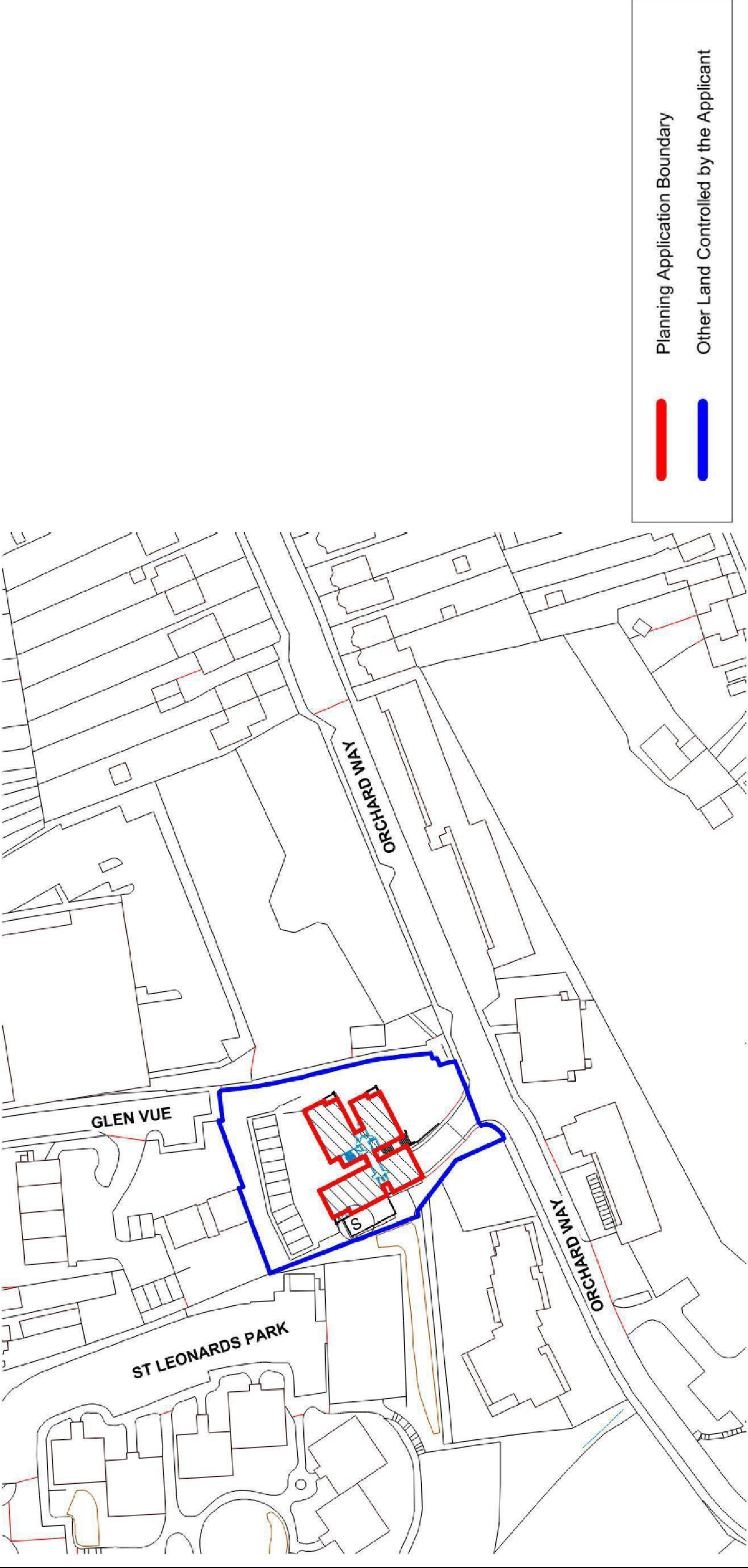


Fire statement form

Application information	
1. Site address line 1	Flats 1-21
Site address line 2	Wallis House
Site address line 3	75 Orchard way,
Town	East Grinstead
County	West Sussex
Site postcode (optional)	RH19 1BL
2. Description of proposed development including any change of use (as stated on the application form):	Wallis House is an existing 7-storey residential building with the approximate height of 18m from the external adjacent ground level to the uppermost floor. The building, constructed circa 1977, underwent façade remediation works in 2015-2016 under Planning Application 14/02639/FUL granted on 11 January 2015. The building structure is reinforced concrete. The concrete slabs extend in line with brick and block cavity infill walls. In 2015, a rendered EPS based External Wall Insulated (EWI) System was applied to the full extent of the building, eliminating much of the previous cold bridging caused by the concrete slab. The block is served by a single main stairwell. Each flat exits into a protected common corridor. This common corridor connects to a small lobby, which in turn connects to the protected stair (main stairwell). The Type 1 Fire Risk Assessment (produced by Savills) identified that the common areas and protected stair lack smoke control provisions. To address this, the design team proposes installing Automatic Opening Vents (AOVs) within the common corridors at upper levels, with an additional AOV serving a small lobby connecting the common corridor to the stairwell at level 06. At levels 01-05, a partition wall will be demolished to reconfigure the corridor layout in line with the smoke control guidance that was in place at the time of the building's original construction, ensuring a consistent and compliant smoke control strategy throughout the block. Moreover, a stair 1.0m² AOV will be provided at the existing highest window opening to provide ventilation within the head of the stair. This Fire Statement focuses primarily on the remediation works undertaken to the external walls of the building. As part of the scope of works of the project, enhancement of smoke control provisions within common corridor provisions and protected stair are also being addressed as part of this application. Therefore, this Fire Statement relates only to functional requirements B1 (ventilation), B3 (compartmentation) and B4 (façade remediation to address external fire spread), of Part B to Schedule 1 of the Building Regulations 2010 (as amended).
3. Name of person completing the fire statement (as section 15.), relevant qualifications and experience.	Author –Taj Shuriquie BEng (Hons) MSc AIFireE (Associate Director) Taj is an Associate member (AIFireE) of the Institution of Fire Engineers (IFE) and is in his seventh year of working in a fire safety consultancy role. Taj has a Bachelors (with honours) degree in Architecture and Environmental Engineering and has completed a Masters in Fire Safety Engineering at the University of Central Lancashire. His experience in developing and advising on the fire safety design spans across various sectors, including residential,

