

Planning Service
6th Floor, River Park House,
225 High Road, Wood Green,
London, N22 8HQ

The London Fire Commissioner is the
fire and rescue authority for London

Date: 29th October 2023
Our Ref: 31/010217
Your Ref: HGY/2023/2306

Dear Sir/Madam,

RECORD OF CONSULTATION

TOWN AND COUNTRY PLANNING ACT 1990

SCOPE OF WORKS: Full planning application for the demolition of existing buildings and structures to the rear of 819-829 High Road; the demolition of 829 High Road; and redevelopment for purpose-built student accommodation (Sui Generis) and supporting flexible commercial, business and service uses (Class E), hard and soft landscaping, parking, and associated works. To include the change of use of 819-827 High Road to student accommodation (Sui Generis) and commercial, business and service (Class E) uses.

PREMISES ADDRESS: Printworks 819-829 High Road N17 8ER

DOCUMENTS REVIEWED: Design & Access Statements

The London Fire Commissioner (the Commissioner) is the fire and rescue authority for London. The Commissioner is responsible for enforcing the Regulatory Reform (Fire Safety) Order 2005 (as amended) in London.

The London Fire Brigade (LFB) has been consulted with regard to the above-mentioned premises and have the following observations to make.

The Commissioner is not satisfied with the proposals, for the following reasons:

A suitable fire strategy could not be located on Haringey Planning Portal. There is insufficient fire safety information to provide a consultation. Within Design & Access Statement part 12 there was mention of a BB7 Fire Engineering report, however, this was also not found on the planning portal. Once we have received this information then the LFB can provide a response on the consultation.

It should be ensured that if any material amendments to this consultation is proposed, a further consultation may be required.

The Applicant is advised to ensure the plans conform to Part B of Approved Document of the Building Regulations and that the application is submitted to Building Control/Approved Inspector who in some circumstances may be obliged to consult the Fire Authority.

I also enclose Guidance note 29 on Fire Brigade Access similar to that in B5 of the Building Regulations. Particular attention should be made to paragraph 16, Water Mains and Hydrants, by the applicant. If there are any deviations from the guidance in ADB) vol 1 and 2: B5 Access and facilities for the fire service in relation to water provisions, then this information needs to be provided to the Water Office (water@london-fire.gov.uk) to discuss the proposed provision.

If there are any deviations to Brigade access and facilities then this information needs to be provided to Fire Safety Regulation (FSR-AdminSupport@london-fire.gov.uk) to review the proposed provision. Once we have received this information then the LFB can provide a response on the consultation and advice in regards to hydrants upon receipt of an appropriate site plan showing premises layout, access to it, and water supply infrastructure if available.

Any queries regarding this letter should be addressed to FSR-AdminSupport@london-fire.gov.uk if you are dissatisfied in any way with the response given, please ask to speak to the Team Leader quoting our reference.

Yours faithfully,



Assistant Commissioner (Fire Safety)

Reply To: Kiran Patel

FSR-AdminSupport@london-fire.gov.uk

The London Fire Brigade promotes the installation of sprinkler suppression systems, as there is clear evidence that they are effective in suppressing and extinguishing fires; they can help reduce the numbers of deaths and injuries from fire, and the risk to firefighters.