

Camden Planning Department
Case Officer: Obote Hope 020 7974 2555

Ref: Camden - Full Planning Application 2018/5553/P
Site Address - 126 Fordwych Road, London NW2 3PB

Dear Mr Hope

Thank you for confirming that the planning application will be delegated.

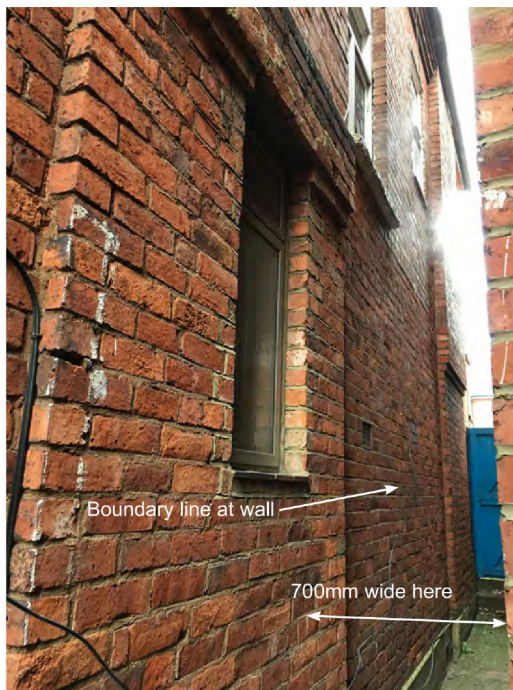
Further to my previous comments on this planning application, I believe that the application should be refused for the following additional reasons:-

1. The Proposed Plans are in error or ambiguous concerning the proposed changes in the side fenestration with No.124, as no new windows are shown in the Proposed Side Elevation 2.
2. The Proposed self contained Ground Floor Studio Flat with Kitchen and Shower WC creates a fire risk to the staircase structure and fire compartmentation, which is the only means of escape from the First Floor flats.
3. The escape route from the front window to the Studio entrance door is approx 12 metres with the kitchen on the route. Building Regulations stipulate a maximum escape route of 9 metres, which also should not pass through a kitchen area.
4. The proposed Studio plan does not show the restricted height of 1945mm under the staircase that is shown in the Existing Plan. Building Regulations specify that an escape route must have a minimum height of 2000mm, with a relaxation at doorways.
5. The Studio Kitchen shows a new window through the boundary wall. As the adjoining building is at less than 1 metre, then any opening would need to be fire resisting and permanently fixed shut that would not allow for purge ventilation. Similarly a boiler or extractor should not exhaust out over the adjoining boundary.
6. The escape route for the Flat 3 Bedroom 1 is over 9 metres. The secondary escape routes through the windows of Bedroom 1, Bedroom 2 and the Second Floor Flat 4 Dining Living Room exit into the enclosed yard. A place of safety must be at a distance that is further away than the height of the house roof, which would be into the rear garden.
7. The existing First Floor Bedroom UPVC window that faces No 124. should be non-opening, fire resisting and obscured glazed or preferably bricked up, as it creates a spread of fire risk with the adjoining building. It is also does not meet the window requirement for a habitable room.
8. There is an additional unauthorised old window opening on the ground floor facing No.124 not shown on the existing plan, that has been closed off internally with plasterboard for over 20 years. As this also presents a spread of fire risk it should be bricked up.
9. The existing protected staircase is proposed to be extended with a private staircase for Flat 5 to the loft storey. The plans appear to indicate an FD20 door to the staircase for the Proposed Studio and into Flat 5 Bedroom 2, which I believe should be a minimum FD30S door specification.
10. There appear to no Building Control records available for 126 Fordwych Road online.
11. In summary the construction and layout of these detached houses is unsuitable for creating three self contained flats on the Ground floor and a Fire Risk Assessment should be made.

Stephen & Pamela Frazer, [REDACTED]



Views of an existing unauthorised window opening in the Ground Floor that is covered with plasterboard internally which should be bricked up to remove the spread of fire risk with 124 Fordwych Rd





View from Bathroom WC of 124 Fordwych Rd across the 900mm wide alley.

Views of the Existing and Proposed Bedroom 1 window of Flat 5 from the Bathroom WC of 124 Fordwych Rd



View from Bathroom WC of 124 Fordwych Rd