



**Queensmere House**

**Design and Access Statement  
January 2024**

## DOCUMENT CONTROL

This document has been prepared by ATP Architects as part of a Full Planning submission, on behalf of the applicant RH19 Estates.

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Civil Engineer:  
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Land Contamination:  
Southern Testing



Noise Impact:  
Hawkins Environmental



Sustainability and Energy:  
STROMA



Arboriculturist:  
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Viability:  
Savills



Cost Plan:  
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## 1.0 INTRODUCTION

### 1.1 Overview

This Design & Access Statement has been prepared by ATP Architects and Surveyors on behalf of RH19 Estates Ltd as part of a detailed planning application for the redevelopment of Queensmere House. The proposal seeks to transform a vacant educational building into 24 high-quality residential apartments, addressing local housing demand and contributing to the regeneration of Queen's Road, East Grinstead.

This document supports the drawings, materials, and reports prepared by the design team. It follows the guidance set out in the CABE publication Design & Access Statements: How to Read, Write and Use Them, ensuring that the design rationale is comprehensively documented. The familiar structure of this statement is designed to assist planning officers and other stakeholders in their review.

This statement should be read alongside the other application documents for a holistic understanding of the project's design and access considerations.

### 1.2 Client Brief

The client, RH19 Estates Ltd, envisions transforming Queensmere House to meet local housing demand while enhancing the building's appearance and sustainability. Key objectives include:

- Delivering 24 modern apartments with a mix of unit sizes.
- Retaining the building's structural integrity and enhancing its façade.
- Incorporating sustainable landscaping to improve biodiversity.
- Reducing car dependency with robust cycle storage and pedestrian-friendly design.



## 2.0 SITE & CONTEXT

### 2.1 Site location

Queensmere house is located on Queen's Road, East Grinstead. Queen's Road can be accessed via London Road through the town centre. This Town Centre site is highly accessible, it is a ten-minute walk to East Grinstead Railway Station which provides a regular service to London Victoria. There are also a range of bus services with bus stops located on London Road, these include local services Nos. 84, 400 and 409. A number of regional services provide public transport links to the following destinations Uckfield (No. 261); Brighton and Hayward's Heath (No. 270); Lingfield (No. 281) and Tunbridge Wells (No. 291).

The surrounding area features a mix of residential and commercial uses, a mix of housing typologies including the Martell's redevelopment, community buildings and car parks.

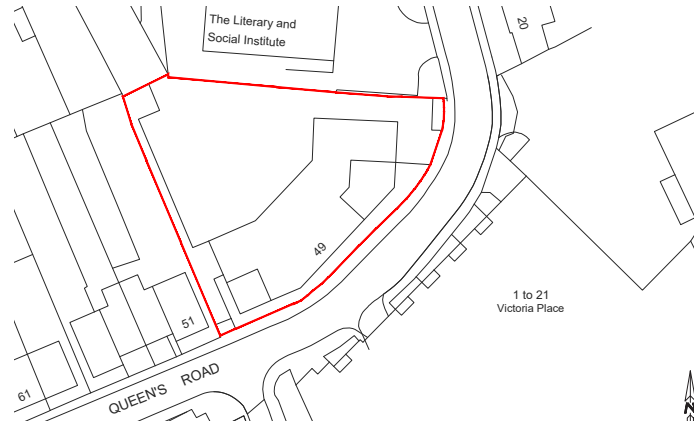
### 2.2 Physical context

The site is located along Queens Road, which forms its southern boundary. On the other side of Queens Road lies residential properties and car parks servicing retail and commercial establishments on Queens Walk and London Road. On the site opposite the site a new building comprising 129 residential apartments and retail uses at ground level has been built, highlighting the areas transition to a mixed use area.

To the east of the site is the vehicular access to the existing rear car park. The existing car park of the property has 42 spaces which are provided to the rear / north of the site. The whole of the rear is covered in a tarmac finish. The northern corner of the site has a cluster of established trees, contributing some greenery to the otherwise paved area. The site falls to the rear towards the back of the site providing a parking under-croft to the building.

The eastern boundary has a mixture of treatments including metal hoarding, metal heras fencing and green painted palisade fences. To the other side of this boundary a single storey building with a large, pitched roof, currently operating as a social club (Literary and Social Institution). Beyond are two split level four storey developments the closest provides 9no. one bedroom flats and 11no. two bedroom flats with car parking for 9no. cars.

