

From: Sophie Hulton-Harrop <Sophie.Hulton-Harrop@mottmac.com>
Sent: 04 November 2025 13:56:59 UTC+00:00
To: "Anna Kramarczyk" <Anna.Kramarczyk@midsussex.gov.uk>; "Katherine Williams" <Katherine.Williams@midsussex.gov.uk>
Subject: RE: DM/25/2283 and DM/25/2472 - Queen Victoria Hospital, Holtye Road, East Grinstead
Attachments: 100120806-MMD-A1-EG-EL-AR-0100 - Proposed Elevations.pdf, 100120806-MMD-A1-EG-GA-AR-0002 - Proposed Roof Plan.pdf, Pre planning drawings_Proposed Roof Plan.pdf

Hi both,

In response to the comment regarding the balustrade – this is a matter that the building design has already addressed post pre-application advice. I have attached the pre-application roof plan that we submitted as part of our pre-app advice request. The balustrade is shown around the perimeter of the roof to allow for maintenance of the solar panels and roof guttering.

I have also attached the roof plan which received planning permission. The balustrade was taken in, to a more central position on the roof, only surrounding the solar panels at your suggestion to minimise its visibility. The hospital has compromised on this as it means that maintenance of the guttering will have to be done using ladders, which has both cost and health & safety implications. Under the Work at Height Regulations 2005 we have a duty to reduce or eliminate working from height where possible.

The position and height of the balustrade have been approved via the planning permission. The location of the balustrade is confirmed on Approved Plan: Proposed Roof Plan 100120806-MM-A1-EG-GA-AR-0002 P04. The height and finish of the balustrade is confirmed on Approved Plan: Proposed Elevations 100120806-MM-A1-EG-EL-AR-0100 P04 which refers to '1100mm high self-supporting balustrade, galvanised finish to the PV area on the roof'.

The elevations (also attached) show a line of sight from a person standing at street level, and the balustrade, in its new position, will not be visible in close views from Holtye Road. Speaking to a few manufacturers, they do not recommend or provide any other colour than galvanised steel, which is designed with a zinc coating to protect the steel. We would recommend against painting this ourselves as this may impact the warranty and reduce the balustrade's intrinsic sustainability. Therefore, to paint the balustrade would not reduce the visibility of the balustrade, yet it would have ongoing cost and maintenance implications for the NHS.

Kind regards,

Sophie

Sophie Hulton-Harrop

Town Planner

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Mott MacDonald Restricted

From: Anna Kramarczyk <Anna.Kramarczyk@midsussex.gov.uk>
Sent: 03 November 2025 12:09
To: Katherine Williams <Katherine.Williams@midsussex.gov.uk>
Subject: RE: DM/25/2283 and DM/25/2472 - Queen Victoria Hospital, Holtye Road, East Grinstead

Hi Katherine.

In response I would like to remind the applicant that the issue of the roof balustrade and its possible negative visual impact on the building appearance and street view was raised by me at the early consultations stage.

The balustrade is required for fall protection during maintenance and, at the necessary height, will be clearly visible from the street. It should therefore be designed as an integrated element rather than appearing as an unfinished, "stuck-on" addition.

Thank you
Anna

Anna Kramarczyk-Dillon
Architect / Urban Designer
Major Development
Mid Sussex District Council

My working days are Monday, Wednesday and Thursday

From: Katherine Williams <Katherine.Williams@midsussex.gov.uk>
Sent: 27 October 2025 09:49
To: Anna Kramarczyk <Anna.Kramarczyk@midsussex.gov.uk>
Subject: FW: DM/25/2283 and DM/25/2472 - Queen Victoria Hospital, Holtye Road, East Grinstead

Hi Anna,

Please see the below response from the agent.

Thanks

Katherine Williams BSc (Hons) MSc
Senior Planning Officer
Mid Sussex District Council
01444 477214
www.midsussex.gov.uk



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From: Sophie Hulton-Harrop <Sophie.Hulton-Harrop@mottmac.com>
Sent: 27 October 2025 09:24
To: Katherine Williams <Katherine.Williams@midsussex.gov.uk>
Subject: RE: DM/25/2283 and DM/25/2472 - Queen Victoria Hospital, Holtye Road, East Grinstead

Morning Katherine,

In response to the Urban Design Officer's comments regarding painting the balustrade, the client (NHS) believes that painting a galvanised steel balustrade may impact maintenance regime and may create associated risks i.e the balustrade not being clearly visible in the event of nighttime access.

I will be in touch as soon as I have further information relating to the other points raised.

Kind regards,

Sophie

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From: Sophie Hulton-Harrop
Sent: 24 October 2025 09:13
To: Katherine Williams <Katherine.Williams@midsussex.gov.uk>
Subject: RE: DM/25/2283 and DM/25/2472 - Queen Victoria Hospital, Holtye Road, East Grinstead

Thaks for sending this across, I'll speak to the team today.

Sophie Hulton-Harrop

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From: Katherine Williams <Katherine.Williams@midsussex.gov.uk>
Sent: 23 October 2025 17:18
To: Sophie Hulton-Harrop <Sophie.Hulton-Harrop@mottmac.com>
Subject: DM/25/2283 and DM/25/2472 - Queen Victoria Hospital, Holtye Road, East Grinstead

Dear Sophie,

Please see the attached comments from the Flood Risk and Drainage Team and the Urban Designer, requiring further information.

Kind Regards

Katherine Williams BSc (Hons) MSc
Senior Planning Officer
Mid Sussex District Council
01444 477214

www.midsussex.gov.uk



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