

# Gateway 1 – Fire Statement

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| <b>Project:</b>   | Westminster Court, Brighton Rd, Worthing BN11 2EQ, UK |
| <b>Client:</b>    | HML Property Management Limited                       |
| <b>Reference:</b> | ELEV8262664                                           |
| <b>Date:</b>      | 29/07/2026                                            |

## Quality Control

| Revision | Date       | Comment       | Author | QA & Technical review | Approver |
|----------|------------|---------------|--------|-----------------------|----------|
| P01      | 29/07/2026 | Initial draft | JL     | CH                    | CH       |

## Initials

| Initials | Name                                               | Positions              |
|----------|----------------------------------------------------|------------------------|
| JL       | Jenis Lad - MSc, AIFireE                           | Graduate Fire Engineer |
| CH       | Craig Hasell - BEng, MSc, MIFireE, C.Build E MCABE | Director               |

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This report is formulated based on the information made available at the time of preparation. It is applicable to the above-mentioned project only, in accordance with The Clients instructions. If any further information is made available following publication of this report, this report will need to be reviewed in full, unless otherwise agreed with Elev8 Fire Engineering Ltd.

## Fire Statement Form

| Application information                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|----------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>1. Site address line 1</b>                                                                                  | Westminster Court                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Site address line 2</b>                                                                                     | Brighton Rd                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Site address line 3</b>                                                                                     | Selden                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Town</b>                                                                                                    | Worthing                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>County</b>                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Site postcode (optional)</b>                                                                                | BN11 2EQ                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>2. Description of proposed development including any change of use (as stated on the application form):</b> | <p>Westminster Court is an existing residential building comprising Ground Floor and eight upper storeys (G+8), providing self-contained residential apartments throughout. The building is served by a single staircase and two passenger lifts, with the uppermost occupied floor located approximately 21.12 m above ground level. The building is currently occupied, and no change of use is proposed.</p> <p>The proposed development comprises improvements to the existing smoke ventilation arrangements through the replacement of existing windows within the common lobbies with Automatic Opening Vents (AOVs) and the provision of an AOV at the head of the stair. These works form part of a wider programme of fire safety remediation measures identified within the retrospective Fire Safety Strategy by Elev8 Fire Engineering (Doc Ref: Elev8250655, Rev: P01), which also includes recommendations relating to compartmentation, fire stopping, fire doors and fire alarm arrangements.</p> <p>The proposed works are intended to address deficiencies identified during the fire strategy process and improve smoke control provisions, protection of escape routes and firefighting conditions within the building, with consideration given to the functional requirements of Part B of Schedule 1 of the Building Regulations 2010.</p> |

|                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                  | No change of use is proposed, and post completion of the remediation works, the building will remain in residential use.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>3. Name of person completing the fire statement (as section 15.), relevant qualifications and experience.</b> | <p><b>Jenis Lad (Author)</b><br/> <b>MSc (Fire Safety Engineering), AIFireE</b></p> <p>I, Jenis Lad, am the author of this fire statement and a Graduate Fire Engineer. I hold a Master's degree in Fire Safety Engineering and am an Associate Member of the Institution of Fire Engineers (AIFireE).</p> <p>My experience includes the preparation of fire strategies, retrospective fire strategies, fire statements, technical notes and fire safety consultancy projects across a range of building types. My consultancy experience covers a broad range of sectors, including residential, commercial, healthcare, education, and industrial.</p> <p>My role includes providing technical fire safety advice and assisting design teams in developing fire safety solutions that support compliance with relevant fire safety legislation and guidance.</p> <p><b>Craig Hasell (Approver)</b><br/> <b>BEng, MSc, MIFireE, C.Build E, MCABE</b></p> <p>I, Craig Hasell, am the approver of this report and consider myself suitably qualified and competent to review this fire statement.</p> <p>I am a qualified and competent fire safety engineer, holding a Bachelor's and Master's degree in Fire Safety Engineering. I am a full member of the Institution of Fire Engineers (MIFireE) and a Chartered Building Engineer through the Chartered Association of Building Engineers (CABE). My qualifications are supported by over 16 years of experience in the fire industry, where I have gained expertise in fire safety engineering, fire strategy design, and strategic fire risk management.</p> <p>Throughout my career, I have held senior leadership and technical positions, overseeing the development and implementation of fire strategies across a wide range of sectors, including - residential, commercial, healthcare, education, heritage, and industrial.</p> |

