from main highway and existing drop curb.
- 11- The premises is benefiting from 2nd means of fire escape is noted as windows and doors to front amenity areas which permits means of exit to public highway. The site at rear also backing to open green field areas.
- 12- The plan also refers to external walls as new cavity wall construction that meets 60-minutes with fire rating to compliance with regulation. 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