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Planning Fire Safety Strategy (London Plan Policy D12)

Site Address: 401 Green Lanes, London N4 1EU

Proposal: Full Planning Application for the Change of Use of Existing 3-Bedroom Residential Flat (Use Class C3) to a 5-Room House in Multiple Occupation (HMO) (Use Class C4) with Associated Internal Alterations, and Shared Storage Provision.

Prepared By: Kate Wadeson, Prestige Planning Ltd

Date: August 2026

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1.0 Introduction

1.1 Purpose of the Strategy

This Fire Safety Strategy is submitted in accordance with Policy D12(A) of the London Plan (2021). The proposal involves the internal reconfiguration of the existing first- and second-floor residential accommodation at 401 Green Lanes to form a five-room House in Multiple Occupation (HMO). No external alterations are proposed, and the development remains entirely within the existing building envelope. The strategy provides a proportionate assessment of fire risks, means of escape, fire service access, and ongoing management arrangements appropriate for a small-scale residential HMO.

1.2 Scope of Assessment

The strategy addresses all five criteria of London Plan Policy D12(A), demonstrating that the proposed development incorporates suitable fire safety measures, safe evacuation routes, and appropriate management controls. The assessment is proportionate to the scale and complexity of the development and reflects the requirements applicable to small HMOs under the Housing Act 2004, Building Regulations Part B, and relevant British Standards.

2.0 Fire Safety Objectives (Policy D12 Criteria)

2.1 Criterion 1: Identifying Fire Risks and Relevant Assets

The property comprises two floors of residential accommodation above a commercial unit. The primary fire risks relate to internal ignition sources such as cooking appliances, electrical equipment, and heaters. The kitchen is located at the rear of the first floor and will be fitted with fire-resistant finishes, a heat detector, and fire-safe appliances. All bedrooms contain en-suite facilities, reducing movement through communal areas and supporting safe circulation. All internal doors serving bedrooms and communal spaces will be upgraded to FD30 fire-resistant doors with self-closing mechanisms. Interlinked smoke and heat alarms will be installed throughout the property in accordance with BS 5839-6.

2.2 Criterion 2: Means of Escape and Evacuation

The property benefits from a clear and direct means of escape via the protected internal staircase leading to the ground-floor entrance. All bedrooms are located within close proximity to this protected route. The staircase is enclosed with fire-resistant construction and FD30 doors, ensuring a safe escape corridor. The escape route leads directly to the street frontage on Green Lanes, providing immediate street access. Fire action notices will be displayed within the property, and residents will receive evacuation instructions as part of their tenancy agreements.

2.3 Criterion 3: Passive and Active Fire Safety Measures

Passive fire safety measures include FD30 fire doors, fire-resistant partitions, and a protected escape route. Active measures include interlinked smoke alarms in bedrooms and circulation spaces, and a heat alarm within the kitchen. Emergency lighting will be installed along the escape route. Fire extinguishers and fire blankets will be provided in accordance with HMO licensing requirements. All installations will comply with Building Regulations Part B and relevant British Standards.

2.4 Criterion 4: Fire Service Access and Equipment

The property fronts directly onto Green Lanes, providing unobstructed access for fire service vehicles. The entrance door is immediately visible from the street and allows direct access to the internal staircase. The fire service will be able to reach all parts of the building using standard equipment. The building height and configuration do not require specialist access arrangements, and the proposal does not alter the existing relationship between the building and the public highway.

2.5 Criterion 5: Robust Strategy for Evacuation

The evacuation strategy is based on a simultaneous evacuation approach, appropriate for small HMOs. In the event of a fire, all occupants will exit the building via the protected internal staircase and ground-floor entrance. The presence of en-suite bathrooms reduces the likelihood of congestion within communal areas. Tenancy agreements will include clear instructions on evacuation procedures, and fire action notices will be displayed prominently. The management agent will ensure that escape routes remain unobstructed at all times and that fire doors are not propped open.

3.0 Ongoing Maintenance

The property will be subject to professional management at all times. This includes regular health and safety audits, annual Gas Safety checks, and Electrical Installation Condition Report (EICR) inspections. All fire safety equipment, including alarms, extinguishers, emergency lighting, and fire doors, will be maintained in full working order. The management agent will conduct routine inspections to ensure compliance with HMO licensing conditions and Building Regulations. Records of maintenance and inspections will be retained and made available to the local authority upon request.

4.0 Declaration of Competence

I, Kate Wadeson, acting as a Planning Consultant for Prestige Planning Ltd, declare that I am a competent person to provide this Fire Safety Strategy. This statement has been prepared based on professional experience in planning and the design of residential conversions, with specific reference to the requirements for small Houses in Multiple Occupation (Class C4) and the fire safety standards set out in London Plan Policy D12(A). The strategy is proportionate to the scale and complexity of the proposed five-bedroom residential conversion at 401 Green Lanes, London N4 1EU.

Signed:

Kate Wadeson

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