



Architects Ltd

***Design and Access Statement in support of an application for Full
Planning consent for:
Replacement External Cladding Works at:-***

***Flats 7 – 12 Sunnyside Close
East Grinstead
RH19 4QW***

Design and Access Statement
LK2_1522 (08) 010 Rev. A00 September 2026



Contents

- 1.0** Introduction
- 2.0** Site Location & Property Details
- 3.0** External Cladding – existing
- 4.0** Existing Elevations – indicating existing wall cladding types
- 5.0** Existing Building Photographs
- 6.0** External Cladding - proposed
- 7.0** Proposed Elevations – indicating replacement wall cladding types
- 8.0** Energy Statement
- 9.0** Access Statement
- 10.0** Summary

1.0 Introduction

LK2 Architects Ltd have been instructed to prepare an application for Full Planning consent, for the proposed removal and replacement of the existing external cladding at flats 7 - 12 Sunnyside Close, East Grinstead. These works form part of the fire remediation required as identified in the relevant Fire Risk Assessment.

This statement should be read in conjunction with the drawings and information forming part of the related planning application.

The proposed cladding replacement works are necessary to negate any potential hazardous, combustible materials and the insertion of compliant cavity fire barriers, as necessary.

2.0 Site Location and Property Details

The existing residential building is located on Sunnyside Close (flat no. 7 to 12), East Grinstead. The building was purpose built for residential apartments and consists of a total of 6no. Apartments consisting 2 bed accommodation over a total of 3 storeys (including Ground, First and Second floor). It is noted that this building is not designated as a Higher Risk Building under the Building safety Act 2022.

The relevant building, forms the southeast corner of the larger residential development that runs the length of Sunnyside Close. The adjoining unit and adjacent apartments to the south east do not form part of this planning application.



Figure 1: Planning application Site Location



3.0 External Cladding - existing

The external cladding on the existing building has been assessed within the Fire Risk Assessment and associated intrusive surveys, as relevant to its combustibility and the risk that this may present to the occupants.

The reports conclude that the existing timber cladding is combustible and will promote the spread of flames across the façade, which will endanger the occupants. It has been recommended the cladding is replaced with a non-combustible alternative.

The following external materials are present on the existing building:

