

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/2024/0450
Our ref	pgo-4879
Site address	707-725 Lordship Lane, Wood Green, London, N22 5JY
Proposal description	Demolition of the existing building and redevelopment to provide affordable homes, purpose-built student accommodation, and flexible ground floor commercial (Class E) floorspace within buildings ranging between 3 – 9 storeys, public realm and landscaping works, cycle parking, and associated works.
Date on fire statement	19.02.2024
Date consultation received	28.02.2024
Date response sent	20.03.2024

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 planning application relates to a new mixed-use development, which consists of four buildings; A, B, C and D. Building A will contain Purpose Built Student Accommodation (PBSA), amenity/storage, duplex units, studios, cluster flats and a commercial unit on the ground floor. Buildings B and C are private blocks of flats. Building D consists of three storey townhouses.

1.2. Section 6 of the fire statement confirms that the height of the buildings, measured from the ground level to the upper-most floor level, is: 27.4m for Building A; 16.9m for Buildings B and C; and 6.1m for Building 4. Building A will include a total of 10 storeys: ground floor plus 9 storeys, including a mezzanine between ground and first floor. Building B and C will contain a total of 6 storeys: ground floor plus 5 storeys. For Building D are proposed a total number of 3 storeys, ground plus 2 storeys. No basement level is proposed.

1.3. Building A will be served by two firefighting shafts (on all storeys building) and an escape stair (ground to level 7th). The mezzanine is provided with a single open staircase that is accessed from the common amenity space on ground floor. Firefighting stair 01 and escape stair 03 also serve the mezzanine level. Building B will be served by an evacuation stair with a dry riser, and an evacuation lift. Building C will be served by two evacuation stairs with a dry riser, and an evacuation lift for each core.

Current consultation

1.4. Section 6 e) (building schedule) of the fire statement confirms that the design standards used, are: BS9991:2015 (*'Fire safety in the design management and use of residential buildings – Code of practice'*) for the residential areas, BS9999:2017 (*'Fire safety in the design, management and use of buildings – Code of practice'*) for commercial unit and residential amenity areas(ancillary areas), and Approved Document B: Fire Safety - Volume 1: Dwellings (2019 edition incorporating 2020 and 2022 amendments – for use in England) also used for requirements of sprinklers and external walls. HSE has assessed the application accordingly.

1.5. 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.

Means of escape

2.1. Section 8 of the fire statement, states: *"Building B and C include some open plan flats that are greater than 4m by 8m without the kitchens being enclosed. Some of these arrangements where kitchens are remote from the flat entrance have been justified in the fire strategy, others where the kitchens are adjacent to the front entrance doors will need to be enclosed."*

2.2. BS9991:2015, clause 9.7 'Open-plan flat design,' specifies that: *"The kitchen **should be enclosed** in open-plan flats having an area exceeding 8 m × 4 m. Cooking appliances in open-plan flats having an area smaller than 8m×4m should not be adjacent to the entrance of the flat."*

2.3. In this instance, the issue may be resolved by an internal alteration, with no impact on land use planning considerations. It will be for the applicant to demonstrate compliance at later regulatory stages.

Green Roof

2.4. Section 8.0 'Landscape' of the 'Design and Access Statement' document, dated 16.02.2024, states: "Across the entire development roof tops have been optimised to provide a range of **biodiverse roof** finishes ranging from **bio solar** to wildflower gardens." A green roof may constitute a fire hazard as it requires a regular management and maintenance regime, and the external envelope of a building should not provide a medium for undue fire spread. Where a green roof is proposed, sufficient fire resistance to prevent fire spread to any adjoining roofs will be required. It will be for the applicant to demonstrate that the proposed green roof is viable in relation to fire safety at later regulatory stages.

2.5. Guidance for green roofs can be found in [Fire performance of green roofs and walls - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/publications/fire-performance-of-green-roofs-and-walls), published by the Department for Communities and Local Government. Where regulation 7(2) applies, that regulation prevails over all the provisions in this paragraph.

Photovoltaic (PV) Panels

2.6. The 'Proposed Roof Plan' drawings confirm that the new proposal includes provision of photovoltaic panels on the roof. Where the roof top installation of PV panels is proposed, it should be noted that fire safety standards require suitable support of cabling to avoid obstruction of escape routes and firefighting access due to the failure of fixings and consideration should be given to ensure that all power supplies, electrical wiring, and control equipment is provided with appropriate levels of protection against fire.

Yours sincerely

S. Bucur

Sorin Bucur
Fire Safety Information Assessor

Guidance on Planning Gateway One is available on the Planning Portal: [Planning and fire safety - Planning Portal](https://www.planningportal.co.uk/advice-and-guidance/development-types/planning-permission/planning-permission-for-buildings/planning-and-fire-safety).

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