The western boundary is delineated by a close board timber fence and overgrowth. Beyond is no.s 51-57 Queen's Road, which are Victorian terrace dwelling houses.



Site Location Plan



Site Surroundings



Site Pictures

### 2.3 Social and Historical Context

The site was previously occupied by Central Sussex College which ceased all operations in the building in 2016. The building has been unoccupied for several years with a subsequent residential conversion applications which has been implemented. The site is located close to the town centre where on street parking is controlled and is within walking distance of good public transport links, shops and employment opportunities. The area is predominantly residential consisting of a mix of residential typologies from semi-detached housing to large scale flatted developments.

The existing building, constructed in the 1980s, is of brick external leaf, concrete framed building with large windows on the ground and first floors. The first floor features a tiled mono-pitch roof, while the second floor is set back and capped with a similar mono-pitch tiled roof. Access to the building is via a glazed entrance on Queens Road, with vehicular access provided through a ramp leading to an under-croft parking area at the rear.

### 2.4 Constraints and Opportunities

The main issues to consider when assessing the application;

- Housing supply;
- Potential impact on neighbours;
- The character and appearance of locality;
- Parking and access issues;
- Landscaping;

The application site also has multiple opportunities, such as:

- A place with its own identity;
- A place where public and private spaces are clearly distinguished;
- A place that is easy to get to and move through;
- A place that has a clear image and is easy to understand;
- A place with attractive and successful outdoor areas;
- A place that can change easily;
- A place with variety and choice.

### 3.0 PLANNING POLICY

#### 3.1 Planning policy context

The application is supported by an overarching planning statement produced by ATP Architects, which addresses relevant policy considerations and the planning history of Queensmere House and adjacent sites. The proposed development has been carefully designed to align with the quality standards outlined in Mid Sussex District Council's planning framework, ensuring it contributes positively to the character and vitality of East Grinstead.

The project complies with the following relevant policies:

##### 3.1.1 Mid Sussex District Plan 2014-2031

DP2: Town Centre Development  
DP4: Housing  
DP6: Settlement Hierarchy  
DP17: Ashdown Forest Special Protection Area (SPA) and Special Area of Conservation (SAC).  
DP20: Securing Infrastructure  
DP21: Transport  
DP25 Community Facilities and Local Services  
DP26 Character and Design  
DP27 Dwelling Space Standards  
DP28 Accessibility  
DP29 Noise, Air and Light Pollution  
DP30 Housing Mix  
DP31 Affordable Housing  
DP37 Trees, Woodland and Hedgerows  
DP38 Biodiversity  
DP39 Sustainable Design and Construction  
DP41 Flood Risk and Drainage  
DP42 Water Infrastructure and the Water Environment

##### 3.1.2 East Grinstead Neighbourhood Plan (2016)

EG3: Promoting Good Design  
EG5: Housing  
EG7: Housing Mix and Density  
EG11: Mitigating Highway Impact  
EG12: Car Parking  
EG16: Ashdown Forest SAC and SPA

#### 3.1.3 Mid Sussex District Plan 2021-2039 - Submission Draft (Regulation 19)

The emerging Mid Sussex District Plan 2021-2039 is currently under review and at the Examination stage. Once adopted, it will replace the existing District Plan 2014-2031, providing an updated framework for guiding development in the district. In line with the NPPF, the weight given to policies in the emerging plan depends on their stage of preparation, the extent of unresolved objections, and their consistency with the NPPF. As of January 2025, the plan has unresolved objections to most policies, meaning it carries minimal weight in decision-making.

Policy DPH1: Housing Mix and Delivery  
Policy DPQ1: Quality of Design  
Policy DPS1: Supporting Sustainable Communities  
Policy DPN1: Mitigating Climate Change  
Policy DPE1: Biodiversity and Green Infrastructure

#### 3.2 National Policy

The revised National Planning Policy Framework (NPPF), published in December 2024, reflects the government's priorities to accelerate housing delivery, address housing shortages, and balance development with sustainability. The updated framework introduces significant changes relevant to the proposal for converting the former Central Sussex College building into residential apartments.

