

Freedom of Information request: Reference number FOI2026/01013

Date of request: 18th August

Request:

The London Borough of Islington proposes to allocate 71 Ronalds Road, N5 for a permanent Gypsy and Traveller site. Please provide:

1. Whether the London Fire Brigade, or the London Fire Commissioner, has been consulted by the London Borough of Islington regarding the proposed allocation or development at 71 Ronalds Road.
2. Any response, comment or advice the Brigade provided regarding fire appliance access to the site.

Response:

I refer to your request for information, received on 18 August 2026, which has been processed as a Freedom of Information request.

You asked whether the London Fire Brigade, or the London Fire Commissioner, had been consulted by the London Borough of Islington regarding the proposed allocation of 71 Ronalds Road, N5 as a permanent Gypsy and Traveller site, and whether any advice was provided in relation to fire appliance access.

In response to your first question, the London Fire Brigade was consulted by the London Borough of Islington regarding the proposed allocation of 71 Ronalds Road, N5. Following that consultation, the Brigade provided the London Borough of Islington with a consultation response letter.

In response to your second question, the relevant advice concerning fire appliance access is contained within the consultation response letter, specifically at Section 8, Point 6, reproduced below.

Please note that some information has been redacted from the document under [Section 40\(2\) of the Freedom of Information Act 2000](#), as it constitutes the personal data of third parties. Disclosure of this information would contravene the data protection principles set out in the UK General Data Protection Regulation and the Data Protection Act 2018. Accordingly, the exemption provided by Section 40(2) has been applied.

We have dealt with your request under the Freedom of Information Act 2000. For more information about this process, please see the guidance we publish about making a request on our website: <https://www.london-fire.gov.uk/about-us/transparency/request-information-from-us/>

██████████
Building Control Surveyor
Islington Building Control Service
222 Upper Street
London, N1 1XR

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

Date 1 July 2021
Our Ref 03/012339
Your Ref 2020/BN/641

Dear Sir/Madam

RECORD OF CONSULTATION/ADVICE GIVEN

REGULATORY REFORM (FIRE SAFETY) ORDER 2005 ARTICLE 46

SCOPE OF WORKS: New community building

PREMISES: 71 Ronalds Road, London N5 1XB

PLAN NUMBER(S) (if any): 567_L1306-Access Route Plan - Proposed_Rev G, 567_L500-Fire Strategy Plans_Rev G, 567_L100-Ground Floor Plan - Proposed_Rev S, 567_L101-First Floor Plan - Proposed_Rev R, 567_L102-Roof Plan - Proposed_Rev P.

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 (The Order) in London.

The Commissioner has been consulted with regard to the above-mentioned premises and makes the following observations:

71 RONALDS ROAD, LONDON N5 1XB, NEW COMMUNITY BUILDING

Documents reviewed:

LFB Project Information Form (London Borough of Islington Building Control, 3/6/2021)
Highbury Roundhouse Retrospective fire strategy (OFR Fire Consultants, Revision 03, 18/5/2021)

Plans:

567_L500
567_L101
567_L101

Fire Engineering Group has reviewed the above information and has the following observations.

Fire Engineering Group is satisfied with the proposals, subject to the items below

Internal note to Inspecting Officer:

Key project details and issues summary:

New community building with limited emergency vehicle access. Partial suppression and extended horizontal DRM provided.

Note we have only considered the fire engineering related aspects of the proposals, and assume that all other areas will be reviewed and commented on by you as part of the formal response to the relevant building control body. Should you require the return of any of the forwarded plans/ documents in order for you to complete your assessment of the submission please contact this office.

Please ensure that a suitable 'D' Job consultation letter is issued to the relevant building control body, clearly reflecting that LFB is **satisfied subject to the items below** with the proposals, and including the comments sections (1) to (4) below.

