

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/2022/3846
Our ref	pgo-2982
Site address	30-36, Clarendon Road Off Hornsey Park Road, Wood Green, London, N8 0DJ
Proposal description	Demolition of the existing buildings and construction of a part two, six, eight and eleven storey building plus basement mixed use development comprising 51 residential units and 560 sqm of commercial floorspace, with access, parking and landscaping.
Date on fire statement	17/10/2022
Date consultation received	16/03/2023
Date response sent	13/04/2023

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 proposed relevant building consisting of 12 storeys served by two staircases.

1.2. The fire statement dated 17/10/2022 states that the adopted fire safety design standards are British Standard 9991 and Approved Document B Volume 2. HSE has assessed the application accordingly.

1.3. Following a review of the information provided with this consultation, HSE is satisfied 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 bedroom windows in close proximity and perpendicular to escape route windows on upper floors. Additionally, a switch gear room window is perpendicular to the fire exit on the ground floor. This proximity and angle poses a risk of fire spread to the means of escape via windows. The adopted fire safety design standard states that walls recessed from openings in escape route walls should be fire resisting within 1.8m of the opening. In this instance, however, the resolution of this matter may not affect land use planning considerations. This will be subject to later regulatory assessment.

Fire service access

2.2. The ground floor drawing shows that the firefighting shaft is not lobbied from the covered car park. The relevant fire safety design standard requires that a corridor leading to a firefighting shaft be lobbied from ancillary accommodation, and should not be used as circulation space. In this instance, however, the resolution of this matter may not affect land use planning considerations. This will be subject to later regulatory assessment.

Yours sincerely

13/04/2023

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

