

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	Welwyn Hatfield
LPA planning ref no	6/2022/1355/MAJ
Our ref	Pgo-3508
Site address	Former Beales Hotel Comet Way Hatfield AL10 9NG
Proposal description	Demolition of existing building and construction of 142 residential units (Use Class C3) with private and communal amenity space, landscaping, access, associated car and cycle parking, refuse and recycling storage and supporting infrastructure.
Date on fire statement	24/05/2022
Date consultation received	28/06/2023
Date response sent	03/07/2023

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 application relates to the demolition of the existing building and the development of 142 residential units with associated amenity spaces and car and cycle parking.
- 1.2 It is noted that this development will be one relevant building with separate cores i.e. single stair towers. The stair cores represent the escape stair as well as the firefighting stair.

- 1.3 There will be 4 separate single stair towers, detailed in this substantive response as Cores A – D. The heights of the cores are detailed below:
- Core A – 17.175 m (6 storeys)
 - Core B – 17.175 m (7 storeys)
 - Core C – 17.175 m (7 storeys)
 - Core D – 17.175 m (7 storeys)
- 1.4 It is noted from the information provided within the fire statement that the adopted fire standard for this application is BS 9991:2015.

Previous consultation

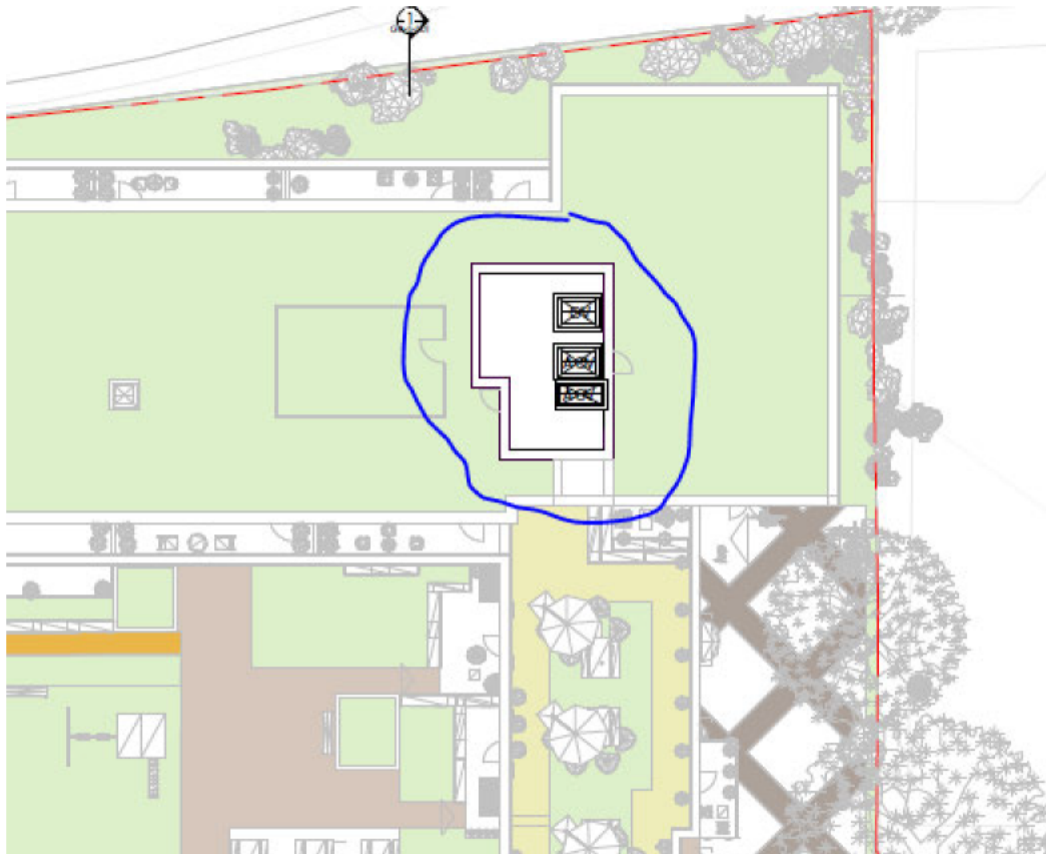
- 1.5 A substantive response (further information required) was issued on 23/06/2023 under the HSE ref: pgo-3329.
- 1.6 A substantive response (some concern) was issued on 21/10/2022 under the HSE ref: pgo-1988.

Current consultation

- 1.7 This substantive response has taken into account the document from Aca studios titled 'ACA comments'. In addition, revised plans were added to the LPA planning register and the further information received from the LPA, by way of an explanatory email was received on 30/06/2023, regarding the design of the seventh floor in this application. For the avoidance of doubt, this substantive response is in relation to the further information received and will be referred to as 'LPA's response'.
- 1.8 The LPA's response states:

"I can confirm that regarding the proposed 7th floor plan, it does not have a roof terrace and, therefore, will not be used as an amenity area. Appreciate the plan doesn't help with the various colours but the only 7th floor element is the plant area which has no doors or openings to the roof. See below circled. The doors/parts in the lighter shade denote the lower floors.


I hope this resolves the concerns you raised in the 'means of escape – roof terrace' section of your latest substantive response. If so, can you please provide an updated response for our record."



- 1.9 The LPA response clarifies the uncertainty regarding the use of the seventh floor in this application and confirms it is not to be used as a roof top terrace amenity space.
- 1.10 Following a review of the further information received from the LPA, HSE is satisfied with the fire safety design to the extent that it affects land use planning.

Yours sincerely

03/07/2023



Steve Hatton
Fire Safety Information Assessor
Signed by: steve.hatton

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