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|                                                                                                                                                                                                   | I am committed to maintaining the highest professional standards, regularly updating my knowledge in line with evolving industry practices, guidance and legislation, ensuring competency is maintained.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>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.</b>                                 | <p>No official statutory consultation has been undertaken at this stage of the project.</p> <p>Dialogue has been undertaken between the Client, Elev8 Fire Engineering, Infinity Surveying Ltd (Planning Consultant) and other related design consultants to review the findings and recommendations identified within the retrospective Fire Safety Strategy and to consider the fire safety remediation measures proposed for the building.</p> <p>The proposed development has been developed with consideration given to the fire safety recommendations identified within the retrospective Fire Safety Strategy, which highlighted the need for improvements to the existing smoke ventilation arrangements serving the common areas of the building.</p> <p>Preliminary design discussions have been conducted with all members of the client team and the design team. These discussions have ensured that all parties fully understand the project scope.</p> |
| <b>5. Site layout plan with block numbering as per building schedule referred to in 6.</b><br>(consistent with other plans drawings and information submitted in connection with the application) |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Site layout plan is:<br>provided as a separate plan                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

The principles, concepts and approach relating to fire safety that have been applied to the development

## 6. Building schedule

| Site information                                       |                                                                                                                                                                         |                                         |                                                       | Building information                                               |                                 |                                | Resident safety information                            |                                |                                         |
|--------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|-------------------------------------------------------|--------------------------------------------------------------------|---------------------------------|--------------------------------|--------------------------------------------------------|--------------------------------|-----------------------------------------|
| a)<br>block no.<br>as per site<br>layout plan<br>above | b)<br>• block<br>height (m)<br>• number of<br>storeys<br>excluding those<br>below ground<br>level<br>• number of<br>storeys<br>including those<br>below ground<br>level | c)<br>proposed<br>use (one<br>per line) | d)<br>location of<br>use within<br>block by<br>storey | e)<br>standards<br>relating to fire<br>safety/ approach<br>applied | f)<br>balconies                 | g)<br>external wall<br>systems | h)<br>approach to<br>evacuation                        | i)<br>automatic<br>suppression | j)<br>accessible<br>housing<br>provided |
| Single<br>block                                        | 21.12 m to the<br>uppermost<br>occupied floor.<br>The building<br>comprises 9<br>storeys (Ground<br>+ 8).                                                               | Residential<br>flats                    | Ground Floor<br>to Eighth<br>Floor                    | approved<br>document B vol 1                                       | Class A2-s1,<br>d0 or<br>better | Class A2-s1,<br>d0 or better   | Stay-put (After<br>completion of<br>remedial<br>works) | None                           | None                                    |

**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.

The existing development forms part of a wider programme of fire safety remediation works identified within the retrospective Fire Safety Strategy prepared for Westminster Court. The retrospective assessment identified deficiencies relating to compartmentation, fire stopping, fire doors, smoke control provisions and fire alarm arrangements. The proposed development specifically relates to improvements to the smoke control arrangements serving the common areas of the building.

The building comprises a single-stair residential arrangement and currently operates a temporary simultaneous evacuation strategy pending completion of remediation works identified within the retrospective Fire Safety Strategy. The intended long-term evacuation strategy for the building is a stay-put approach, supported by effective compartmentation and smoke control provisions. The proposed smoke ventilation improvements have therefore been developed to improve the management of smoke within the common corridors and stair enclosure, providing enhanced protection to the escape routes and supporting firefighting operations.

The proposed works comprise the replacement of existing windows within the common lobbies with Automatic Opening Vents (AOVs) together with the provision of an additional AOV at the head of the stair. The design has been developed to improve smoke ventilation within the common parts of the building while maintaining the existing character and operation of the residential accommodation.

As the works are proposed to take place on a live and occupied building, it is crucial to ensure that any existing fire safety measures within the building are not impacted by the works. Therefore, during the construction process, a Construction Stage Fire Strategy Report will be undertaken to ensure that all works are carried out in a way that does not compromise the existing fire safety measures in the building. This strategy will outline how fire safety will be maintained throughout the remediation process and ensure that appropriate control measures are in place.

Additionally, regular Construction Stage Fire Risk Assessments will be conducted to identify, mitigate and manage fire risks during the construction stage. This approach will ensure the effective management of the required fire safety measures and that the proposed works do not impact the life safety of building occupants.