Guide: no more than 200 words	educational, commercial and healthcare. Taj has undertaken numerous FRAEW assessments with the support of Chartered Engineers. Checker – Craig Lobban BEng MSc AIFireE (Associate Director) Craig is Associate Member (AIFireE) of the Institution of Fire Engineers (IFE) and has completed an Master of Science (MSc) in Fire Safety Engineering at the University of Central Lancashire (UCLan) and completed his undergraduate BEng(Hons) in Mechanical Engineering at Robert Gordon University. Craig has over 7 and a half years of fire safety consultancy experience, working on a variety of building types. Craig has assisted in the authoring of Fire Risk Appraisal of External Wall (FRAEW) Reports to the PAS9980:2022 process in Scotland and England, covering residential buildings above and below 18m in height, supporting chartered engineers/suitably qualified professionals. Approver – Marc Pawson BEng MSc MIET (Director of Fire Engineering) Marc has over 16 years’ experience in the field of fire risk, and part of this success is working in close partnership with clients to achieve the vision of the project and coordinating across all disciplines. Marc has a BSc Fire & Risk Engineering from Glasgow Caledonian University, an MSc Fire Engineering from the University of Central Lancashire, is a certified FPA Fire Risk Assessor and is a trained RICS Expert Witness.
4. State what, if any, consultation has been undertaken on issues relating to the fire safety of the development; and what account has been taken of this. Guide: no more than 200 words	The client has undertaken various assessments from several consultants to identify necessary improvements for the scheme. This documentation on record for review is summarised below: • ‘PAS 9980 FRAEW Assessment produced by PRP (Date of assessment: 24 June 2025). The assessment concluded remediation is required for the primary render wall system. • ‘Stage 3 Façade Remediation Report produced by PRP (Date of assessment:13/02/2026). Southern Housing appointed PRP to prepare a facade remedial design, based upon the investigation reports, FRAEW (PAS 9980) recommendations and regulatory standards. The Stage 3 Façade Remediation Report outlines remediation proposals that factor in input from various consultants, including Axion Consultancy, specifically for fire engineering. • ‘Type 1 Fire Risk Assessment’ produced by Savills (28 April 2025 and valid until 28 April 2026. This document initially identified the risk the external walls possess due to the combustible materials present within the building and advised that further consideration is required by a competent assessor. This assessment also outlined principal recommendations to address the lack of smoke control provision with common areas (i.e. protected corridor and protected stair) of the building.

