

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/2023/0261
Our ref	pgo-2809
Site address	Berol Quarter, Ashley Road, London N17 9LJ
Proposal description	Full planning permission for the refurbishment and extension of Berol House to include Use Class E floorspace; and the redevelopment of 2 Berol Yard to provide new residential homes and Use Class E floorspace; with associated landscaping, public realm improvements, car and cycle parking, and other associated works.
Date on fire statement	17/10/2022
Date consultation received	14/02/2023
Date response sent	07/03/2023

1. Substantive response for the local planning authority

Thank you for consulting HSE about this application.

Headline response from HSE
Headline Response from HSE ('content')

Scope of consultation

1.1. The above consultation relates to a relevant building of 30 storeys, with a maximum storey height of approximately 100m served by two staircases.

1.2. The fire statement states that the adopted fire safety standards are British Standards 9999:2017 and Draft BS9991:2021. It should be noted that the draft BS9991 is a consultation draft document which cannot be used as a design guide. HSE can only assess applications based on extant standards and, accordingly, has assessed the application in accordance with BS9991:2015.

Previous consultation

1.3. HSE issued a pre-application advice note dated 26/09/2022 following a pre-application consultation meeting between the applicant and HSE held on 26/09/2022.

1.4. Following a review of the information provided with this consultation, HSE is content with the fire safety design, to the extent that it affects land use planning.

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. Drawings show both staircases in close proximity opening into a shared lift lobby. The fire safety design standard, BS9991, states: *'Where two or more common stairs are provided they should be located such that they are situated remotely from each other. Where a common corridor connects two or more storey exits, measures should be provided to prevent both stairs from being affected by the smoke from a single fire'*.

2.2. It will be for the applicant to demonstrate that both staircases can not be compromised by fire and smoke concurrently. In this instance, however, any necessary internal alterations are unlikely to affect land use planning considerations. This will be subject to scrutiny at later regulatory stages.

2.3. Similarly, section 7 of the fire statement indicates that evacuation lifts will be provided. It will be for the applicant to demonstrate that a tenable atmosphere will be provided for people waiting to use evacuation lifts. In this instance, however, any necessary internal alterations are unlikely to affect land use planning considerations. This will be subject to scrutiny at later regulatory stages.

Yours sincerely

07/03/2023

A handwritten signature in black ink, appearing to read 'Jon Bryan', is positioned above a solid black horizontal line.

Signed by: jon.bryan

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