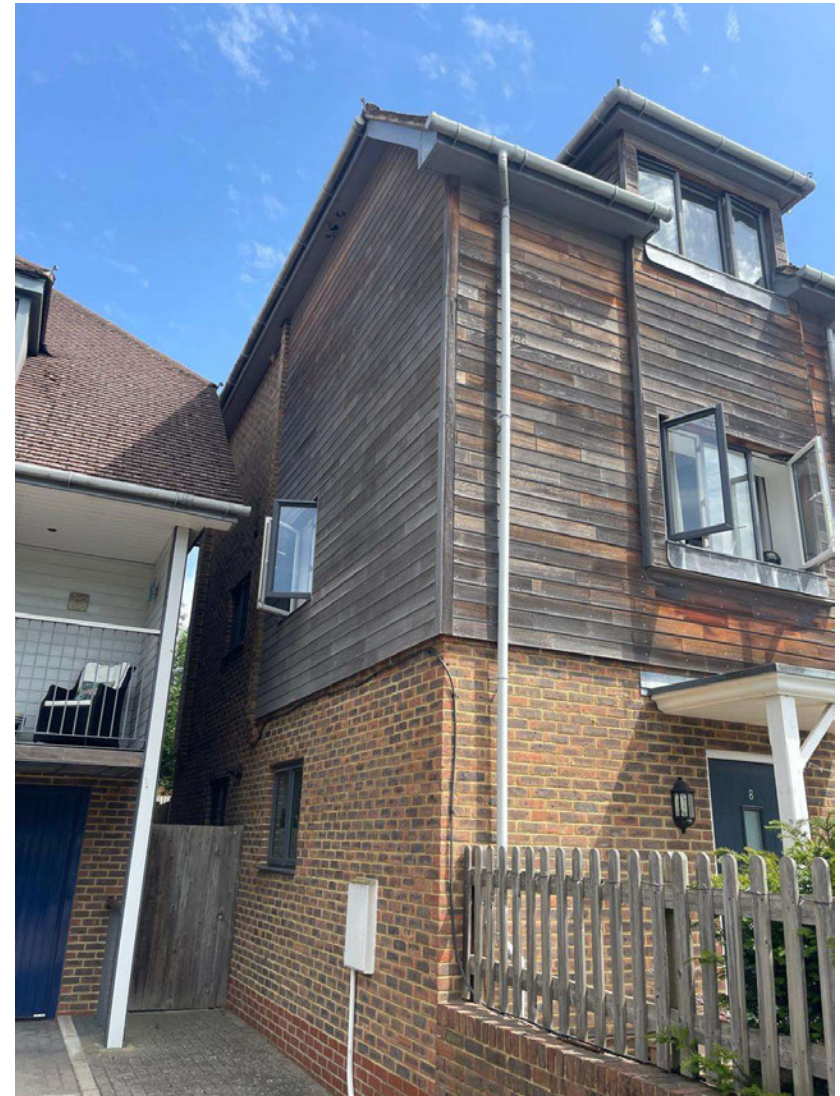
- **Timber wall cladding –**

18mm thick horizontal timber tongue and groove boarding on timber battens, fixed into a masonry wall construction. The combination of timber cladding, the timber sub-frame, and the lack of cavity barriers, means there is a significant risk of rapid external fire spread.

- **Masonry Brickwork -**

Red brickwork masonry wall to the ground floor of all elevations plus a section of the west elevation on the first and second floor. It is understood that no combustible materials were evident following the intrusive survey works. However, there is also no evidence of any existing fire cavity barriers at compartment lines or to the perimeter of openings. Therefore, the recommendation is to locally remove areas of the existing masonry blocks to carry out the installation of the necessary barriers, and reinstatement with the retained masonry blocks.

- **Clay Roof Tiles**



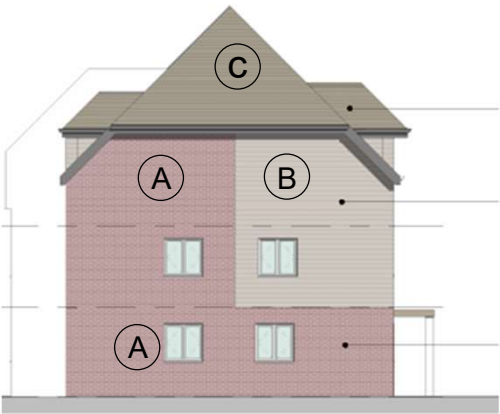
4.0 Existing Elevations – indicating external wall cladding types



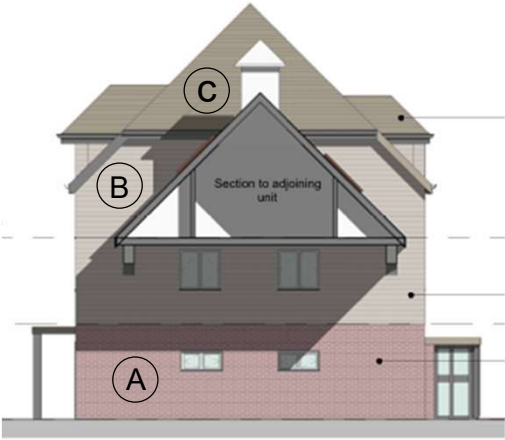
1 - South Elevation
Not to scale



2 - North Elevation
Not to scale

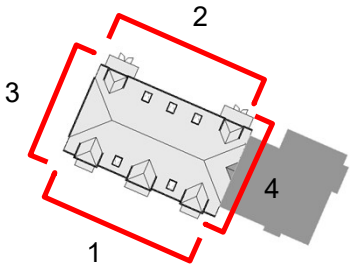


3 - West Elevation
Not to scale



4 - East Elevation
Not to scale

- (A) Red brickwork masonry wall.
- (B) Horizontal tongue & groove timber cladding.
- (C) Clay roof tiles.

