

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
LPA planning ref no	2023/62/93113/W
Our ref	pgo-5066
Site address	30, Market Street, Huddersfield, HD1 2HG
Proposal description	Change of use and alterations to form student living accommodation with ancillary concierge and communal facilities including roof extension and roof terrace
Date on fire statement	Undated
Date consultation received	04/04/2024
Date response sent	01/05/2024

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 consultation relates to the conversion of the existing Kirklees House to form student living accommodation with ancillary concierge and communal facilities including roof extension and roof terrace
- 1.2. The 10-storey building has a height of approximately 35m when measured from the external ground level to the top storey.

- 1.3. The floors of the building span from Basement, Ground Floor to 1-9 plus roof plant area as existing. The proposal changes this to add two extra floors in the area of the plant area.
- 1.4. The fire statement (undated) states that the adopted fire safety design standards are Approved Document B vol 1 and Approved Document B vol 2. HSE has assessed this application on that basis.

Consultation

- 1.5. Page 2 of the fire statement states: *“two stairs providing the means of the escape from the roof...The two stairs will exit to external ground level... Each stair is provided with a fire sterile ventilated lobby at all levels to minimise the risk of smoke from a fire entering the stair and compromising the means of escape.”*
- 1.6. Additionally, page 5 of the fire statement states: *“The enclosures to the firefighting facilities will be in accordance with the guidance and therefore stairs and lifts will be enclosed in 120 minutes fire resisting construction. Similarly, service risers and the protected stairs (south stair) will also be enclosed in 120 minutes fire rated construction.”*
- 1.7. HSE welcomes the provision of two stairs within the development.
- 1.8. 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, to the extent it affects land use planning considerations. However, HSE has identified some matters as supplementary information, set out below, that the applicant should try to address, in advance of later regulatory stages.

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.

Means of escape

- 2.1. The 10th floor penthouse plan drawing shows adjoining stairs at this level. Regarding this matter, page 2 of the fire statement states: *“Each stair is provided with a fire sterile ventilated lobby at all levels to minimise the risk of smoke from a fire entering the stair and compromising the means of escape. Each ventilated lobby will be provided with a smoke shaft... Due to the height of the building, the smoke shafts will be mechanically ventilated.”*
- 2.2. This is noted and it will be for the applicant to demonstrate compliance at later regulatory stages. In this instance, if, for example, internal doors (as detailed in 11th floor penthouse plan) are required to prevent smoke affecting access to more than one stair, internal alterations are unlikely to affect land use planning considerations.

Additional floors

- 2.3. Page 7 of the Design and Access Statement states: *“The two extra floors shall be constructed in lightweight construction and clad with an anthracite grey cladding.”* Additionally, page 3 of the fire statement states: *“The buildings external wall construction as existing is a non-combustible material and the **proposed external cladding to the extra floors shall also be non-combustible cladding with at least a classification of A2-s1,d0** to EN 13501-1 in accordance with the building regulation’s 2010 (as amended).”* This is noted and it will be for the applicant to demonstrate compliance at later regulatory stages.

Fire statement

- 2.4. It is noted that the fire statement is undated. HSE acknowledge a fire statement may be submitted on a different form provided the form is substantially to the same effect as the form published by the Secretary of State. However, and for future reference, HSE advise that the fire statement should be completed as set out in the [Guidance: fire statement \(publishing.service.gov.uk\)](https://www.publishing.service.gov.uk)

Hydrants

- 2.5. Page 4 of the fire statement states: *“There are existing fire hydrants that are well within the 90m from the dry riser inlet points to the stair. Operation of the fire hydrant should be confirmed by the utilities provider.”*
- 2.6. This is noted. HSE advise that existing hydrant functionality needs to be checked as without confirmation that there is a suitable water supply the development might be relying on a disused water main or faulty hydrant. It will be for the applicant to demonstrate compliance at later regulatory stages. It should be considered that should additional hydrant installations be required, this may affect land use planning considerations such as the landscaping around the development.

Yours sincerely

Stephen Gallagher
Fire Safety Information Assessor

Guidance on Planning Gateway One is available on the Planning Portal: [Planning and fire safety - Planning Portal](#).

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**