**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.

The retrospective Fire Safety Strategy identified deficiencies in the existing smoke ventilation arrangements serving the common lobbies and stair enclosure within Westminster Court. Whilst openable windows are currently provided within the residential lobbies, the existing ventilation arrangements were found not to align with either the recommendations of current guidance or the original design intent of the building. The assessment concluded that improvements to the smoke ventilation provisions should be undertaken to enhance the protection afforded to the common means of escape and firefighting access routes.

The proposed development comprises the replacement of existing lobby windows with Automatic Opening Vents (AOVs) together with the provision of an AOV at the head of the stair. The proposed smoke ventilation improvements are intended to improve the management of smoke within the common circulation spaces during a fire event and reduce the potential for smoke accumulation within the common lobbies and stair enclosure.

The proposed works will enhance the protection of the escape routes, improve conditions for firefighting operations and support the wider fire safety objectives identified within the retrospective Fire Safety Strategy. These measures form part of a wider programme of fire safety remediation works intended to improve the overall standard of fire safety within the building.

#### 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.

Not applicable

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?

All access and facilities for the fire service are existing with no changes proposed.

A summary of the existing fire service access and facilities is outlined below.

- Fire service vehicle access is provided via Brighton Road.
- No alterations are proposed to the existing road network or fire appliance access arrangements as part of the development.
- The building is served by a single protected staircase, which provides access to all residential levels and supports firefighting operations.
- Westminster Court is provided with a dry rising main and two passenger lifts, one of which incorporates firefighter controls, both of which are accessed from the residential lobby at each floor level.
- It is understood that the existing firefighting access and facilities have been accepted as part of the original building design and remain available for use by the Fire and Rescue Service.
- It is understood that existing fire hydrants are located within 90 m of the dry rising main inlet, in accordance with the recommendations of ADB.

### 11. Emergency road vehicle access

Specify emergency road vehicle access to the site entrances indicated on the site plan

- Fire service vehicle access is provided via Brighton Road, which provides access to the building for Fire and Rescue Service pumping appliances.

Is the emergency vehicle tracking route within the site to the siting points for appliances clear and unobstructed?

yes

### 12. Siting of fire appliances

A dry rising main inlet is provided at ground floor level and serves the residential accommodation throughout the building. Dry rising main outlets are provided at each floor level and are accessed from the residential lobby adjacent to the stair and lift core.

Fire service pumping appliances are able to access the building from Brighton Road. The building is served by a single protected staircase and two passenger lifts, one of which incorporates firefighter controls, both of which remain available for use by the Fire and Rescue Service. The proposed smoke ventilation improvements do not alter the existing firefighting facilities or appliance siting arrangements.

### 13. Suitability of water supply for the scale of development proposed

The site is in a built-up and well-developed location. Therefore, it is anticipated that the existing hydrant network will be suitable. An existing fire hydrant is provided along Brighton Road, opposite Hampton Court and is within 90 m of the dry rising main inlet.

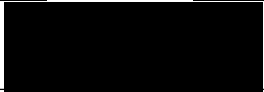
Nature of water supply:  
hydrant- public

Does the proposed development rely on existing hydrants and if so are they currently usable / operable?

yes

### 14. Fire service site plan

Fire service site plan is:  
provided as a separate plan

|                             |                                                                                   |
|-----------------------------|-----------------------------------------------------------------------------------|
| Fire statement completed by |                                                                                   |
| 15. Signature               |  |
| 16. Date                    | 29/07/2026                                                                        |

