

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-4299
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	13/11/2023
Date response sent	29/11/2023

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 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 25.83m and 11.35m respectively.

Previous consultation

- 1.2. HSE issued a substantive response 'Concern' dated 12/05/2022, under the reference pgo-3123 in relation to a consultation received on 14/04/2022.
- 1.3. HSE received a second consultation request on 26/07/2022, and responded on 16/08/2022, under the HSE reference pgo-3667, with the headline 'Concern'

Consultation meeting

- 1.4. A meeting was held on 05/10/2023, attended by the Planning Officer, the applicant's design team and HSE to discuss the scheme following the formal planning submission.

Current consultation

- 1.5. The current consultation was received on 13/11/2023 providing a document 'Fire Strategy-RIBA Stage 3' ('the applicant's response'). For the avoidance of doubt, this substantive response is in relation to the applicant's response.
- 1.6. Following a review of the information provided in the planning application, HSE 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 HSE's substantive response and should not be used for the purposes of decision making by the local planning authority.

Fire service access and facilities

- 2.1. The previous substantive response contained 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.
- 2.2. HSE acknowledges information provided in the fire strategy document dated 02/11/2023, which states in para 8.4.1 Shafts, that: *"Furthermore, as the firefighting shafts leads into a place of higher fire risk (the kitchen), an additional lobby has been provided to establish an additional level of separation and protection for the fire service."* Plan illustrations demonstrate the additional lobby protection in contents pages 1-9 and section A1 of the fire strategy.
- 2.3. It is noted section A2 of the fire strategy appears to show floor plans prior to the amendments, although it is recognised illustrations in A2 are demonstrating external

fire spread and updated floor plans are not available on the planning register. It will be for the applicant to demonstrate compliance at later regulatory stages.

Means of escape

- 2.4. Section 5.4.2 of the fire strategy states: *“Block A has communal areas that spread across two storeys at various levels. A fire curtain / shutter is proposed to separate these areas in the event of fire, as the communal area staircase penetrates through a compartment floor...A fire shutter should also be positioned between the reception area and the firefighting shaft in Block A, to maintain the compartmentation.”*
- 2.5. It should be considered, where active fire engineering systems are proposed, fire engineering guidance requires a ‘what if’ study to assess the consequence of system failures, such as the failure of such systems to operate correctly. It will be for the applicant to demonstrate compliance at later regulatory stages, however, this is unlikely to affect land use planning considerations.

Yours sincerely

Y Spafford
Ysanne 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