As part of the appointment, Axion Consultancy have engaged to comment and review remediation proposals with the client team. Design proposals are summarised by the design team within the Stage 3 Façade Remediation Report produced by PRP. The report also outlines proposals to enhance smoke control provisions within common corridors and stairs. Detailed design proposals, including input from specialists, shall be developed in the next stage of works with the Principal Contractor once appointed.	5. Site layout plan with block numbering as per building schedule referred to in 6. (consistent with other plans drawings and information submitted in connection with the application) Site layout plan is: inserted in the form  The site layout plan shows a residential area with several buildings. A central building complex is outlined in red, indicating it is the Planning Application Boundary. This complex is surrounded by other land, which is outlined in blue, indicating it is land controlled by the Applicant. The plan includes labels for 'GLEN VUE', 'ST LEONARDS PARK', and 'ORCHARD WAY'. A legend in the bottom right corner defines the red and blue outlines. Planning Application Boundary Other Land Controlled by the Applicant
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7. Specific technical complexities

Explain any specific technical complexities in terms of fire safety (for example green walls) and/or departures from information in building schedule above

Guide: no more than 500 words

[This Fire Statement focus primarily on the external wall remediation at the development. The PAS 9980 FRAEW Assessment produced by PRP concluded remediation is required for the primary render wall system at the development. The external wall materials are confirmed to perform worse than reaction of fire classification A2-s1, d0 in accordance with EN 13501-1. Where the proposed remediation replaces said materials, materials are to be replaced with alternatives which achieve European Classification A2-s1, d0 or A1 in accordance with EN 13501-1, with exception materials that are exempt under Regulation 7. Service ducts are to be encapsulated with galvanised 0.5mm thick steel remedial sleeves to further mitigate risk of fire spread.

It is therefore considered, under the scope of this Fire Statement that there are no known specific technical complexities; however, it may be expected that complex issues regarding the external wall build-up and installation of the render system may become apparent during the construction works stage. Appropriate fire safety advice regarding the design and installation will be provided upon understanding of the technical complexities and these will be discussed with the wider design and construction team.

With respect to other technical complexities, outline proposals to enhance smoke control serving common corridors and the protected stair have been considered by the design team. The Type 1 Fire Risk Assessment (produced by Savills) outlines that smoke ventilation should be provided in the stairwell. It is further proposed that the design team address the lack of smoke control offered to common corridors. The proposal is to integrate automatic opening vents (AOVs) with a free area of 1.5m² within common corridors on the first to fifth floors. It is also proposed to fit an AOV within the small common lobby on the sixth level - this AOV will not achieve 1.5 m² due to the restrictions of the existing window opening, which is confirmed to achieve an area of 0.40 m²; however, this is regarded as an improvement to existing conditions where current arrangements are not provided with smoke control measures. Moreover, a 1.0m² AOV shall be included at the highest practicable level of the existing window that serves the protected stair at the top storey. It is therefore considered, under the scope of this Fire Statement that there are no known specific technical complexities; however, smoke control specialists will be consulted to understand if there are any restrictions with respect to ventilators on outline proposals put forward by the design team. |

