

Cranwood Woodside, London

31 March 2023

EXISTING TERRACE HOUSES – FIRE SERVICES ACCESS REVIEW

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1. Introduction and Scope

The new Cranwood Housing Scheme is a new residential apartment development based on the former Cranwood Care Home at 100 Woodside Avenue, North London, England.

There are eight existing terrace houses (No. 102-116) located to the south of the site, and these houses are excluded from the new residential apartment development scheme. However, the appointed Building Control Officer and London Fire Brigade have asked Haringey to consider the fire-fighting access provisions to the existing terraced dwellings, both during the construction period and once the development is completed.

Following discussion with London Fire Brigade and the appointed contractors Formation Design & Build Limited this report has been commissioned to address the query raised by Building Control and London Fire Brigade.

1.1 Reference

This report addresses the recommendations issued by Joule Group report issued on 30 September 2022 and email dialogue exchanges between London Fire Brigade and London Borough of Haringey.

2. Assessment

2.1 Current Site Conditions

The eight existing terrace houses are located to the south of the Former Care Home and these houses all comprise of 2-storeys. Based on the documentation provided by London Borough of Haringey and the information observed from Google Maps, the Fire Services can access these homes through Muswell Hill Road in the current condition.

Figure 1 and 2 below indicate the locations of the existing terrace houses and the current fire service access route (pedestrian).



Figure 1 : Existing Site Condition of Former Cranwood Care Home and Existing Terrace Houses

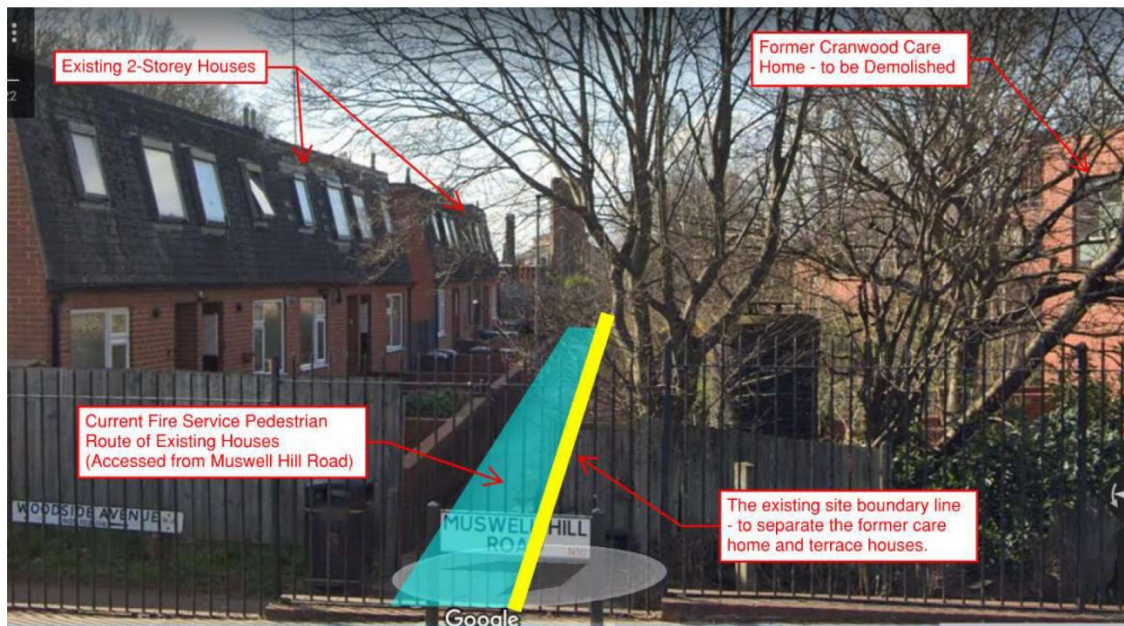


Figure 2 : Current Access Route between former Cranwood Care Home and Existing Terrace Houses

2.2 Proposed Site Conditions

Figure 3 below indicates the possible pedestrian Fire Service access route in a worst-case scenario, which is also the current condition prior to the commencement of any redevelopment works on the current Cranwood House site. it is further noted that;

- The current arrangement is not being impacted, and
- The fire services don't have direct vehicle access to the rear of the terrace houses and they can only foot access from Muswell Hill Road

Since the houses are all 2-storey terrace homes, the internal hose-laying distance of each house is assumed to be no more than 15m. As the external hose-laying distance is measured to be 45m from the possible place where fire pumping appliance will be parked, the total hose-laying distance will be no more than 60m.

