

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/2022/4286
Our ref	Pgo-2916
Site address	Mansfield Heights, Great North Road, Hornsey, London, N2 0NY
Proposal description	New dwellinghouses on detached blocks of flats.
Date on fire statement	02/11/2022
Date consultation received	07/03/2023
Date response sent	28/03/2023

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 application relates to the extension of an existing building at roof level to form two dwellings. The building is currently six storeys, the extension will form a seventh storey with the flats containing a gallery level.
- 1.2 It is noted from the information provided within the fire statement that the adopted fire standard for this application is BS 9991:2015. This application will be assessed accordingly.

1.3 The fire statement contains the following information:

- The building height will be 17.5 m (existing building 15 m)
- The proposed new building will contain one additional floor containing two flats
- The flats on the new floor will contain gallery spaces which are accessed from internal flights of steps
- The flats will be accessed from a common lobby on the sixth floor (existing arrangement is an open stair)
- The building will be protected throughout with a sprinkler system
- The main staircase will be provided with a new dry rising main to support hose laying distances.
- Fire and rescue service appliances will be provided with access to within 18 m and in sight of the dry rising main inlet
- Suitable water supplies will be provided around the site by the fire hydrant system.

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

Yours sincerely

28/03/2023



Steve Hatton

Fire Safety Information Assessor

Signed by: steve.hatton

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**