8. Issues which might affect the fire safety of the development

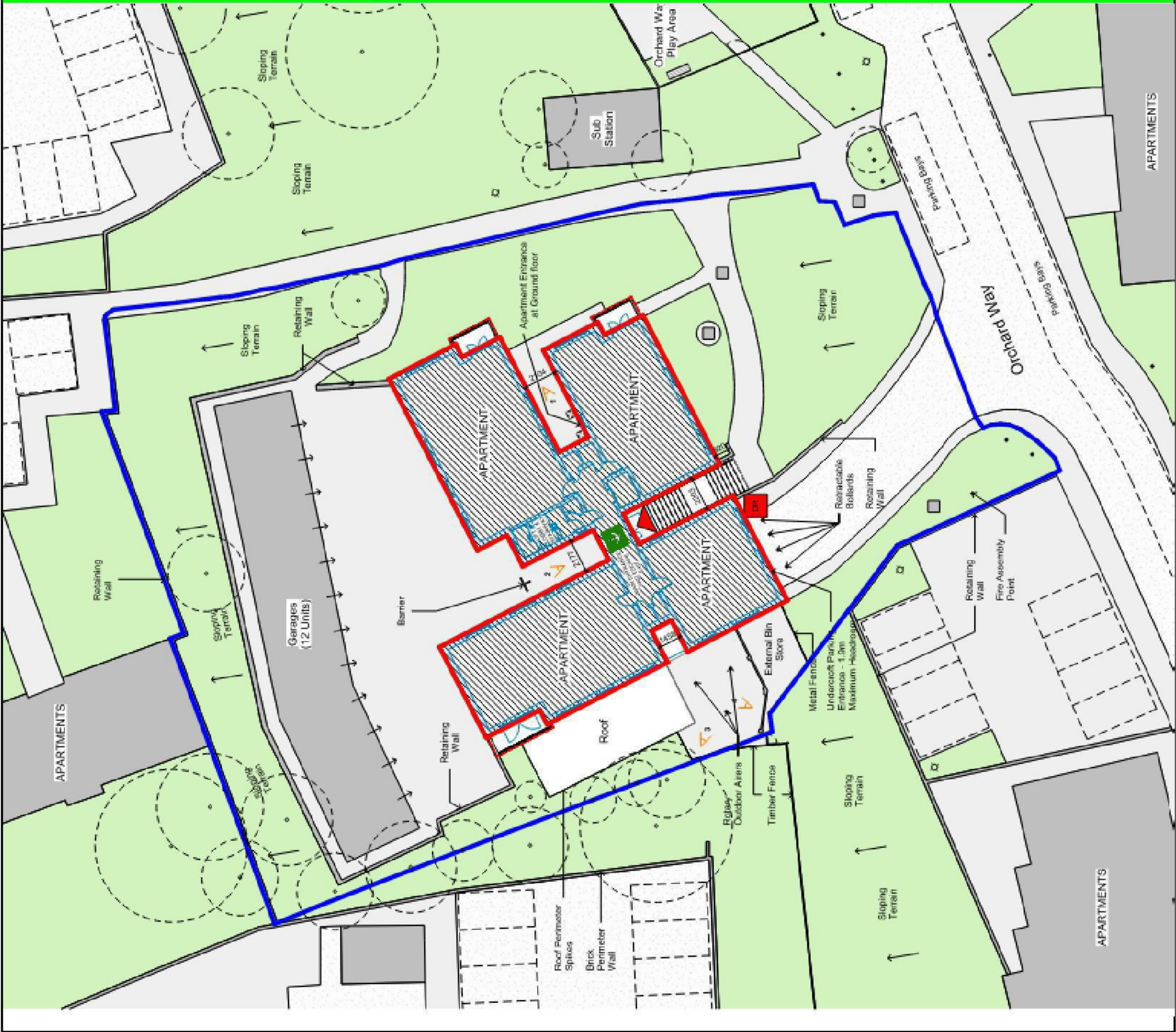
Explain how any issues which might affect the fire safety of the development have been addressed.