In the proposed development, the site boundary between the new residential development scheme and the existing houses remains unchanged when compared with the existing boundary condition. Therefore, Fire Service personnel will access these existing houses through the same, unchanged route. As a result, the provision of the new development is not envisaged to make the current Fire Services access conditions to the existing terrace houses any worse.

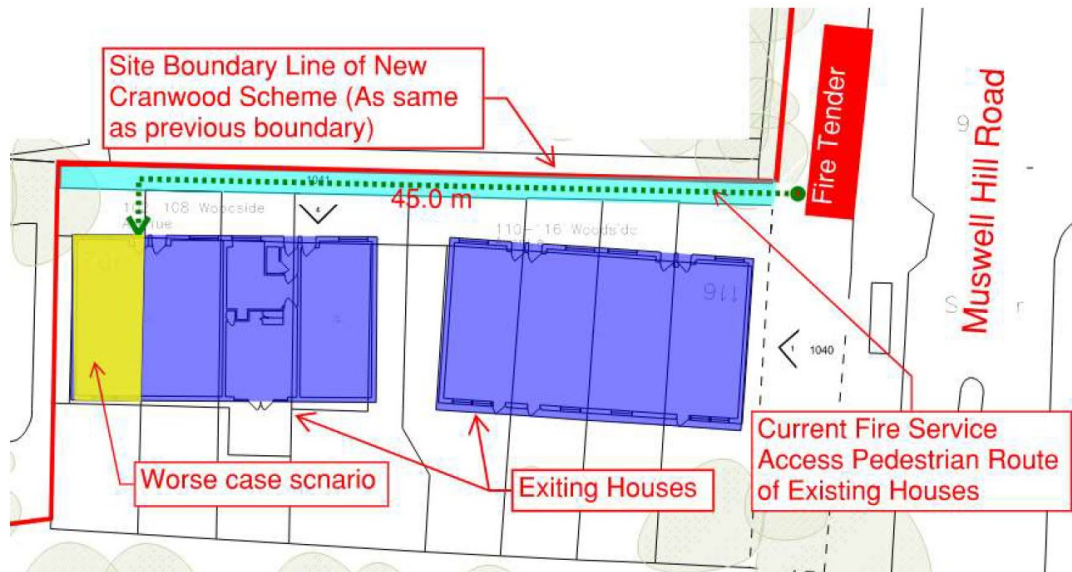


Figure 3: Existing Site Condition between New Development and the Existing Terrace Houses

However following dialogue with London Fire Brigade the hose-laying distance from the farthest point of the existing houses (worst-case) to the fire pumping appliance is up to 60m, which exceeds the current guidance of 45m limit in the ADB requirement.

2.3 Mitigation measure adopted

Extract from Volume 1 ADB B5 Page 98 states;

Section 13: Vehicle access

Provision and design of access routes and hard standings

13.1 For dwellinghouses, access for a pumping appliance should be provided to within 45m of all points inside the dwelling house. Every elevation to which vehicle access is provided should have a suitable door(s), not less than 750mm wide, giving access to the interior of the building.

13.2 For flats, either of the following provisions should be made.

- a) Provide access for a pumping appliance to within 45m of all points inside each flat of a block, measured along the route of the hose. Every elevation to which vehicle access is provided should have a suitable door(s), not less than 750mm wide, giving access to the interior of the building. Door(s) should be provided such that there is no more than 60m between each door and/or the end of that elevation (e.g. a 150m elevation would need at least two doors).
- b) Provide fire mains in accordance with paragraphs 13.5 and 13.6.

