

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	Kirklees Council
LPA planning ref no	2022/62/93932/W
Our ref	pgo-2889
Site address	Crown House, 12, Southgate, Huddersfield, HD1 1DE
Proposal description	Change of use of Crown House to provide student-only living accommodation (sui generis) in the form of studios (198), with ancillary concierge and communal facilities including an open plan lounge, coffee bar and gym at groundfloor, with laundry, car parking, cycle store, parcel store and plant rooms at basement level and associated works including the installation of new cladding and fenestration to the elevations with a new roof garden atop the building
Date on fire statement	27/11/2022
Date consultation received	27/02/2023
Date response sent	27/03/2023

1. Substantive response for the local planning authority

Thank you for consulting HSE about this application.

Headline response from HSE

Headline Response from HSE (**'Advice to LPA' - Concern**)

Scope of consultation

1.1. The above consultation relates to a proposed student accommodation block with a storey height of 35.3m served by two staircases.

1.2. The fire statement states that the adopted fire safety design standards are Approved Document B volumes 1 and 2 and British Standard 9999. HSE has assessed the application accordingly.

Means of escape

1.3. Drawings show both staircases descending to basement level. The adopted fire safety design standard states that where a building is served by multiple staircases, one should stop at ground level and not descend to the basement. Design changes necessary to resolve this issue and provided separated access and egress routes into the basement will affect land use planning considerations such as layout and appearance of the development.

External fire spread

1.4. Drawings show an external bin store compound immediately adjacent to the building, and directly below a flat window. This poses a risk of fire spread from the bin store to the building via the windows. Design changes necessary to resolve this issue will affect land use planning considerations such as landscaping, layout and appearance of the development.

Yours sincerely

27/03/2023

Signed by: jon.bryan

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**

