

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	Gravesend
LPA planning ref no	20230366
Our ref	pgo-3971
Site address	Clifton Slipways, West Street, Gravesend, Kent, DA11 0BW
Proposal description	Application for variation of condition 2 and 7 attached to planning permission reference no. 20191122 for the erection of two buildings to provide residential units (Use Class C3) with associated vehicle parking, cycle storage, highway works, and landscaping. Building 1 comprises the erection of 23 storey tower on the north side of West Street to provide residential dwellings with B1a floor space at ground floor level; and Building 2 from four storeys to 12 storeys on the south side of West Street which will provide residential dwellings. The proposal includes the restoration and adaptation of the existing pier structure to provide public and private amenity space to include the erection of Business units (Class B1a) and a cafe (Class A1/A3); to revise the approved plans to reconfigure the layout of the West Street Block to provide for an additional staircase and increase the number of secure cycle spaces by 13; and to remove the basement at lower ground, relocation of bin store and plant, reduction of 23 car parking spaces and replacement of car parking at level 0 with 9 additional units (loss of 55 car parking spaces) within the Stuart Road Block.
Date on fire statement	N/A
Date consultation received	18/09/2023
Date response sent	22/08/2023

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 has been made under s73 of the Town and Country Planning Act 1990 for variation of conditions 2 and 7 attached to planning permission reference no. 20191122 for the erection of two buildings to provide residential units (Use Class C3) with associated vehicle parking, cycle storage, highway works, and landscaping.

Previous consultation

1.2. HSE received a consultation request on 01/08/2023 for the aforementioned planning application and responded on 25/08/2023, under the HSE reference pgo-3700, with the headline: 'Concern'.

Current consultation

1.3. A subsequent email was received from the LPA on 18/09/2023 requesting further consultation, providing amended plans and explanations about the changes made.

1.4. Following a review of the information/plans provided by the applicant, HSE is content with the fire safety design, to the extent that it affects land use planning.

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. It is noted that the 'Stuart Road GA Plan – Level 00' has been amended, one of the staircase doors leading to the escape route of the other staircase was removed. Now the ground floor design contains two independent final escape routes, one from each staircase, to avoid *both stairs terminating in the same enclosure at final exit level*. HSE welcomes this change, which will also be subject to later regulatory consideration.

Yours sincerely


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