13.3 Access routes and hard standings should comply with the guidance in Table 13.1.

13.4 Dead-end access routes longer than 20m require turning facilities, as in Diagram 13.1.

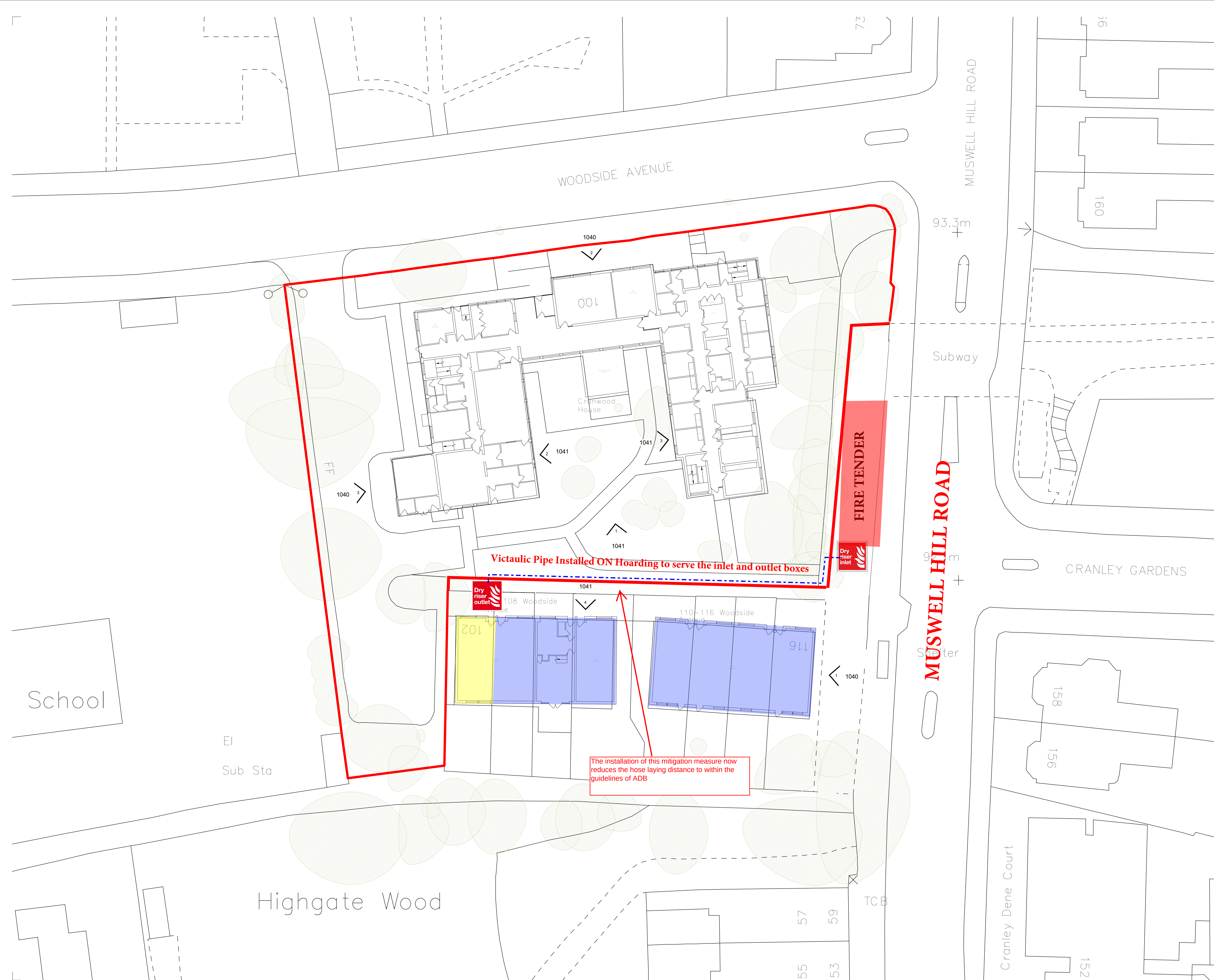
Turning facilities should comply with the guidance in Table 13.1

To address 13.2 a) we have agreed to mitigate the extended travel distance by installing a section of Dry Riser pipework with both inlet and Outlet Boxes to reduce the hose laying distance to within the guidelines of ADB. Requirements. See Figure 4 below.

This measure has been submitted by London Borough of Haringey and London Fire Brigade have responded to confirm they are happy to accept this measure on a temporary basis for the duration of the construction works, providing there is adequate signage displaying the position of the inlet and outlet boxes.

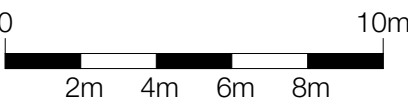
London Fire brigade and London Borough of Haringey have completed their dialogue and both parties have agreed the measures that are to be employed. Formation Design & Build Limited will be required to install the pipework, install both inlet and outlet boxes and to display the signage on the temporary site hoarding for the duration of the construction works.

Appendix 1. Drawing Nr 3649-DA-XX-00-DP-A-1032



- Notes**
1. Do not scale this drawing.
 2. All dimensions must be checked on site and any discrepancies verified with the architect.
 3. Unless shown otherwise, all dimensions are to structural surfaces.
 4. Drawing to be read with all other issued information. Any discrepancies to be brought to the attention of the architect.
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Fire Tender Parking Zone



Construction Site Boundary



Dry Riser Inlet Position



Dry Riser Outlet Position



Victaulic Pipe Installed On Hoarding

C1	31/03/2023	Following LFB Approval	SB
Rev	Date	Description	Drawn / Checked

Project name

Cranwood House
Muswell Hill

Drawing number

3649 - DA - XX - 00 - DP - A - 1032

Drawing

Haringey Fire Tender Access to Woodside Avenue

Purpose of issue

Planning

Scale

1 : 200 @ A1

Client

London Borough of Haringey