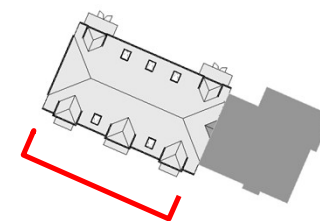


5.0 Existing Building Photographs – front / southwest elevation

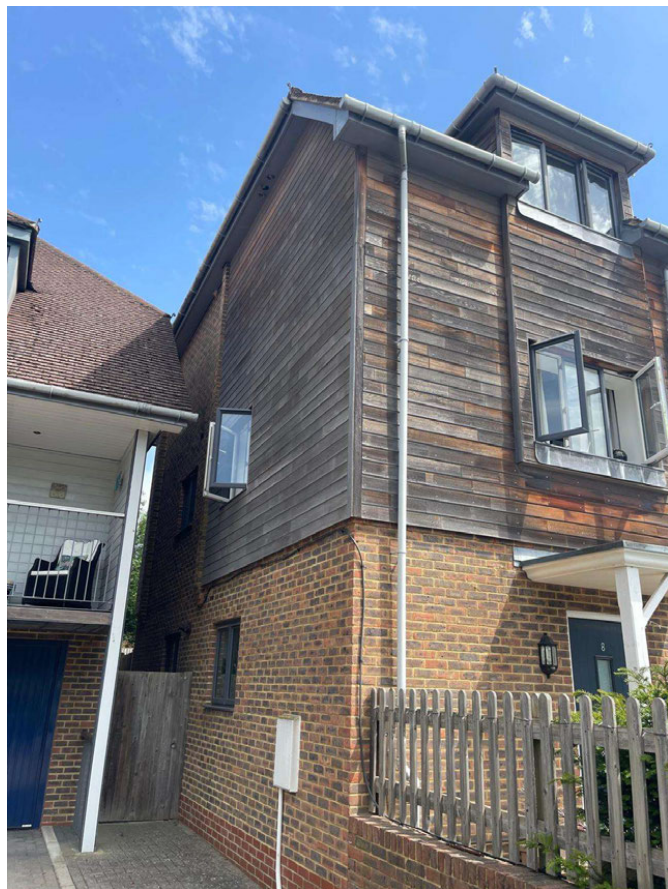


Front elevation (south) facing onto
Sunnyside Close

Areas of timber wall cladding (upper
levels) and red brickwork (lower
level).

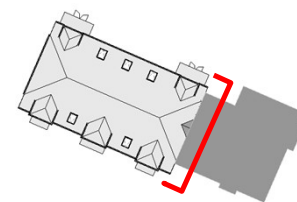
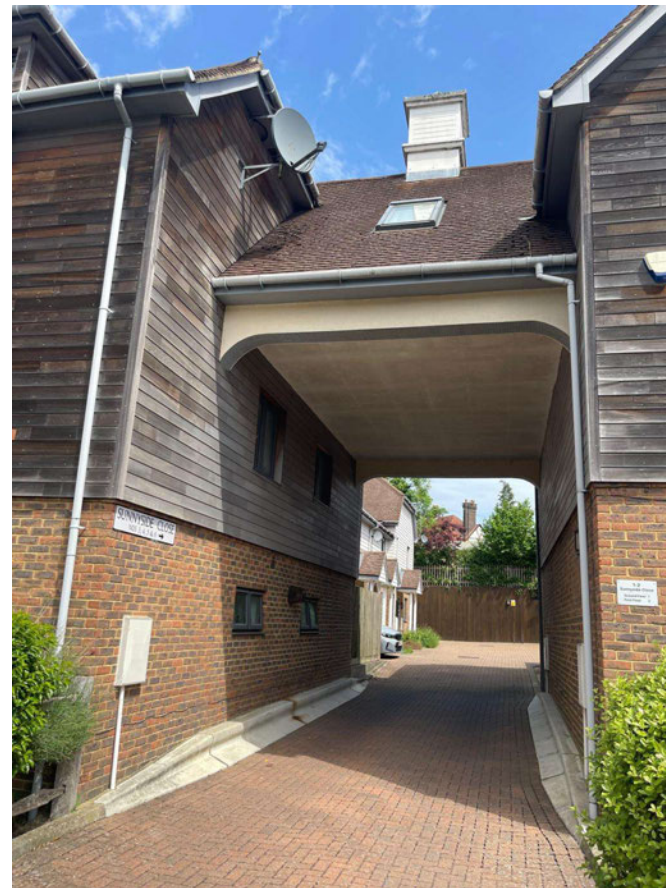
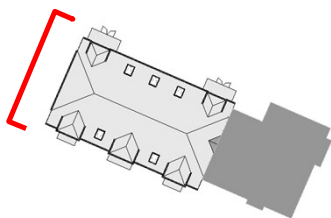


5.0 Existing Building Photographs – flank / northwest elevation



Side elevation (West)

Areas of timber wall cladding (section of upper levels) and red brickwork (lower level and sections of upper levels).

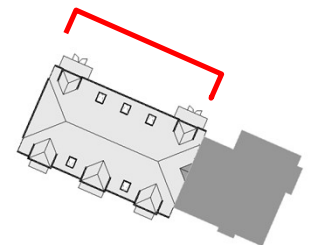


5.0 Existing Building Photographs – rear / northeast elevation



Rear elevation (North)

Areas of timber wall cladding (upper levels) and red brickwork (lower level).



6.0 External Cladding - proposed

Timber Wall Cladding:

Recommendation is for the removal of the full timber cladding system and replacement with a non-combustible material in a fully compliant manner, with suitable cavity barriers at vertical and horizontal compartment lines and around openings.