- Delivering a Sufficient Supply of Homes (Paragraphs 60-80)
- Promoting Effective Use of Land (Paragraphs 119-125)
- Sustainable Transport and Accessibility (Paragraphs 104-113)
- Design and Quality of Housing (Paragraphs 126-136)
- Climate Change, Biodiversity, and Environmental Impacts (Paragraphs 152-173)
- Strategic Housing Mitigation (Paragraph 180)

#### 3.3 Additional Guidance

- Technical Housing Standards (2015)
- Mid Sussex Design Guide (2020)
- West Sussex County Council Guidance on Parking (2019)



Existing parking at the rear of site



Existing Vehicle Entrance

## 4.0 DESIGN DEVELOPMENT

### 4.1 Introduction

The design process for Queensmere House incorporates pre-application feedback and site-specific considerations to deliver a high-quality, policy-compliant residential development. It focuses on optimising internal layouts, enhancing the façade, and integrating sustainable features to improve functionality and contribute positively to the street-scapes.

### 4.2 Objective

The project aims to transform Queensmere House into 24 modern residential units, preserving its structural integrity while optimising internal layouts. The design ensures comfortable living spaces that align with the local context and contribute positively to the environment and community.

### 4.3 Planning History

Queensmere House has undergone several planning applications reflecting its evolving use. A full planning history is stated in the planning statement.

- GR/192/85 – Office redevelopment scheme.
- 00/01734/COU – Change of use from office block to church building.
- 00/01937/FUL – Change of use from offices to educational purposes with ancillary offices.

In 2017, a pre-application advice submission (DM/17/1615) explored converting the site into 14 apartments with a third-floor extension. Key points discussed with the Local Planning Authority included car parking at a 1:1 ratio, the potential for increased building height with high-quality design, and the importance of retaining boundary trees. This led to planning application DM/17/2725, which was approved, enabling the conversion of the D1 educational building into 14 residential units with associated amenities. This scheme was implemented however no lawful development certificate was created due to an admin error by the previous owner.

The current proposal builds on this history, expanding the residential offering while adhering to planning policies and enhancing the site's contribution to the local area.



Planning Application DM/17/2725 3D



Planning Application DM/17/2725 Plans

### 4.4 Community Engagement

A public consultation was conducted via a leaflet mail drop to residents along Queens Road, Dallaway Gardens, and neighbouring areas. The leaflet included comprehensive details of the proposed development, including site plans and visualisations of the enhanced building façade and landscaping. This approach aimed to ensure local stakeholders were informed and had an opportunity to provide feedback on the proposal. Following the mail drop, four residents responded to the consultation. Out of the four respondents two showed their support for the scheme, two were concerned about parking levels and one was concerned about Bats, Badgers and wildlife.

**HAVE YOUR SAY**

**QUEENSMERE HOUSE**  
A vibrant residential revival breathing new life into Queen's Road, East Grinstead.

**NEXT STEPS**

In the next few weeks the team will be developing their proposals taking into consideration any comments from the local community.

Following this we will be submitting a full planning application to Mid Sussex District Council. We aim to submit the application in Autumn/ Winter 2024.

Share Your Thoughts...

Please contact us at:  
william@bglgroup.co.uk

**Proposal Summary:**

The Queensmere House transformation will create a high-quality residential development of 24 modern apartments, designed to meet modern space standards and contemporary environmental regulations.

Compassionate to the building's heritage on Queen's Road will create a more welcoming pedestrian-friendly streetscape, with sustainable landscaping with native planting will support local biodiversity and contribute to an attractive living environment.

Thoughtfully aligned with the character of East Grinstead, this project will bring new life to a long-vacant site, fostering community vitality and supporting the regeneration of Queen's Road.

We're excited to propose the transformation of Queensmere House on Queen's Road, East Grinstead, into 24 modern apartments. Previously an office and later used by Central Sussex College, the building is well-suited for residential conversion, given its excellent location near East Grinstead Station and town amenities.

Our plan preserves the building's brick exterior and introduces sustainable landscaping, ensuring a harmonious addition that respects the surrounding residential and community spaces.

Before we submit our planning application, we would like to share our plans with you and hear your feedback.

Location Plan

**THANK YOU FOR YOUR TIME**

DESIGN CONCEPT

**Rejuvenating Queen's Road**  
Transforming a disused educational building, Queensmere House will add high-quality residential to the heart of East Grinstead, supporting the area's revitalization and encouraging a vibrant, sustainable community atmosphere.

