



**For the attention of Jon Bryan
Health and Safety Executive**

Ref: 2612/Letters/AT/sb

22 June 2022

Dear Mr Bryan,

Please find below our responses to the comments raised in the substantive response from HSE, reference pgo-1294.

Section 1.2

HSE Comment

"The ground floor drawing shows the core B staircase connected to a bin store via a lobby. The fire safety standard cited in the fire statement states that a single staircase should not serve ancillary areas of special fire hazard, or similar fire risk; and that the connection of staircases and such areas by lobbies is only appropriate in multi-staircase, not single staircase, buildings. Indeed, due to the fire hazards associated with waste storage, refuse stores should only be approached from outside. Design changes necessary to provide alternative external access to the bin store will affect land use planning considerations such as the appearance of the development."

Response

The core B staircase has a separate escape route to outside to the Southwest of the building independent of the lobbies connected to the bin store.

Additionally, the stair will be separated from the stair by two smoke vented protected lobbies, as follows:

- lobby separating the stair from the reception provided with smoke venting equivalent to that provided within the common corridors on the levels above
- access lobby leading to the bins store area provide with 0.4m² permanent natural smoke ventilation

The combination of the above factors is considered to provide sufficient protection to the staircase from ingress of smoke in the event of a fire within the bin store area. Therefore, current arrangement is considered reasonable.

Section 1.3

HSE Comment

"Section 6 of the fire statement states that balconies and external wall systems will have a fire performance classification of 'class A2-s3, d0'. This is an insufficient fire performance classification. Any materials used in external walls, or attachments of external walls, should have a minimum fire performance classification of 'class A2-s1, d0'. Design changes necessary to ensure that only suitable materials are used in external walls may affect land use planning considerations such as the appearance of the development. "

PROJECT MANAGERS, FIRE SAFETY & BUILDING SERVICES ENGINEERS

Response

The materials used in construction of balconies, other specified attachments and external wall systems are to achieve at least A2-s1,d0 performance, in line with requirements of Regulation 7(2).

Section 1.4**HSE Comment**

"The route to the block B firefighting shaft from the entrance adjacent to the fire main inlet (where the fire crew will arrive) is not a fire protected route and is shown leading through what appears to be a reception area. The route to a firefighting shaft should either be directly from open air or via a fire protected corridor. Design changes necessary to provide such a route may affect land use planning considerations such as the appearance of the building."

Response

It is proposed for the firefighting access to Block B to be provided from Highgate Road via the Reception area. This approach will ensure consistency of approach to both Blocks A and B and reduce potential for confusion when accessing the site, hence reducing the time required to begin firefighting operations.

This is considered reasonable as the firefighting shaft will be separated from the Reception by a smoke vented protected lobby and alternative escape route to outside is provided from the stair to the Southwest to the building.

Therefore, for a fire within the reception, firefighters will be able to fight fire directly from outside without having to access the stair, which will be protected from the effects of a fire by smoke vented protected lobby. For a fire on other floor levels, access to the firefighting shaft would not be obstructed as the Reception area will remain unaffected, and it could be used as normal.

Yours sincerely

Aleks Trofimovs

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Associate Director

For and on behalf of Osborn Associates Ltd