

Advice to the local planning authority

Advice to the local planning authority (LPA) from the Health and Safety Executive (HSE) as a statutory consultee for developments that include a relevant building.

To LPA	Haringey
LPA planning ref no	HGY/2022/3858
Our ref	pgo-2750
Site address	Wat Tyler House, Boyton Road, Hornsey, London, N8 7AU
Proposal description	Redevelopment of the car park adjacent to Wat Tyler House to provide 15 new Council rent homes in a part 4, 5 and 7 storey building. Provision of associated amenity space, cycle and refuse/recycling stores, a wheelchair parking space on Boyton Road and enhancement of existing communal areas and play space to the rear on the Campsbourne Estate.
Date on fire statement	01/02/2023
Date consultation received	03/02/2023
Date response sent	09/02/2023

1. Substantive response for the local planning authority

Thank you for consulting HSE about this application.

Headline response from HSE
Headline Response from HSE ('Advice to LPA' - Concern)

Scope of consultation

- 1.1 It is noted that the above application relates to a development containing one building with split height storey levels of 4, 5 and 7-storeys and an overall building height of 19m.
- 1.2 The proposed building comprises ancillary accommodation at ground and 5th floor levels and plant areas located at 4th, 5th and 7th floor roof levels. Residential accommodation is located on every floor level (ground to 6th floor inclusive).

- 1.3 The proposed building is served by a single staircase. The single staircase constitutes the only escape staircase and only firefighting staircase serving dwellings on upper floors.
- 1.4 Section 6 within the fire statement confirms that the building has been designed using Approved Document B: volume 1 (ADBv1). HSE has assessed the application accordingly.
- 1.5 Following a review of the information provided in the application, HSE has identified the fire safety concern detailed below.

Means of escape

- 1.6 The ground floor plan shows ancillary accommodation (comprising cycle stores) connecting to the single staircase. Fire safety standards state that “where a common stair is not part of the only escape route from a flat, it may also serve ancillary accommodation from which it is separated by a protected lobby or protected corridor (minimum REI 30).”
- 1.7 Additionally, the ancillary accommodation located at ground is located on the same storey as residential accommodation. Fire safety standards state that ancillary accommodation should not be located in, or entered from, a protected lobby or protected corridor forming the only common escape route on that storey.
- 1.8 Design changes necessary to ensure the ancillary accommodation does not connect with the single staircase at ground floor level will affect land use planning considerations relating to the appearance of the development, where the internal access is removed, and external access is provided.

2. Supplementary information

The following information does not contribute to HSE’s substantive response and should not be used for the purposes of decision making by the local planning authority.

PV panels

- 2.1 The roof plan indicates the proposal to install photovoltaic panels (PV panels). Fire safety standards require suitable support of cabling to avoid obstruction of escape routes and firefighting access due to the failure of fixings. Where PV panels are proposed, consideration should be given to ensure that all power supplies, electrical wiring and control equipment is provided with appropriate levels of protection against fire.

External wall systems

- 2.2 Section 6 of the fire statement confirms that proposed external wall systems will achieve “*Class A2-s1, d0 or better*”. However, it is noted that the elevation drawings identify the use of metal external wall materials.
- 2.3 It should be noted that on 1st December 2022, Building Regulations were amended and now state “*Building work shall be carried out so that relevant metal composite material does not become part of an external wall, or specified attachment, of any building.*” Confirmation should be provided about whether the proposed external wall systems include the prohibited relevant metal composite materials. This will be subject to consideration at later regulatory stages.

Yours sincerely

09/02/2023



Fire Safety Information Assessor

Signed by: sara.peacock

This response does not provide advice on any of the following:

- **matters that are or will be subject to Building Regulations regardless of whether such matters have been provided as part of the application**
- **matters related to planning applications around major hazard sites, licensed explosive sites and pipelines**
- **applications for hazardous substances consent**
- **London Plan policy compliance**