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London Borough of Barnet
Planning and Building Control
2 Bristol Avenue - Colindale
London NW9 4EW

Date: 02/04/2024

Re: Roof extension involving side and rear dormer windows, roof-lights to all elevations, increase of ridge height and formation of new crown roof to facilitate a loft conversion. Garage conversion to playroom. RESUBMISSION of approved applications ref: 21/3608/HSE & 18/4102/HSE & 15/04099/HSE.

Project: 34 Uphill Road, London, NW7 4PP

Dear Sirs:

The application site consists of a large detached residential property which has had historical extensions carried out to premises as part of the host property. The application is for roof extension and loft conversion to main roof space of the premises as new extension plus garage conversion to habitable areas of current dwelling family house.

The property defined as a family unit had planning permission for residential extension under reference **21/3608/HSE & 18/4102/HSE & 15/04099/HSE** in 2015 & 2018 & 2021 but as no works were carried out and proposal is aimed to reapply for similar scheme to resubmit the approved scheme for residential extension. The resubmission is made by replicating approved scheme without any variation.

The site is located in a residential street with large dwellings and provision for extension to development to create large family house will still retain the usage of premises as C3-use. The proposed scheme is for alterations to current dwelling which has been extended in the past to benefit from large rear gardens and as agreed with local council confirming the location and site constraints can meet Barnet Planning Policies for Housing (SPG7) and Barnet Development Management Policies plus the units designed to meet SPG-5 policies for residential extensions.

The proposal for the site which is in Barnet Region and the applicant agrees to all CIL-Levy and Section 106 agreements required for the planning application approval. The proposal for extension to self-contained residential unit to comply with DM01 policy as demonstrated on proposed floor plans provides designated residential accommodation at

suitable residential building. The property is at main residential street and adjacent to BUS STOP at top of the main road with short walking distance to site and therefore it will not be harmful to surrounding areas. The proposal meets Barnet's Local Plan (2012), Relevant Core Strategy Policies: CS NPPF, CS1, CS4, CS5, CS15 and also Relevant Development Management Policies: DM01, DM02, DM09, DM17.

The unit has allocated bin storage at enclosed private access area with collection accessibility from main highway for the residential and commercial units. Proposal is to retain existing waste storage which is located at the front access road of site. The scheme is retaining the means of access to development from main front access defined as current site condition means of access to the residential unit. The proposal for RESUBMISSION of already approved scheme to carry rear extensions of dwelling require FIRE STRATEGY STATEMENT to meet Barnet Council's planning requirement - Policy D12A of the London Plan now requires all development proposals to achieve the highest standard of fire safety and requires submissions to demonstrate that they:

- 1) identify suitably positioned unobstructed outside space:
 - a) for fire appliances to be positioned on*
 - b) appropriate for use as an evacuation assembly point**
- 2) are designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire; including appropriate fire alarm systems and passive and active fire safety measures*
- 3) are constructed in an appropriate way to minimise the risk of fire spread*
- 4) provide suitable and convenient means of escape, and associated evacuation strategy for all building users.*
- 5) develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in*
- 6) provide suitable access and equipment for firefighting which is appropriate for the size and use of the development*

We are writing with respect to above application that was submitted with above given reference and requiring fire safety strategy relevant to conversion of premises into flat requiring the proposal FIRE STRATEGY STATEMENT which is scheduled below to meet Brent Council's planning requirement.

In accordance with outlined planning policy D12A the scheme provides the following compliance:

- 1- The site is a detached single dwelling building at residential street: Uphill Road. The site benefits from vehicle access from main front entrance via residential street for car parking areas. The proposal for resubmission of already approved scheme in 2015 & 2018 & 2021 to the single dwelling house as garage conversion and roof extensions.

- 2- The internal areas are designed to each upper floor to create as a residential house within compartment lobby to each floor areas to meet building regulations part-B
- 3- The building upper level is less than 11m above ground level and do not require sprinkler system under amended Fire Regulation Part-B.
- 4- The internal stairs indicated clearly on plans and also providing full 30minutes lobby from each floor to meet Part-B of fire regulations.
- 5- The proposed plans clearly indicate natural ventilation manual openable windows above top of central stairs as means of natural ventilation to meet fire regulations.
- 6- The structural elements to building to have 1-hour fire rating protection.
- 7- The internal light fitting and ducting to have 30minutes fire rating
- 8- The windows to all bedrooms to have 90-degree hinge and opening of 850mm to meet FIRE regulations part-B compliance.
- 9- As per proposed fire compliance plan to all proposed levels clearly indicating all internal habitable doors to be Fire Rated (FD30s) of ½ hour with 3-hinges and smoke strip to meet part-B of Building regulations.
- 10- The fire compliance plan indicate all internal levels to meet fire regulations. The stair to central part of premises is designed as comparted within fire rated closure of half hour as per specified detail.
- 11- The premises is benefiting from 2nd means of fire escape is noted as exit doors via side amenity gap leading to front driveway which permits means of exit to public highway.
- 12- The plan also refers to top roof area over stairs to have openable window for natural ventilation as compliance with fire regulation
- 13- The units have been designed with fire compartment compliance by means of fire rated internal corridor or fire lobby to meet part-B
- 14- The designated units to benefit with smoke and heat detector alarms clearly noted on the proposed plan.

We hope the information provided is satisfactory and should you have any queries please do not hesitate to contact us.

Yours truly,

R. Lakani
Director