

	Five Safety Pro Ltd	
	Document: - Fire Safety Strategy	
Address: 31 Albert Road, London, E17 7PR		

Fire Safety Strategy Statement

This document is our Fire Safety Strategy document in relation to 20 Busby Place Camden, London NW5 2SR. Provides an outline how the building will manage fire safety. It addresses fire prevention, detection, warning, escape and the containment of fire and smoke, hence ensuring the safety of all users in the event of a fire.

According to records, this property was originally designed as a 6-bedroom semi-detached house. However, it has been transformed into a House in Multiple Occupation (HMO) including a mix of en-suite rooms and communal bathrooms, supplemented by a convenient basement kitchen. The planning application is for the change of use of the family dwelling house (Class C3) to a 9-bedroom HMO (Sui Generis) with minor external alterations including erection of bike storage and associated landscaping. This application follows a previous refusal (LPA ref. 2022/1143/P) which was subsequently appealed under appeal ref. APP/X5210/W/24/3354215 and was dismissed on 14 April 2025. This planning application addresses the previous reasons for refusal and now includes the removal of two bedrooms and the addition of communal space at sub-basement level. space.

Proposed Project	Change of use of a family dwelling house (Class C3) to a 9-bedroom HMO (Sui Generis) with minor external alterations including erection of bike storage and associated landscaping (Part Retrospective).
Site Address	20 Busby Place Camden London NW5 2SR
Responsible Person under FRO	Euston Properties Ltd
Project Start Date	TBC
Expected Duration	TBC
Projected Completed Date	TBC

	Name	Title	Signature	Date
Developed By	Mustafa Hussain	Fire Consultant		30 th April 2025
Review By	Aamir Shahzad	Fire Consultant		30 th April 2025

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Series	Fire Strategy	Series Number	001	Issue Date	April 2025
Revision Number	01	Next Revision Date	April 2026	Page 1 of 3.	

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The following section has been developed in accordance with the requirements set out in London Plan Policy D12(A). It aims to demonstrate how the relevant fire safety considerations have been integrated into the process, ensuring that the development appropriately addresses issues such as means of escape, access for emergency services, and the overall safety of occupants in the event of a fire.

1. Identify suitably positioned unobstructed outside space:

a) For fire appliances to be positioned on:

Fire appliance access will be via Busby Place, which is a public highway capable of supporting the required vehicle loading.

The appliance can park directly in front of the property location ensuring that a fire hose can reach all parts of the building within the maximum 45m travel distance.

b) Appropriate for use as an evacuation assembly point:

- The **public pavement** opposite 15 Busby Place has been designated as the **primary evacuation assembly point**.
- The space is:
 - **Unobstructed** and located away from vehicle movement zones.
 - **Easily accessible** from final exit door.
 - **Of sufficient size** to accommodate the building's occupant load safely.
 - Not at risk of smoke plume or fire service interference.

2. Incorporate appropriate features which reduce the risk to life and injury in the event of a fire:

- The design integrates both **active and passive fire safety measures**, including:

Active Systems:

- **LD1 fire detection system** throughout, as per BS 5839-6.
- **Mains-powered smoke alarms** and interlinking across all rooms.
- **Manual call points and sounders** in communal spaces.
- Consideration for **Automatic Opening Vents** (BS 12101-2:2017) where risk assessment and fire engineering justify requirements.

Passive Systems:

- **Compartmentation** in line with the 30/60-minute fire-resisting construction, per the building use class and floor area.
- All **doors to habitable and communal rooms are FD30-rated**, fitted with intumescent strips, cold smoke seals and self-closing mechanism.
- Use of **non-combustible materials** for wall, ceiling, and floor linings (Euroclass A1/A2).
- Fire-stopping details around all service penetrations and cavities to prevent unseen spread.

Series	Fire Strategy	Series Number	001	Issue Date	April 2025
Revision Number	01	Next Revision Date	April 2026	Page 2 of 3.	

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3. Constructed to minimise the risk of fire spread:

- The proposed build adopts **fire-resisting construction techniques**, including:
 - Loadbearing elements achieving REI 60** where required, ensuring stability during fire.
 - External walls constructed with limited combustibility materials** as per BS EN 13501
 - Cavity barriers** installed at party walls, floor junctions, eaves, and roof voids, limiting lateral and vertical fire spread.
 - Surface finishes comply with **Class 0/Euroclass B-s3,d2** or better for escape routes and communal circulation spaces.

4. Provide suitable and convenient means of escape and associated evacuation strategy:

- The building incorporates:
 - A **single stairwell** designed to provide a safe vertical escape route.
 - Final exit directly to open air** with clear signage and emergency lighting.
 - Corridor lengths and dead-end distances** comply with AD B maximums.
 - Evacuation strategy** follows a **simultaneous evacuation model**, appropriate for the building type and occupancy.

5. Develop a robust strategy for evacuation:

- A **Fire Safety Management Plan (FSMP)** will be developed and maintained by the Responsible Person under the Regulatory Reform (Fire Safety) Order 2005.
- The FSMP will:
 - Detail **evacuation procedures**, assembly points, and roles of residents/management.
 - Be reviewed annually or following any significant alteration.
 - Be distributed to residents upon occupation and stored centrally (e.g., building management office or digital platform and the onsite fire document cabinet).
 - Include **training** for onsite concierge and maintenance team.
 - Be supplemented by **Evacuation Plans** and **Personal Emergency Evacuation Plans (PEEPs)** for vulnerable residents.

6. Provide suitable access and equipment for firefighting:

- The development includes:
 - Building signage and floor plans** to be posted near entrances in fire document cabinet for fire crew reference.
 - Construction materials and internal finishes** selected to support internal firefighting operations (limited smoke/toxicity, high thermal resistance).
 - Multi-purpose fire extinguishers** installed at each floor level, strategically located near escape route. Only to be used for small fires or where primary escape route is compromised.

Series	Fire Strategy	Series Number	001	Issue Date	April 2025
Revision Number	01	Next Revision Date	April 2026	Page 3 of 3.	