**Building Merging**  
The building respects the scale of Queen's Road, maintaining its height and incorporating green spaces for residents. Its design blends seamlessly with the surrounding streetscape.

**Public Realm**  
Queensmere House enhances Queen's Road with a green, welcoming frontage to East Grinstead's town center. Native plants, materials, and sustainable design elements, while new trees offer shade, improve air quality, and create wildlife habitats. This eco-friendly landscape breathes biodiversity, adding visual appeal and fostering a community connection to nature for a healthier environment.

**Key Benefits of the Proposal**  
This development will bring significant benefits to the local area, including:

- Redevelopment of a vacant office building
- 24 new residential units, providing a mix of one-two and three-bedroom apartments
- 15 car parking spaces and 24 cycle spaces
- Private amenity spaces for residents
- Enhanced street frontage and local identity
- Improved connectivity and accessibility to the town center

DESIGN APPROACH

The design enhances the area's character through a traditional building form and a high-quality material palette, including powder-coated aluminum windows, modern stone tiles, and durable cladding. These elements contribute to a contemporary aesthetic while respecting the local context.

New entrance doors with canopies and replacement bay windows with a vertical emphasis will enhance the street facade. Additionally, the addition of the undercroft parking area and small rear extensions will feature high-quality brickwork that complements the existing structure.

This development increases housing supply and positively impacts Queen's Road, fostering community vibrancy. The thoughtful selection of materials ensures compatibility with the surrounding area, enhancing the local environment.

First Elevation

The development of Queensmere House realises an underutilised structure, transforming it into a thoughtfully crafted residential space that complements East Grinstead's architectural fabric. The design updates established harmony with the surroundings, integrating seamlessly while creating a welcoming environment for residents. This project reinvigorates Queen's Road by expanding housing options and enhancing the streetscape with a refreshed, cohesive aesthetic that aligns with community values.

## 4.0 DESIGN DEVELOPMENT

### 4.5 Pre-Application Feedback

A Pre-application meeting was held on site with the Case Officer (Andy Watt) and Mid Sussex Council Tree Officer (Irene Feltcher) on 6th September 2024. A scheme was presented proposing 25 residential apartments within the existing building, incorporating infill of under-croft areas and external enhancements. The proposal includes 15 car parking spaces, landscaped amenity areas, and cycle storage for 26 bicycles to support sustainable living. The development included a mix of one and two bedroom apartments, designed to exceed minimum space standards and cater to a range of local housing needs. The application material comprised detailed plans, elevations and a design narrative.

- The conversion to residential use is still supported in principle.
- Welcomed to bring back a vacant building back into use.
- Welcomed the principle of improving a somewhat dreary building, make sure that the colours lift up the brickwork.
- Concern about the living conditions for the proposed lower ground floor flats where two of them will be lit solely by light-wells- suggestion to remove the corridor and create dual aspect units.
- A development of 25 x 1 and 2 bed flats, which gives rise to a minimum on-site affordable housing requirement of 30% in accordance with District Plan Policy DP31. This equates to 8 affordable housing units since the resultant number of affordable housing units.
- The proposed housing mix, subject to the reconfiguration of the lower ground floor units (set out above) and compliance with the National Space Standards, is not likely to be contentious.
- Impact on Trees: No objection – the site would benefit from further landscaping, particularly around the boundaries.
- Suitable EV Charging infrastructure should be incorporated.
- A drainage and Flood Risk mitigation plan should form part of the application.
- Scheme should look to meet BNG Targets.
- Ashdown Forest concerns: Proposal has potential to increase the number of traffic movements and may have an adverse impact on the amount of nitrogen-dioxide pollution deposited.



### 4.6 Design Development Conclusion

There have been no adverse comments received to date objecting to the proposals.

Feedback from residents has been generally complimentary and supportive, highlighting approval of the proposal's thoughtful design and retention of the building's character.

The overall bulk of the development has been significantly reduced compared to previous applications.

Feedback received during the consultation process has been supportive, with only specific clarifications requested. These clarifications have been addressed by the design team to ensure transparency and alignment with community expectations.

