

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/2023/0728
Our ref	pgo-3667
Site address	341A Seven Sisters Road, Tottenham, London, N15 6RD
Proposal description	Construction of two new buildings to provide new warehouse living accommodation (Sui Generis (warehouse living)), ground floor café/ workspace (Use Class E) and associated waste collection and cycle parking. Erection of 10 stacked shipping containers (two storeys) to provide workspace/ artist studios (Use Class E), toilet facilities and associated waste collection and cycle parking. Landscape and public realm enhancements including the widening of and works to an existing alleyway that connects Seven Sisters and Tewkesbury Road, works to Tewkesbury Road, the creation of rain gardens, greening, seating, signage and artworks and all other associated infrastructure works, including the removal of an existing and the provision of a new substation to service the new development.
Date on fire statement	03/02/2023
Date consultation received	26/07/2023
Date response sent	16/08/2023

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 an application for two blocks, A and B, and ten stacked shipping containers forming two storeys of commercial use. Blocks A and B have storey heights of 25.81m and 11.35m respectively.
- 1.2. The fire statement states that the adopted fire safety design standard in Approved Document B volume 2. It is assumed that this is a typing error as Approved Document B volume 2 relates to buildings other than dwellings. HSE has assumed that 'Approved Document B volume 1: Dwellings' is intended to be used and has assessed the application on this basis.

Previous consultation

- 1.3. HSE issued a substantive response (concern) on 12/05/2023 in relation to a consultation received on 14/04/2023.

Current consultation

- 1.4. The current consultation was received on 26/07/2023 providing a document 'Response to the Health and Safety Executive' ('the applicant's response'). For the avoidance of doubt, this substantive response is in relation to the applicant's response.

HSE's outstanding concerns

- 1.5. For ease of reference, following a review of the information provided by the applicant, HSE maintains the following concerns:
 - fire service access including firefighters travel from the firefighting shaft through kitchens to reach dwellings in Block A; and
 - means of escape including an external escape staircase.
- 1.6. The above concerns have not been resolved to HSE's satisfaction. The resolution of these concerns will affect land use planning considerations such as the design, layout, appearance and landscaping of the development. As these matters affect land use planning considerations they should be addressed at the planning application stage, not at the building regulations stage. If the applicant is unable or unwilling to resolve these concerns, then an impasse will have been reached.

Fire service access

- 1.7. The previous substantive response contains a concern relating to Block A drawings that show the configuration of the building would require firefighters to travel from the firefighting shaft through living rooms/kitchens to reach dwellings. Firefighter access to dwellings should be available from a firefighting shaft via a protected corridor giving direct access to dwellings. It appears no further plans have been provided on the planning portal to show the matter has been addressed, therefore it is considered that the proposed configuration does not provide reasonable fire service access and

facilities. Design changes necessary to ensure that such access arrangement and facilities are provided will affect land use planning considerations such as the layout and appearance of the development.

Means of escape

- 1.7. The previous substantive response contains a concern relating to Block A drawings that show an external staircase serving all 8 storeys of Block A. The applicant's response asserts that *"the external stair in Block A is a secondary escape stair which is not relied upon for means of escape"*. In addition Table 1.1 of the fire statement, dated 25/07/2023, states that the number of escape stairs located in Block A is 2 and Block B having 1, with access also provided to Block A escape stair. The table would also suggest 10 cluster flats are proposed. As the applicant has defined this as an escape stair HSE has assessed it accordingly.
- 1.8. Approved Document B Volume 1 states that: *"Where more than one escape route is available from a storey (or part of a building), then some of the escape routes from that storey or part of the building may be by way of an external stair provided all of the following conditions are met: a. There is at least one internal escape stair from every part of each storey (excluding plant areas). b. **The stair serves a floor not more than 6m above either the ground level or a roof podium** which is itself served by an independent protected stairway' (para 3.67)".*
- 1.9. Whilst it is noted that the fire statement adopts Approved Document B Volume 2, this defines its scope as excluding dwellings: *"This approved document has been published in two volumes. Volume 1 deals solely with dwellings, including blocks of flats, while Volume 2 deals with all other types of building covered by the Building Regulations"*.
- 1.10. Accordingly, the provision of an escape stair serving storeys up to 25.8m is not appropriate. Design changes necessary to resolve this issue will affect land use planning considerations such as the layout and appearance of the development.

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.

Fire safety design standard

- 2.1. It is noted that the proposed development includes a novel design and sui generis use. It is likely that such a design falls outside of the scope of the Approved Documents, which are for common building situations. It will be for the applicant to demonstrate that an appropriate fire safety design standard has been used at subsequent regulatory stages, whether that is a prescriptive standard or a performance based design, or both.

Yours sincerely

Y Spafford

Fire Safety Information Assessor

Guidance on Planning Gateway One is available on the Planning Portal: [Planning and fire safety - Planning Portal](#).

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