The replacement material will be a fibre cement cladding product called 'Cedral Click' to provide an accurate reproduction of the existing timber boarding in colour and dimension. This will achieve an overall fire performance classification of A2-s1,d0 (to EN 13501-1:2018).

All cladding replacement should be read in conjunction with the supporting manufacturers details. Please note that the selected material details/manufacturers information are indicative and show the design intent for the materials and the construction build-up. However, further technical design development will be required at the appropriate stage to inform the final selection of the relevant manufacturers/suppliers.



Proposed fibre cement cladding:

Cedral Click
Clay Brown C03
Wood Finish

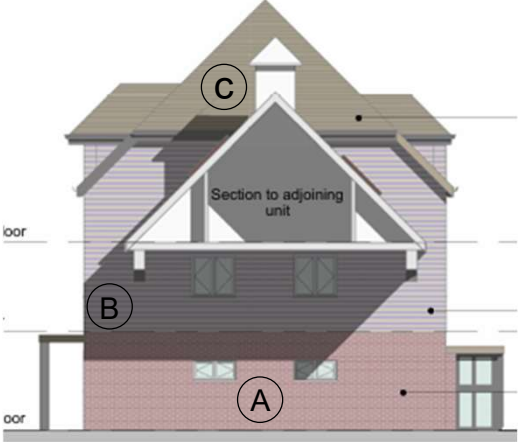
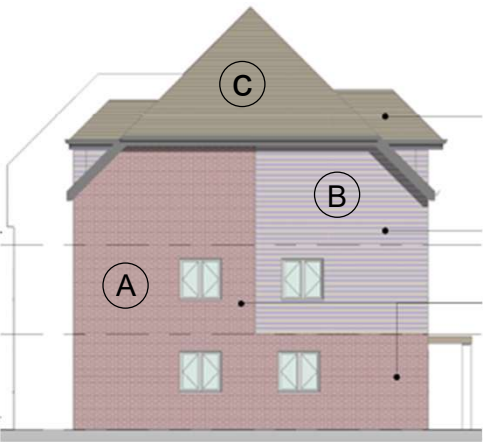
Masonry Brickwork:

The existing red brickwork masonry walls to the ground floor of all elevations plus a section of the west elevation on the first and second floor of the existing building is to be retained.

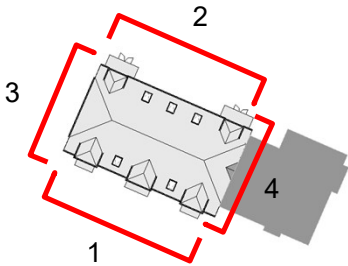
Some areas of brick work will be removed locally to gain access to the relevant areas for the installation of cavity fire barriers.

Existing bricks will be re-laid on completion of the cavity barrier work to maintain the existing appearance.

7.0 Proposed Elevations – indicating replacement external wall cladding types



- (A) Existing Red brickwork masonry wall.
- (B) Proposed Cedral Click tongue and groove cladding. Installed horizontally to match existing alignment.
- (C) Proposed Clay roof tiles.



8.0 Energy Statement

The fire remediation works are limited to the removal and replacement of the building's external clad envelope; the 'structural' and 'thermal' elements of the external walls are to remain in-situ.

There are no proposals to include for any alterations to any installed plant.

The primary insulation elements within the masonry wall construction are to be retained.

9.0 Access Statement

None of the current permanent access or egress points into/out of the building will be altered by the works. There may be restricted areas during the works for example, existing parking spaces might be limited, but these will be controlled and monitored at all times. These works will not affect any designated fire escape routes, which will remain in operation at all times.

Full scaffolding will be required during the proposed works, with all necessary hoists, temporary lighting etc. to fully comply with all necessary health and safety requirements. Working/delivery hours will be restricted to ensure that the comfort of the residents is not compromised.

10.0 Summary

The fire remediation works are necessary to be undertaken to replace any potential combustible materials associated with the external building envelope. The remedial works required to the external fabric have been identified within the Fire Risk Assessment for the External Walls.

Although the design and construction of the building was assumed to have been carried out and completed in accordance with the relevant Building Regulations as applicable at that time, the building has been identified as a risk to the safety of its occupants in relation to potential spread of fire and consequential structural failure. The proposed works are essential.

Visually, any replacement cladding materials will match the existing in finish, colour and detailing. Any differing replacement materials i.e. the fibre cement boarding in lieu of the timber boarding, will be carefully selected to provide a suitable and attractive, durable (non-combustible) alternative.

The proposed fire remediation works will have no significant impact on the existing external appearance of character of the building or its wider surroundings. The completed proposals will not result in the loss of amenity for the building occupants/residents.

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