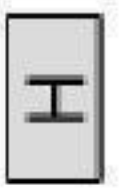
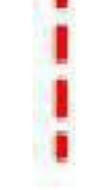
Guide: no more than 500 words

[As the building contains a storey more than 18m above ground level, Regulation 7(2) is applicable as the building is considered a “relevant building”. Therefore, all new materials, which become part of an external wall or specific attachment of the building, are to achieve reaction of fire classification Class A2-s1, d0 or Class A1, other than those exempted by Regulation 7(3).

This Fire Statement focuses primarily on the external wall remediation at the development. The proposed remediation replaces existing external wall construction materials with suitable alternatives which achieve reaction of fire classification Class A2-s1, d0 or A1, with the exception of those materials which are considered exempt under Regulation 7.

It is considered that by providing remediation to the external walls of the building and integrating smoke control measures, the fire safety standard of the building is being improved upon compared to the existing condition, thereby exceeding the minimum requirements for building work, where work to an existing building need only not make the existing condition any worse.	
9. Local development document policies relating to fire safety Explain how any policies relating to fire safety in relevant local development documents have been taken into account. Guide: no more than 500 words [N/A – There are no identified local development documents relating to external wall fire safety and cladding remediation schemes]	
Emergency road vehicle access and water supplies for firefighting purposes	
10. Fire service site plan Explanation of fire service site plan(s) provided in 14. including what guidance documents have informed the proposed arrangements for fire service access and facilities? Guide: no more than 200 words [This Fire Statement primarily focuses on to the external wall remediation at the development. In addition, smoke control measures are also being addressed within the existing footprint and perimeter of the building.	It is considered that by providing remediation to the external walls and introducing smoke control measures, the Fire Service access to the building is not being made any worse than the existing condition; nevertheless, the impact of the remediation works and construction site set-up will be considered as part of the construction site fire risk assessment.



Fire Strategy & Access	
	Fire Exit
	Dry riser
	Fire Hydrant
	Fire Brigade Parking
	Safe muster area - To be confirmed by Owner
Existing Material Plans Key	
	Building main entrance
	Soft Landscape
	Buildings
	Pavement
	Road
	Combustible Outdoor Storage
	Balcony Overhang
	Tree
	Manhole Cover
	Bollard
	Lamp Post / Traffic Light
	Location view of site

11. Emergency road vehicle access Specify emergency road vehicle access to the site entrances indicated on the site plan Guide: no more than 200 words [Please refer to Section 10] Is the emergency vehicle tracking route within the site to the siting points for appliances clear and unobstructed? [yes]
12. Siting of fire appliances Guide: no more than 200 words [Please refer to Section 10]
13. Suitability of water supply for the scale of development proposed Guide: no more than 200 words [This Fire Statement primarily focuses on to the external wall remediation at the development. In addition, smoke control measures are also being addressed within the existing footprint and perimeter of the building. It is considered that by providing remediation to the external walls and improving smoke control measures within the building, the suitability of the water supply for the building is not being made any worse than the existing condition; nevertheless, the impact of the remediation works and construction site set-up should be considered as part of the construction site fire risk assessment] Nature of water supply: [hydrant- public] Does the proposed development rely on existing hydrants and if so are they currently usable / operable? [don't know]
14. Fire service site plan Fire service site plan is: [provided as a separate plan] [Please refer to Section 10]

Fire statement completed by	
15. Signature	Taj Shuriquie BEng (Hons) MSc AIFireE (Associate Director) Craig Lobban BEng MSc AIFireE (Associate Director) Approver – Marc Pawson BEng MSc MIET (Director of Fire Engineering)
16. Date	20/02/2026