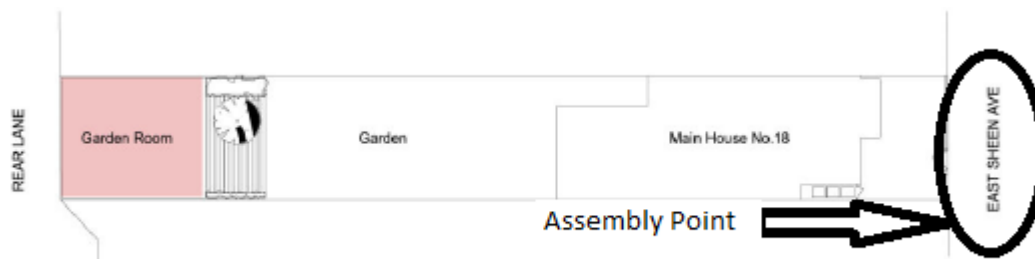


18 EAST SHEEN AVENUE Fire Statement

This Fire Safety Statement is produced to fulfil the requirements of Policy D12 of the London Plan, as adopted March 2021 and is proportionate to the size and nature of the development. This proposal is relating to an outbuilding in the rear garden of 18 East Sheen Avenue, London, SW14 8AS which is classified as a minor householder planning application.

The site has access from East Sheen Avenue into the rear garden through the main dwelling. This would enable firefighters and firefighting appliances to access the property from East Sheen Avenue.

The street scene is characterised by wide pavements for a clear assembly point for evacuated residents. In addition, the front garden is circa 4m, providing an additional assembly point. The main access to the property will remain the same and the proposed outbuilding should not affect the fire integrity or escape route for occupants. At the end of the rear garden there is gated access onto an alleyway.



The outbuilding is set in from the boundary fences. The main elevation of the building will be clad in PPC aluminium with full height Crittall style doors and windows. The side elevations will comprise of natural undressed feather edged timber cladding. All materials used in the construction of the outbuilding would be selected to the relevant fire safety standards for out buildings as set by current building regulations. Firefighting equipment, alarms systems and fire safety measures will be provided in line with such requirements as set by current building regulations for outbuildings.