

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-2831
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	16/02/2023
Date response sent	24/02/2023

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' - Some 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.

Previous consultation

- 1.5 HSE received a consultation request on 03/02/2023 for the aforementioned planning application and responded on 09/02/2023, under the HSE reference pgo-2750, with the headline: 'Some Concern'.

Current consultation

- 1.6 A subsequent email was received from the LPA on 16/02/2023 requesting further consultation and provided information from the applicant in the consultation request email ('the applicant's response').
- 1.7 For the avoidance of doubt, this substantive response is in relation to the applicant's response.

HSE's outstanding concerns

- 1.8 For ease of reference, following a review of the information available in this planning application, HSE maintains the following concern:
 - Means of escape - single staircase being made vulnerable due to the connection with ancillary accommodation.
- 1.9 The above concern has not been resolved to HSE's satisfaction. The resolution to this concern is likely to affect land use planning considerations such as the design and appearance of the development. If the applicant is unable or unwilling to resolve these concerns, then an impasse has been reached.

Means of escape

- 1.10 As stated in the previous substantive response, the ground floor plan shows ancillary accommodation (comprising cycle stores, which may contain lithium-ion batteries) 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).*"
- 1.11 The connection of the ancillary accommodation affects the single means of escape staircase serving the residential accommodation located on every upper floor level.
- 1.12 Design changes necessary to ensure the ancillary accommodation does not connect with the single staircase will affect land use planning considerations relating to the appearance of the development, where the internal access is removed and external access to the cycle store 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.

Means of escape

2.1. HSE acknowledges that independent escape from the ground floor residential accommodation is available. This information was not stated in the fire statement. In relation to the connection of ancillary accommodation on the same storey as residential dwellings at ground floor level, HSE is satisfied that this has been resolved. This will be subject to consideration at later regulatory stages.

Yours sincerely

24/02/2023



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**