Health and Safety Executive

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	Barnet
LPA planning ref no	24/2686/OUT
Our ref	pgo-5661
Site address	Broadwalk Shopping Centre And Associated Surface Level Car Park, Edgware Bus Station, Edgware Bus Garage And Redhill Medical Centre And Deans Brook Nature Reserve Edgware HA8
Proposal description	Comprehensive, phased mixed-use redevelopment of the site comprising of residential (C2, C3, and Sui Generis) and a range of town centre uses; flexible commercial business and service, hotel, learning and non-residential (Use Classes E/C1/ F1/ Sui Generis), within a range of tall buildings, together with a new transport interchange, basement bus depot, public realm, car and bicycle parking, public open space, hard and soft landscaping and other associated works. (OUTLINE APPLICATION with full details in respect of access for phases 1, 3 and (in part) 2 and (in respect of part of phase 1) landscaping). Further information provided by the applicant for consultation purposes only (not forming part of the formal description of development set out below): The Outline Planning Application includes an Illustrative Scheme which indicates one way in which the development for which planning permission is being sought could be delivered. The Illustrative Scheme contains: - New buildings including tall buildings up to 29 storeys - 3,365 new homes (Use Class C3) - 463 student or co-living units (Sui Generis) in addition to a new transport interchange commercial, hotel, learning and non-residential uses, streets, open space, landscaping and public realm including improvements and public access to the Deans Brook Nature Reserve.
Date on fire statement	05/07/2024
Date consultation received	02/08/2024
Date response sent	20/08/2024

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 outline planning application relates to a new development containing 27 buildings. It proposes a comprehensive, phased mixed-use redevelopment of the existing site comprising residential use; flexible commercial business and service; hotel; learning and non-residential; with a new transport interchange; basement bus depot; public realm; car and bicycle parking; public open space and hard and soft landscaping.

1.2 It is noted that all matters are reserved except for access for phases 1, 3 and (in part) 2, and landscaping in respect of part of phase 1.

1.3 The illustrative scheme is understood to contain new buildings including tall buildings up to 29 storeys providing 3,365 new homes (use Class C3), 463 student or co-living units (Sui Generis). The development also proposes a large central podium containing a Sainsburys supermarket at first floor level, a car park at ground level, and a bus garage at basement level beneath blocks 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.7, 3.8, and 3.9. The basement level bus garage will house up to 190 buses and facilities for their cleaning, overnight parking and maintenance.

1.4 The preliminary fire statement and illustrative plan drawings identify the proposal of 22 relevant buildings;

- Blocks 1.2, 1.3, 1.4, 1.5 and 1.6 (residential accommodation) – no basement level proposed.
- Blocks 2.1, 2.4, 2.5 and 2.6 (residential accommodation) - no basement level proposed.
- Blocks 3.1, 3.2 and 3.3 (residential accommodation) - two basement levels proposed.
- Blocks 3.4, 3.5 and 3.6 (residential accommodation) – one basement level proposed.
- Blocks 3.7, 3.8 and 3.9 (residential accommodation) – no basement level proposed.
- Block 4.1 (student accommodation) – no basement level proposed.
- Blocks 4.2, 4.3 and 4.4 (senior living accommodation) – no basement level proposed.
- Block 4.5 (residential accommodation) – no basement level proposed.

1.5 Section 7 of the preliminary fire statement states: *“All buildings over 18m in height will be provided with two stairs and independent means of escape from each use (i.e. purpose group)”*. This is noted and HSE welcomes the proposal of multiple means of escape staircases throughout the development as well as the assurance of

compartmentation separation between the different occupancies and their independent means of escape.

1.6 Each building is proposed to be served by two staircases, however, the location of the firefighting shafts (including a firefighting lift and dry/wet riser main), is yet to be confirmed and therefore, HSE has not been able to assess this.

1.7 Section 6 of the preliminary fire statement identifies that the non-residential elements of the development has been designed using British Standard 9999 ('BS9999'), and the residential accommodation has been designed using British Standard 9991 ('BS9991'). HSE has assessed the application accordingly.

1.8 It is noted that the proposed design has considered the draft standard of BS9991 (2021), as stated in section 7 of the preliminary fire statement. HSE provides advice to the LPA based on extant fire safety standards and is therefore unable to comment on future draft recommendations, which are likely to be subject to change.

1.9 Additionally, the cover page of draft BS9991 states: "*Warning: This is a draft and must not be regarded or used as a British Standard. This draft is not current beyond 6 October 2021"*.

1.10 It is also noted that a preliminary Qualitative Design Review ('QDR') has been prepared and initial engagement has commenced with the fire authorities. The instigation of a QDR process at this early stage is welcomed.

Consultation

1.11 For the avoidance of doubt, this substantive response pertains solely to the outline planning application seeking approval for access for phases 1, 3 and (in part) 2, and landscaping in respect of part of phase 1.

1.12 The illustrative fire service site plan appears to show reasonable permeability for fire appliance access within and around the proposed site.

1.13 Whilst it is noted that the proposed fire service access has been designed in accordance with information provided within ADB (Table 13.1), HSE advises the applicant to liaise with the local fire authority to ensure the proposal is acceptable regarding their specific fleet specifications.

1.14 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 regarding access and landscaping, to the extent it affects land use planning considerations.

1.15 With regard to the reserved matters, should the Local Planning Authority be minded to grant outline planning permission, we strongly recommend the following:

- the outline planning permission is subject to a suitable condition requiring the submission of a satisfactory fire statement with any reserved matters application; and,
- that HSE is consulted in conjunction with the Local Planning Authority's consideration of any reserved matters application.

1.16 This would ensure the purpose of HSE being made a statutory consultee for such applications is achieved. HSE recommends the submission of a fire statement form, using the template published by the Secretary of State. This is available online at Planning application and fire statement forms: templates - GOV.UK (www.gov.uk)

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.

Electric vehicles

2.1 Section 2.1 (application information) of the preliminary fire statement states: *"The Applicant recognises the challenges with respect to the proposal to incorporate a new bus garage facility within the development which will accommodate firstly diesel and ultimately EV buses"*.

2.2 Section 7 further states: *"Initially, the bus fleet will comprise conventional (diesel) vehicles only. The garage will, however, be enabled to house EV buses and only following agreement on the appropriate fire safety measures with the relevant fire authorities, the bus fleet will be converted to accommodate EV vehicles"*;

"That initially, the garage will only house conventional (diesel) buses, but that no facility will be made for re-fuelling"; and,

"The Bus Garage will be provided with an enhanced suppression system (which may be deluge or high-pressure water mist), adopting a proprietary system which has been tested in relation of EV fires".

2.3 The information provided is noted, however, it may be advisable to consider the risk to fire safety by the presence of the electric vehicles (EVs) because they contain lithium-ion batteries. Lithium-ion batteries may suffer thermal runaway and cell rupture, releasing large volume of toxic gases, heat and smoke before catching fire, as well as afterwards. When they burn, a large amount of water is needed to flow on the batteries, however, fire keeps flaring up even after it appears to be extinguished. Furthermore, there is a danger of electrical shock for firefighters tackling a fire due to the high voltage used in EVs.

2.4 Any design changes to the proposal may affect land use planning considerations regarding the access and landscaping of the development. It will be for the applicant to demonstrate compliance and effective fire safety provision at later regulatory stages.

Yours sincerely,

[redacted]

Fire Safety Information Assessor

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**