

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/2022/4310
Our ref	pgo-3136
Site address	Omega Works, Hermitage Road, Tottenham, London, N4 1LZ
Proposal description	Redevelopment of the site for a mixed-use scheme comprising employment use (use Class E) and 36 residential units (use class C3). Together with associated landscaping, new courtyard, children's play space, cycle storage, new shared access route, 2x accessible car parking spaces and waste and refuse areas (Omega Works B)
Date on fire statement	08/08/2022
Date consultation received	18/04/2022
Date response sent	11/05/2023

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. The above consultation relates to two buildings, block 1 and block 2, with storey heights of 15m and 19m respectively. Both buildings are served by single staircases which constitute the only means of escape staircases and only fire service access staircases serving dwellings.

1.2. The fire statement states that the adopted fire safety design standards will be British Standards 9991 and 9999. HSE has assessed the application accordingly.

Means of escape

1.3. The single residential staircase in building 2 connects with commercial uses and ancillary accommodation of higher fire risk on each level. This includes, on the ground floor, commercial plant, residential and commercial bin store and a double height commercial unit. Upper floors each contain cycle stores on the single escape route. These cycle stores are likely to contain lithium-ion battery powered cycles which will pose a risk to the single means of escape.

1.4. The adopted fire safety design standard addresses connections between single staircases, ancillary accommodation and non-residential uses and states:

*'Any common stair **which does not form part of the only escape route from a flat** may also serve ancillary accommodation if it is separated from the ancillary accommodation by a protected lobby or protected corridor' (clause 14.1.6); and,*

*'Any stair serving a dwelling within a mixed-use development **should not communicate with any other occupancy**' (clause 31); and,*

*'Ancillary accommodation **should not connect with any part of the only escape route** from one or more dwelling(s) on the same storey as the ancillary accommodation' (clause 37); and,*

*'Where a common stair forms part of the only escape route from a flat... it should not also serve any covered car park, boiler room, fuel storage space **or other ancillary accommodation of similar fire risk**' (clause 38).*

1.5. Accordingly, the connections of the single residential staircase with commercial uses and ancillary accommodation is not appropriate. Design changes necessary to provide separated access and egress routes from such areas will affect land use planning considerations such as the layout and appearance of the development.

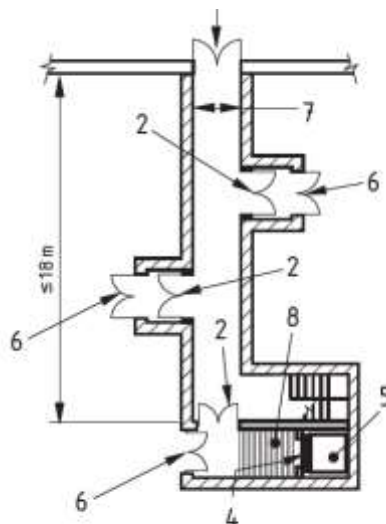
Escape route width

1.6. The ground floor drawing of building 1 shows that fire escape 01 discharges into a gap of approximately 78cm between the building wall and the boundary. Should whole building evacuation be required this small gap is likely to form a pinch-point thereby preventing rapid evacuation of the building. Design changes necessary to provide an escape route with suitable widths will affect land use planning considerations such as the layout and appearance of the development.

Fire service access and facilities

1.7. The ground floor drawing shows that the access route to the building 2 firefighting shaft is excessively long (26m) and not suitably separated from other accommodation. The

adopted fire safety design standard, BS9999, states that a corridor giving access to a firefighting shaft should not exceed 18m in length; should not be used as a circulation space; and should be lobbied from other accommodation. This can be seen in the following diagram extracted from the fire safety standard, BS9999:



NOTE The corridor is not to be used as a circulation space.

1.8. Design changes necessary to reduce the length of this corridor, and improve the protection of the corridor, will affect land use planning considerations such as the layout and appearance of the development.

1.9. Similarly, the location of the dry fire main inlet and outlets shown on the fire statement site plan result in a horizontal length of fire main pipe exceeding 26.5m. The relevant fire safety standard states that a horizontal section of fire main pipe should not exceed 18m. Design changes necessary to resolve this issue will affect land use planning considerations such as the layout and appearance of the development.

Yours sincerely

11/05/2023



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

