

From: Iain Clark

Sent: 08 March 2023 11:04

To:

Subject: RE: Consultee letter for Planning Application: 2022/0528/P

Good morning

Please find comments from the Environmental Health (Private Sector Housing Team) in relation to the residential parts of this application.

We strongly welcome the provision of 2 escape stairs to each residential block, and see this is a significant contribution to reducing risk in these blocks. A second escape stair overcomes many of the difficulties of occupants trying to escape using a stair which is also being used for firefighting and is therefore smoke filled and blocked with substantial fire hoses laying across the floor. It is very positive to see safety being built in as an integral part of the development, rather than relying on secondary measures which require ongoing maintenance and can fail.

The revised fire safety statement dated 10th February 2023 outlines a high standard of fire safety which is very welcome including in the use of non combustibile materials in external walls, and sprinkler systems in flat, but does not appear to mention an Evacuation Alert system designed to BS8629 for use by fire and rescue services to assist evacuation, and we would expect these to be required to residential blocks.

As some flats are 3 bedroom flats, it is likely some of these flats will be used as HMO's, which have increased risks from fire. HMO's within Camden are required to be licensed, and conditions of Licences generally do not allow exit from a Bedroom to pass through a risk room / Kitchen without additional mitigating measures. Our preference would be to see all Kitchens enclosed rather than open plan layout.

Please don't hesitate to get back to me if you would like to discuss this further

Kind regards

Iain Clark

Principal Environmental Health Officer