SYMBOLS

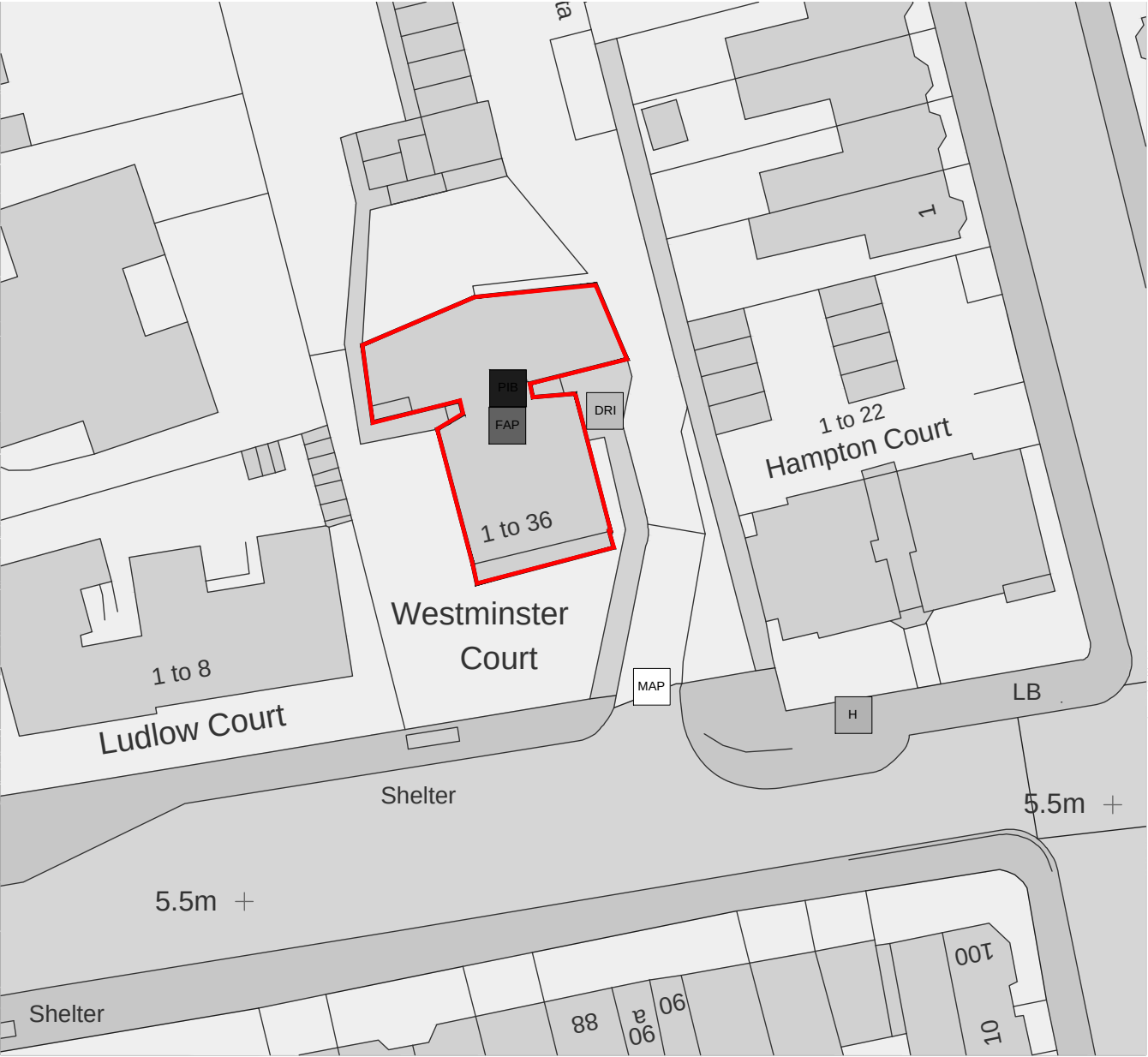
- MAP Main Access Point
- PIB Premises Information Box
- DRI Dry Rising Main (Inlet/Outlet)
- FAP Fire Alarm Panel
- 30min Fire Resisting Rating
- E Electrical Intake
- H Electrical Intake

NOTES

FIRE COMPARTMENT LINES ARE INDICATIVE ONLY.  
A FULL COMPARTMENT SURVEY IS REQUIRED  
AND REMEDIAL WORKS UNDERTAKEN BY A 3RD  
PARTY ACCREDITED FIRE STOPPING CONTRACTOR.

THE DRAWING FORMAT AND SYMBOLS ARE BASED  
ON THE CODE OF PRACTICE FOR THE PROVISION  
OF PREMISES INFORMATION BOXES IN RESIDENTIAL  
BUILDINGS DEC 2022- FIA AND NFCC.

ALL AS NOTED AT TIME OF INSPECTION.



INFINITY  
SURVEYING LTD

Westminster Court  
Brighton Road  
Worthing  
BN11 2EQ

Survey Date:  
3rd February 2025

ORIENTATION PLAN

NOT TO SCALE

SYMBOLS

- MAP Main Access Point
- PIB Premises Information Box
- DRI Dry Rising Main (Inlet/Outlet)
- FAP Fire Alarm Panel
- 30min Fire Resisting Rating
- E Electrical Intake
- H Electrical Intake