## 5.0 SCHEME

### 5.1 Scheme Description

The proposed scheme builds on the previously approved planning permissions for Queensmere House. The new proposal will convert the existing building into 24 high-quality residential apartments, comprising a mix of one-, two-, and three-bedroom units. The design includes a modest infill of the under-croft areas with light-well fronting Queens Road and enhanced façade treatments to improve the building's visual appeal. Sustainable features have been integrated to align with modern environmental standards to supply much needed housing in the area.

### 5.2 Scheme Layout

The proposed scheme maximises the opportunity to rejuvenate a disused building, delivering much-needed residential dwellings to the area while retaining key elements of the original structure. The design maintains the building's architectural merit, including its brick detailing and pitched roofs, ensuring that its character is preserved.

The development uses the existing main entrance from Queens Road, with the large areas of glazing retained along with the stairs and lift providing access to upper-level apartments. Additionally, new direct street entrances have been introduced to two of the ground-floor units, creating a more welcoming, homely and active street-scape. The apartment layouts have been carefully designed to avoid overlooking or privacy issues with neighbouring properties.

The existing under-croft and ramp has been in-filled to create 5 residential apartments. All five of these apartments have been designed to be dual aspect with four benefiting from light-wells positioned between the pavement and the building along Queens Road.

A new ramp along the eastern boundary will provide access to the rear parking area, and a secondary entrance from the rear will connect to the main stair core and lift, offering direct access from the car park to all floors. All apartments will benefit from the use of the retained internal stair and lift.

This layout ensures optimal functionality and comfort for residents, while the enhancements to access points and amenity areas contribute positively to the overall quality and integration of the development.



Lower Ground Floor Plan



### 5.3 Mass and Scale

The proposed development maintains the existing building's scale and proportions, ensuring it aligns with the character of Queen's Road. The overall height and massing are consistent with the current structure, preserving its visual harmony with neighbouring properties.

By maintaining the building as is it reflects the prevailing scale, proportion, and architectural detailing of nearby buildings, creating a cohesive street-scape. By maintaining the building's existing dimensions while introducing subtle enhancements, the proposal achieves a balanced and contextually sensitive design that respects the character of the wider area.



Second Floor Plan

## 5.4 Appearance and Materials

The proposed development is designed to enhance the visual character of Queensmere House while reinforcing the architectural identity of Queen's Road. The scheme introduces a visually attractive and contextually appropriate design that integrates modern elements with the building's traditional form.

The elevations follow a traditional building form, updated with a carefully selected palette of high-quality materials. New entrance doors with dark grey powder-coated aluminium canopies will be added to the street façade, providing a welcoming and modern touch. The existing timber clad bay windows will be replaced with elongated floor to ceiling windows with the cladding changed from timber to vertical aluminium panels, offering a contemporary yet cohesive aesthetic.

Key enhancements include the re-roofing of the mono-pitch roofs with modern slate-effect tiles and the replacement of outdated second-floor timber cladding with the same vertical aluminium cladding panels as the new bay windows. These updates ensure durability and a sleek appearance, complemented by new light grey windows throughout.

The under-croft parking area will be in-filled with high-quality brickwork matching the existing red brick and new light grey windows and doors. These additions align seamlessly with the original structure.

The material palette consists of:

- Red brick (existing and new infill).
- Light grey windows and doors.
- Dark grey canopies and rainwater goods.
- Black slate-effect tiles for roofing.
- Aluminium Cladding Panel RAL 1020 Olive Yellow.

Each material has been selected to harmonise with the building's surroundings, ensuring the development integrates well within the local context. The proposal represents a significant improvement to the site, offering a modern, robust, and visually cohesive addition to Queen's Road while contributing positively to the area's housing stock and street-scape.



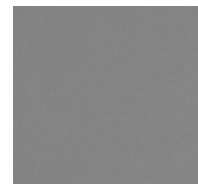
Proposed elevation showing the single storey office extension



Red brick (existing and new infill).



Black slate-effect tiles for roofing.



Light grey windows and doors.



Aluminium Cladding Panel RAL 1020 Olive Yellow.

## 5.5 Landscaping and Amenity

The proposed Queensmere House landscape plans have been developed to enhance Queens Road with, green, welcoming active frontages, contributing the greening of East Grinstead's Town Centre. Two new private residential accesses are provided to ground floor units fronting Queens Road and light wells provide private entrance and day light to enter the lower ground floor units. Between these areas of soft landscaping, including tree planting are to be provided.

