

Planning Sub Committee - 6 March 2023

UPDATE FOR CONSIDERATION AT PLANNING SUB-COMMITTEE Item No.8

Reference No: HGY/2022/3858	Ward: Hornsey
Address: Wat Tyler House, Boyton Road, Hornsey, London, N8 7AU	
Proposal: Redevelopment of the car park adjacent to Wat Tyler House to provide 15 new Council rent homes in a part 4, 5 and 7 storey building. Provision of associated amenity space, cycle and refuse/recycling stores, a wheelchair parking space on Boyton Road and enhancement of existing communal areas and play space to the rear on the Campsbourne Estate.	

To note: the numbering as set out in this addendum corresponds with the numbering of each section within the Officers committee report

(amendments in **bold**):

REPORT AMENDMENTS

1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The scheme has been designed to include a number of sustainability measures and to be energy efficient, delivering a ~~84%~~ **76%** reduction in carbon emissions.

Conclusion

6.125 The scheme has been designed to include a number of sustainability measures and to be energy efficient, delivering a ~~84%~~ **76%** reduction in carbon emissions.

Appendix 1: Conditions and Informatives

ALTERATIONS TO CONDITIONS

2. The approved plans comprise drawing nos: KCA-0535-0001 Revision K, KCA-0535-0003 Revision G, PL_0300, PL_0301, PL_0302, KCA-0535-1000 Revision I, KCA-0535-1100 Revision ~~M N~~, KCA-0535-1101 Revision G, KCA-0535-1102 Revision G, KCA-0535-1103 Revision G, KCA-0535-1104 Revision G, KCA-0535-1105 Revision F, KCA-0535-1106 Revision G, KCA-0535-1107 Revision H, KCA-0535-2000 Revision E, KCA-0535-2001 Revision C, KCA-0535-3000 Revision G, KCA-0535-3001 Revision H, KCA-0535-3002 Revision H, KCA-0535-3003 Revision G, Arbtech AIA 01, Arbtech TCP 02, Arbtech TPP 01, 2.02, 5641_A_02 and 5641_A_03.

Appendix 2: Consultation Responses

(Received since publication of the agenda)

Stakeholder	Question/Comment	Response
EXTERNAL		
<p>Health & Safety Executive</p>	<p>Scope of consultation It is noted that the above application relates to a development containing one building with split height storey levels of 4, 5 and 7-storeys and an overall building height of 19m.</p> <p>The proposed building comprises ancillary accommodation at ground and 5th floor levels and plant areas located at 4th, 5th and 7th floor roof levels. Residential accommodation is located on every floor level (ground to 6th floor inclusive).</p> <p>The proposed building is served by a single staircase. The single staircase constitutes the only escape staircase and only firefighting staircase serving dwellings on upper floors.</p> <p>Section 6 within the fire statement confirms that the building has been designed using Approved Document B: volume 1 (ADBv1). HSE has assessed the application accordingly.</p> <p>Previous consultation HSE received a consultation request on 03/02/2023 for the aforementioned planning application and responded on 09/02/2023, under the HSE reference pgo-2750, with the headline: 'Some Concern'.</p> <p>Current consultation A subsequent email was received from the LPA on 16/02/2023 requesting further consultation and provided information from the applicant in the consultation request email ('the applicant's response').</p> <p>For the avoidance of doubt, this substantive response is in relation to the applicant's response.</p>	<p>Amendments have been made to the ground floor plan to include an additional fire door on the ground floor to address HSE concerns.</p> <p>Officers note that the means of escape for ground floor units will be subject to consideration at a Building Regulations stage.</p> <p>Comments regarding means of escape for upper floor flats are considered in the fire safety section of the report and note that Building Control and LFB are satisfied with the proposals.</p>

	<p>HSE’s outstanding concerns For ease of reference, following a review of the information available in this planning application, HSE maintains the following concern:</p> <ul style="list-style-type: none"> • Means of escape - single staircase being made vulnerable due to the connection with ancillary accommodation. <p>The above concern has not been resolved to HSE’s satisfaction. The resolution to this concern is likely to affect land use planning considerations such as the design and appearance of the development. If the applicant is unable or unwilling to resolve these concerns, then an impasse has been reached.</p> <p>Means of escape As stated in the previous substantive response, the ground floor plan shows ancillary accommodation (comprising cycle stores, which may contain lithium-ion batteries) connecting to the single staircase. Fire safety standards state that “where a common stair is not part of the only escape route from a flat, it may also serve ancillary accommodation from which it is separated by a protected lobby or protected corridor (minimum REI 30).”</p> <p>The connection of the ancillary accommodation affects the single means of escape staircase serving the residential accommodation located on every upper floor level.</p> <p>Design changes necessary to ensure the ancillary accommodation does not connect with the single staircase will affect land use planning considerations relating to the appearance of the development, where the internal access is removed and external access to the cycle store is provided.</p> <p>Supplementary information The following information does not contribute to HSE’s substantive response and should not be used for the purposes of</p>	
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	<p>decision making by the local planning authority.</p> <p>Means of escape HSE acknowledges that independent escape from the ground floor residential accommodation is available. This information was not stated in the fire statement. In relation to the connection of ancillary accommodation on the same storey as residential dwellings at ground floor level, HSE is satisfied that this has been resolved. This will be subject to consideration at later regulatory stages.</p>	
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Appendix 3: Plans & Images

Appendix 3 is amended to include revised ground floor plan, which would supersede KCA-0535-1100 Revision M.