Symbols Key

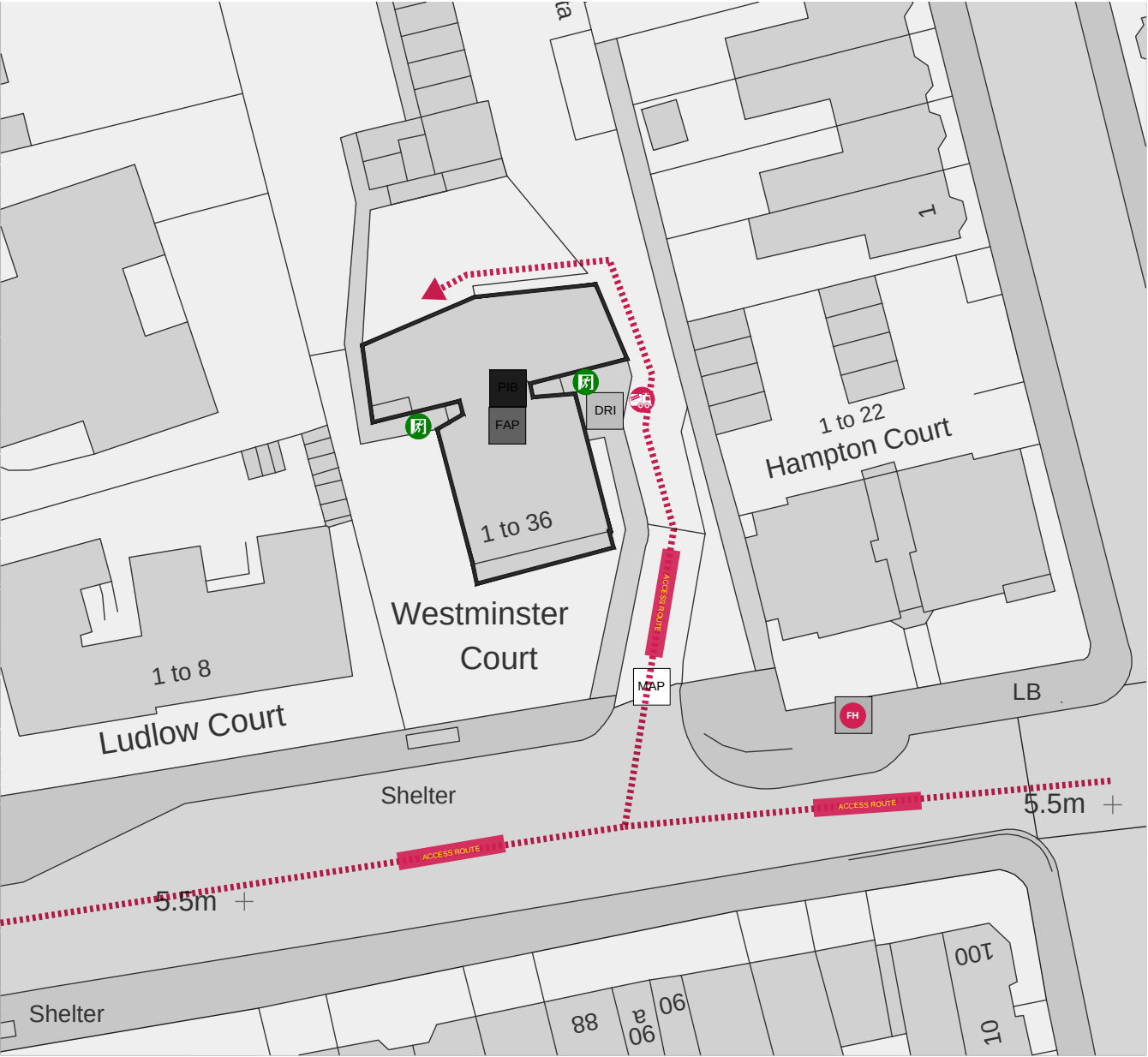
- Vehicle Access Route
- Fire Hydrant Location
- Fire Appliance
- Final Exit

NOTES

FIRE COMPARTMENT LINES ARE INDICATIVE ONLY. A FULL COMPARTMENT SURVEY IS REQUIRED AND REMEDIAL WORKS UNDERTAKEN BY A 3RD PARTY ACCREDITED FIRE STOPPING CONTRACTOR.

THE DRAWING FORMAT AND SYMBOLS ARE BASED ON THE CODE OF PRACTICE FOR THE PROVISION OF PREMISES INFORMATION BOXES IN RESIDENTIAL BUILDINGS DEC 2022- FIA AND NFCC.

ALL AS NOTED AT TIME OF INSPECTION.



INFINITY  
SURVEYING LTD

Westminster Court  
Brighton Road  
Worthing  
BN11 2EQ

Survey Date:  
3rd February 2025

ORIENTATION PLAN

NOT TO SCALE