

Advice to the local planning authority

Advice to the local planning authority (LPA) from the Building Safety Regulator (BSR) as a statutory consultee for developments that include a relevant building.

To LPA	Haringey
LPA planning ref no	HGY/2026/2421
Our ref	26-1013
Site address	Former Ashley House site, Ashley Road, London, N17 9LZ
Proposal description	Full planning permission for a phased mixed-use development comprising: (i) enabling works and operations; (ii) residential development (Use Class C3) including affordable housing; (iii) shared living accommodation (Sui Generis), (iv) commercial and community floorspace (Use Classes E and F2); and (v) site-wide and/or phase-specific access, servicing, public realm, blue-badge parking, cycle parking, open space, hard and soft landscaping, utilities, plant and all other associated works. (The application is accompanied by an Environmental Statement (ES))
Date on fire statement	18/08/2026
Date consultation received	11/09/2026
Date response sent	21/09/2026

1. Substantive response for the local planning authority

Thank you for consulting the BSR about this application.

Headline response from the BSR
Headline Response ('Content')

Scope of consultation

- 1.1. The above application relates to a mixed-use scheme comprising shared living accommodation and associated amenity space (Sui Generis), affordable residential (use class C3), commercial use at ground floor (use class E), community (use class F2) at ground floor.

- 1.2. The 'Cover Letter' (dated 28/08/2026) describes the proposal as the development of a scheme comprising two buildings, a part-7, part-23 storey shared living building, containing 522 accommodation units (Sui Generis), and a 6-storey building containing 87 social rent residential units (Class C3).
- 1.3. The proposed development consists of:
- **Block A:** 23-storeys with a top occupied floor height of approx. 70m
 - The Ground Floor of Block A (shared living block) will primarily consist of plant, commercial, ancillary and shared living amenities areas. Floors 01-20 will mostly comprise residential accommodation in the form of studio units. Floor 21-22 will comprise shared amenities.
 - at Floor 07, the building steps back creating a large terrace, while only a reduced portion of the floor plate continues above.
 - **Block B:** 06-storeys with a top occupied floor height of approx. 16m.
 - The Ground Floor of Block B primarily consists of residential accommodation, ancillary and commercial areas. Residential accommodation will be provided in the form of single- and multi-storey flats, with the multi-storey flats extending from the Ground Floor to the First Floor. All flats on the Ground Floor will be accessed directly through a private entrance.
 - Floors 02-05 feature an external balcony deck approach linking Cores 1&2.
 - A row of four-bedroom maisonettes are provided with front doors and gardens at ground floor level
 - Commercial spaces are located at the ground floor of Block A and B
- 1.4. Regarding Block B, section 5 of the fire statement states: ***“Given its height and storey count sit below the threshold for classification as a higher-risk building (HRB), Block B is not discussed further in this Fire Statement.”***
- 1.5. Accordingly, Block B is not a relevant building but may be within the curtilage of the relevant building. The BSR has limited its assessment of the non-relevant residential building to matters which may impact on fire safety in the relevant buildings such as fire service access and external fire spread.
- 1.6. Regarding fire service access for Block B, the London Plan fire statement (dated 18/08/2026) states: ***“The proposed Block B will be served by two cores, with one located towards the west side of the building and the other towards the east. The building has a top floor height below 18m and as such does not require a firefighting shaft in accordance with BS 9991. However, it is understood that the eastern most core will be provided as a firefighting shaft so as to ensure all areas of the block’s floorplate are within the recommended hose laying distance limits...”***
- 1.7. The fire statement dated 18/08/2026 states that the adopted fire safety design standards are BS 9991 and BS 9999. The BSR has assessed this application on that basis.

Consultation

- 1.8. Regarding the means of escape and also fire service facilities in Block A, section 7 of the fire statement states: ***“Block A will feature 2x firefighting shafts and 1x evacuation stair.”***

- 1.9. Paragraph 1.7.5 of the London Plan fire statement states: *“The proposed **Block A will be served by three cores**, with two being located adjacent to each other towards the west side of the building and the third towards the east*
- ***Core 1 will be a firefighting shaft consisting of a firefighting stair**, two dual purpose lifts (firefighting and evacuation) and a lift lobby at each storey. The final exit to outside at ground level is via a protected passageway to the north elevation.*
 - ***Core 2 consists of a protected stair**, one dual purpose lift (firefighting and evacuation) and a lift lobby at each storey. The final exit route to outside at ground level is via a protected passageway to the south elevation.*
 - ***Core 3 consists of a firefighting shaft consisting of a firefighting stair**, two dual purpose lifts (firefighting and evacuation) and a lift lobby at each storey. The final exit route to outside at ground level is via a protected passageway to the south elevation.”*
- 1.10. Block A Cores 1 and 2 will serve all floors of the building, while Core 3 will serve the floors up to (and including) the communal rooftop terrace which is located at Floor 7.
- 1.11. Relating to fire service access to Block A and B, section 10 of the fire statement states: *“Fire brigade access is designed in accordance with BS 9991:2024 for all blocks and GN29:2023 issued by the London Fire Brigade for each building.”*
- 1.12. Following a review of the information provided in the planning application, the BSR is content with the fire safety design as set out in the project description, to the extent it affects land use planning considerations.

2. Supplementary information

The following information does not contribute to the BSR’s substantive response and should not be used for the purposes of decision making by the local planning authority.

Smoke ventilation – Block A

- 2.1. Paragraph 3.1.1 (Table 8) of the London Plan fire statement states: *“**Common corridors (Block A)**
The residential corridors serving adjoining the lift lobbies should be provided with a mechanical smoke ventilation system (MSVS). Each corridor should be provided with an MSVS shaft that is intended to protect the stair/lift lobby... **CFD modelling will be carried out to substantiate the system performance in the next design stages.**”*
- 2.2. Additionally, section 7 of the fire statement states: *“Block A will feature 2x firefighting shafts and 1x evacuation stair. **The building will employ a mechanical smoke ventilation system in all residential corridors and ancillary connections** to residential escape routes All mechanical smoke ventilation systems (extract shafts and inlet air shaft) have shafts suitably sized to cater to the building height and to afford protection to the evacuation lifts. **All mechanical smoke ventilation systems will be substantiated using CFD modelling in the subsequent stages of design.** Additional fansets are considered for the inlet air shafts to support the system due to the building’s height and potential for being subject to climatic effects.”*

2.3. The BSR acknowledges the applicant's comments regarding the smoke ventilation system and the proposed CFD verification. Accordingly, it will be for the applicant to demonstrate that appropriate means of escape are provided at later regulatory stages. However, if the CFD modelling does not support the design, any subsequent redesign may affect land use planning considerations and the applicant should seek the advice of the LPA about the materiality of any proposed design changes, if required.

Fire appliance access

2.4. Section 11 of the fire statement states: *"Block A will be accessed from the existing Ahsley Road to the east of the development. Internal landscaping accommodates entry for FRS vehicles with **vehicles tracking carried out by others to review suitable turning facilities for an FRS appliance.**"*

2.5. The BSR acknowledges the applicant's commitment to carry out a fire service vehicle tracking study. Accordingly, it will be for the applicant to demonstrate compliance at later regulatory stages.

Yours sincerely

Stephen Gallagher

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Fire Safety Information Assessor

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

The scope of this substantive response is limited to fire safety matters that are material to land use planning considerations. This does not include matters relating to the determination of an application for:

- building control approval,
- a completion certificate, and
- a building assessment certificate.

This response does not provide advice about compliance with London Plan or local plan policy.