In addition, due to the nature of the proposed scheme we recommend (appropriate box ticked if applicable):

- ☐ That an FS01 fire safety audit of the premises is programmed in by the Area Fire Safety Team
- ☐ That premises information for firefighters should be provided on site (refer to/ issue GN70)
- ☒ That the local Fire Station is formally notified of the premises (using form SFS_A020_a2a) to familiarise themselves with the limited access and DRM arrangements.
- ☐ Other:

(1) Comments on proposed scheme primarily relating to the Regulatory Reform (Fire Safety) Order 2005

Note to the building control body (BCB): it is expected that a copy of these comments will be passed to the future Responsible Person for this scheme.

Highbury Roundhouse Retrospective fire strategy (OFR Fire Consultants, Revision 03, 18/5/2021)

1. Section 4.2.4 – The external escape route on the west side of the premises is noted. As an emergency escape route it should be kept clear and available at all times. This may be subject to audit under Article 14 of the Fire Safety Order 2005.
2. Section 4.3 – The plan for a proposed 'breakout space' within a protected escape route is noted. As an emergency escape route it should be kept clear and available at all times. This may be subject to audit under Article 14 of the Fire Safety Order 2005. It is also requested that the importance of maintaining this escape route as clear and available throughout the lifetime of the building is made clear to the responsible person in all relevant documents provided to them.
3. Section 8.2 – The proposed 26m horizontal section of fire main exceeds the expected maximum of 18m in Clause 4.2.2 of BS 9990:2015. This length of horizontal of fire main potentially causes issues with maintenance, drainage and long term availability. It is therefore vital that this provision is regularly maintained to ensure its availability and that it can be operated fully throughout the buildings lifetime. Maintenance of the proposed fire main may be subject to audit under Article 38 of the Fire Safety Order 2005.

(2) Observations on proposed scheme primarily relating to the Building Regulations

**Highbury Roundhouse Retrospective fire strategy
(OFR Fire Consultants, Revision 03, 18/5/2021)**

4. Section 4.5 – The escape route from the inner room via the kitchen area is considered satisfactory based upon the proposed fire alarm and suppression system coverage in the access room.
5. Section 7 – It is assumed that the BCB has assessed the proposed design regarding the external façade, possible external fire spread and roof coverings in sufficient detail and find this to be to their satisfaction. This has therefore not been assessed by the LFB.
6. Section 8 – The proposed access and firefighting provisions have improved since the last consultation was received dated 10/03/2016. The current proposed design, including the partial suppression coverage, offers a benefit when compared to the previous consultation. However, we note that, when the current proposed design is compared to the expected arrangements in Approved Document B, Vol 2 (2019) or BS 9999:2017 it is deficient and would likely involve increased time to resolve a fire incident. This increased time to familiarise, understand and utilise these bespoke provisions could potentially result in increased fire damage to property.

It is our recommendation that every attempt is made to achieve compliance with the recommendations of the aforementioned guidance, where it is reasonably practicable to do so.

(3) Additional observations and recommendations relating to proposed scheme

7. Regulation 38 (Building Regulations)

Where applicable, we presume that the building control body will check to ensure that adequate fire safety information (as detailed in Section 17 of Approved Document B, Volume 1/Section 19 of Approved Document B, Volume 2) will be issued to the responsible person for the premises at the completion of the project, or when the building or extension is first occupied.

(4) Expected outcome of consultation

Based on the nature of the items raised above in sections (1) to (3):

- ☒ We refer our observations/ comments to the building control body for resolution as the approving authority, and do not expect to be consulted further unless the proposed scheme significantly changes in the future

Notwithstanding the above, we presume that all comments raised in this consultation letter will be forwarded to the client/ project design team for consideration.

The above observations are in relation to the current proposal and may not be relevant to any future proposal.

Should you require any further assistance please do not hesitate to contact this office.

Any queries regarding this letter should be addressed [REDACTED] If you are dissatisfied in any way with the response given, please ask to speak to the Team Leader quoting our reference.

Yours faithfully,

[REDACTED]

Assistant Commissioner (Fire Safety Regulation)

Reply to [REDACTED]
Direct T 020 8555 1200 [REDACTED]

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.