

Parking Stress, Noise & Space Standards Note

Proposed Additional Residential Unit

Whittaker House, 1 Leppard Walk, East Grinstead

1. Purpose of this Note

This technical note has been prepared to support the planning application for the creation of one additional self-contained residential unit within the existing building at Whittaker House.

The note addresses three key considerations often raised in relation to minor intensification proposals:

- Parking demand and potential stress on local infrastructure
- Internal noise transmission between residential units
- Residential space standards and quality of accommodation

The proposal comprises internal alterations only and does not involve any external changes to the building.

2. Parking Stress Assessment and Rebuttal

Sustainable Location

The site occupies a highly sustainable town centre location where reliance on private vehicle use is reduced. Future residents will benefit from immediate access to:

- East Grinstead town centre services
- Public transport including rail and bus routes
- Employment and retail opportunities
- Healthcare and community facilities
- Walking and cycling infrastructure

National planning policy recognises that developments in such locations can appropriately operate with reduced parking provision.

Likely Car Ownership

Evidence from comparable town centre developments demonstrates that smaller residential units in accessible locations typically generate low levels of car ownership.

The proposed additional unit is modest in scale and likely to be occupied by a single person or couple, further limiting potential parking demand.

Existing Infrastructure Capacity

The surrounding area already accommodates town centre activity and associated parking turnover. Any additional demand arising from a single unit would be negligible in the context of existing usage patterns.

Furthermore, residents may utilise:

- Public parking facilities
- Controlled parking arrangements
- Sustainable transport alternatives
- Policy Compliance

Local and national policy emphasise reducing reliance on private vehicles and promoting sustainable travel patterns. The proposal aligns these objectives and is not expected to result in material parking stress. Accordingly, refusal on parking grounds would not be justified.

3. Noise Transmission and Mitigation

Existing Residential Use Context

The building is already in residential use and the proposal does not introduce a materially different or more intensive use than that already established.

The additional unit will operate within normal residential activity patterns.

Building Regulations Compliance

All internal work has been carried out in accordance with Building Regulations, including Approved Document E (Resistance to the Passage of Sound). This will ensure:

- Adequate airborne sound insulation between units
- Appropriate separation of living and sleeping spaces
- Compliance with statutory acoustic performance standards
- Practical Mitigation Measures
- Where necessary, typical construction measures such as:
 - Acoustic insulation within floors and walls
 - Resilient layers or upgraded partitions
 - Sealed service penetrations can be incorporated to maintain a high standard of acoustic separation.

Given the modest scale of development, no adverse noise impacts are anticipated.

4. Residential Space Standards

The proposed unit has been designed to provide functional and comfortable living accommodation appropriate for its town centre setting.

The layout includes:

- Defined living space
- Kitchen facilities
- Sleeping accommodation
- Bathroom provision
- Circulation and storage
- National Space Standards Context

While not all developments are required to strictly adhere to nationally described space standards, the proposed accommodation is considered proportionate, practical, and suitable for occupation, particularly given its urban context.

The unit would provide a satisfactory level of amenity consistent with expectations for town centre living.

Quality of Living Environment

Future occupiers will benefit from:

- Access to services within walking distance
- Good connectivity
- Practical internal layout
- Access to existing building facilities

The proposal therefore provides acceptable living conditions.

5. Overall Conclusion

The creation of one additional residential unit at Whittaker House represents a modest and sustainable form of development that:

Will not result in unacceptable parking stress

Will maintain appropriate acoustic separation between units

Provides suitable living accommodation

The proposal is consistent with planning policy objectives and does not give rise to material harm.