

55 Fitzroy Park:

Response to London Borough of Camden - Site Access by the London Fire Brigade

This Note has been prepared to respond to comments made by the London Borough of Camden (LBC) associated with access to 55 Fitzroy Park by the London Fire Brigade (LFB). This Note is associated with planning application number 2018/P3672/P. In summary:

- The applicant is seeking to construct five houses on the site.
- LBC has requested that the development is car free, in line with their development control policy. The car free nature of the scheme means that there is a minimal amount of hardstanding proposed on-site so that no informal car parking can take place. While one car parking space per dwelling is proposed for residential units numbers one, two and three (permissible in redevelopment schemes where it can be demonstrated that the existing occupiers are to return to the address when the development is completed), no parking would be provided for units four and five.
- A pedestrian path would lead from Fitzroy Park down to unit numbers four and five, which are furthest from Fitzroy Park.
- There is a level difference of around 3.5m from Fitzroy Park to the entrance to units four and five, which are at a lower level to the road.
- There is no vehicular access proposed to units four and five and as such access by a fire tender is not possible.
- LBC have suggested that the distance from Fitzroy Park to the furthest point on the upper floor of unit five is 91 metres.
- Units four and five would be fitted with domestic sprinklers.
- The proposed landscaping plan is provided below, and this shows the three proposed units fronting onto Fitzroy Park and two to the rear of the site, for which pedestrian access is provided, only.



In order to understand their requirements and to respond to LBC's comments, discussions have been undertaken with LFB. As a result, the project team have been advised that the scheme design should accord with BS 9251:2014 or BS EN 12845. With regard to the use of domestic sprinklers, the guidance states that *"where domestic sprinklers are fitted throughout a house or block of flats - the distance between the fire appliance and any point within the house (in houses having no floor more than 4.5 m above ground level) may be up to 90 m."*

As detailed above, LBC has measured the distance from Fitzroy Park to the furthest point in the furthest building on-site as being 91m, which is beyond the maximum 90m threshold prescribed by BS 9251:2014 or BS EN 12845. As a result of the discussions, it is evident that the LFB consider 90m to be an absolute maximum distance, and while the measurement to the furthest point in the furthest building is 91m from Fitzroy Park, only 1m beyond the 90m threshold, the LFB has stated that some intervention would be required in order for the development to become compliant.

LFB has confirmed that the following design guidance is relevant to the proposals.

- **BS 9991:2015 - 50.1.2 Buildings not fitted with fire mains states,**

Where sprinklers in accordance with BS 9251:2014 or BS EN 12845 (see 11.2, Table 2) are fitted throughout a house or block of flats:

a) the distance between the fire appliance and any point within the house (in houses having no floor more than 4.5 m above ground level) may be up to 90 m;

- **BS 9991:2015 - 51.2 Location and access to external water supply states**

All premises should be provided with a supply of water for fire-fighting. Fire-fighters have to layout hose between the water supply and the fire appliance, so these distances should be kept to a minimum.

Hydrants should be located in positions that are near to building entry points (including entry points to fire-fighting shafts containing fire mains) and fire appliance parking positions as follows.

a) For buildings provided with dry fire mains, hydrants should be provided within 90m of dry fire main inlets.

b) For buildings not provided with fire mains (or where the building is fitted with a wet fire main), hydrants should be provided within 90 m of an entry point to the building and not more than 90m apart.

Water mains and hydrants should be capable of delivering a sufficient flow of water to enable effective fire-fighting to be undertaken. If the water supply takes the form of a static tank or dam, the capacity should be related to the size of the building and the risk involved. An unlimited and guaranteed natural water source providing the right quantities is also expected to be acceptable, subject to access and hard-standing for the fire appliances being provided.

Prior to the construction of the building, consultation should be undertaken with the water authority, fire and rescue service and building control body on the nature of the water supply and the quantities or capacity to be provided.

The water supply should comprise one or a combination of the following:

- 1) hydrants provided by the water undertaker on the street mains;
 - 2) private hydrants designed and installed in accordance with BS 9990, ideally forming part of a ring main system;
 - 3) a static or natural water supply.
- All hydrants should have signage in accordance with BS 3251.

The design options discussed with the LFB to resolve the issue were:

1. To indent the pedestrian path at the front of the site to create a pull-in area for a fire appliance, meaning that the distance from the rear of the appliance to the furthest point in the dwelling is no more than 90 metres.
2. To provide a private hydrant within the site, that would enable the fire service to run a hose from the hydrant to the furthest point in the dwelling without the hose run extending more than 90 metres.

In order to avoid the creation of hardstanding within the site, on which a vehicle could park, the applicant will agree to Option 2 above. It is suggested that the hydrant would be located towards the top of the slope on the site (in, or around, the area highlighted below), to avoid the need for the fire service to carry a hose any significant distance from Fitzroy Park. Given that the current measurement to the rear of unit five is 91m, the provision of a hydrant in the position indicated below would mean that LFB could run a hose from the hydrant to the furthest point in unit five without the hose run extending more than 90 metres. As required, the Hydrant would be provided with signage in accordance with BS 3251.



The applicant recognises that the ability to use a hydrant to solve this problem would be subject to ensuring an appropriate water pressure could be secured and a private hydrant maintained.