- 6 New trees will be planted along Queens Road along the perimeter of the site 'greening' the street, each of these will be a British Native Species.
- Low lying plants will be planted around the new ramp access way to be maintained below 0.6m to aid visibility splays from the access.
- A new paved access ramp provides vehicle, cyclist and pedestrian access to the rear.
- All five lower ground floor apartments have private amenity space - three of which have larger grassed areas. Each private amenity will have a 1m high hedge around its perimeter to provide privacy and define the space.
- Around the perimeter of the site (north and west boundaries) a native hedge mix will be provided to be maintained at an agreed height of 2m.
- Around the fifteen car parking spaces and to the front of the building a mix of native planting will be provided supporting pollinators, like bees and butterflies. Trees have been positioned to provide shade, improve air quality and enhance wildlife habitats. This eco-friendly landscape boosts biodiversity, adds visual appeal and fosters a connection to nature for a healthier environment.
- A number of enhancements including bat and bird boxes will be provided around the facade of the building to enhance bio-diversity.
- All existing trees on the site will be preserved. Where necessary new boundary fencing will be erected.



Landscape Plan

# Hedges, Shrubs And Plants

## Trees:



Acer Campestre



Betula Pendula



Malus Sylvestris



Prunus Padus



Sorbus Aucuparia

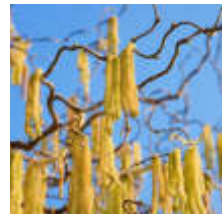
## Mixed Native Hedging:



Carpinus Betulus



Crataegus Monogyna



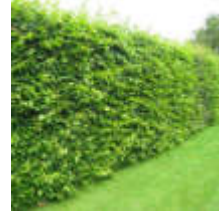
Corylus Avellana



Fagus Sylvatica



## Hedge



Carpinus Betulus  
[600x1000mm Height]

## Shrubs and Plants:



Ajuga Reptans



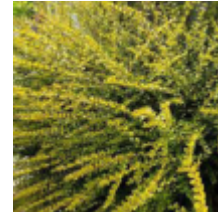
Choisya Ternata  
Sundace



Cornus Alba Ivory  
Halo



Eleagnus x Ebbingei



Lonicera Nitida  
"Baggesen's Gold"



Skimmia Japonica



Viburnum Davidii

## Hard Landscape Materials



400x400 MARSHALLS  
CONSERVATION X  
PAVING - COLOUR  
CHARCOAL



400x400 MARSHALLS  
CONSERVATION X  
PAVING - COLOUR  
SILVER GREY



200x100 MARSHALLS  
PRIORA PERMEABLE  
BLOCK PAVING -  
COLOUR CHARCOAL



200x100 MARSHALLS  
PRIORA PERMEABLE  
BLOCK PAVING -  
COLOUR NATURAL

## 5.6 Access

The existing main entrance on Queen's Road will be retained, along with the internal stair and lift core, ensuring level access to all floors and apartments. New direct street entrances for select ground-floor units have been introduced, fostering a more homely and active street-scape.

The rear of the property will be reconfigured to include a car park and an associated amenity space for the lower-ground apartments. The design includes infilling the existing undercroft to create habitable spaces that open directly onto private amenity areas. A new ramp along the north-eastern boundary will provide step-free access to the rear parking area, while a secondary rear entrance offers direct access to the lower-ground apartments and the main stair and lift core.

This access strategy integrates seamlessly with the overall design, enhancing connectivity and usability throughout the site.

## 5.7 Servicing

Servicing of the development will be managed through the local road network, with all deliveries and servicing taking place via the front entrances of the building. For the residential units, items will be brought in through the residential entrance door and moved between floors via the internal stair or lift.

While access to these areas is not step-free due to the existing building's age, a lift is available to serve all floors of the building, ensuring the movement of goods throughout this part of the development is facilitated efficiently. This servicing strategy has been designed to ensure smooth and unobtrusive operations while maintaining a high standard of functionality for the residents residing within the building.



Plan Diagram

- Private Garden
- Site Boundary
- Residential Frontage
- Vehicle Entrance
- Residential Entrance
- Communal Entrance
- Proposed Trees

## 5.8 Parking, Refuse & Cycle Storage

The development is strategically located within East Grinstead's town centre, close to transport hubs, promoting sustainable travel options in line with Policy DP21. The application site is highly accessible, enhancing its sustainability with excellent public transport connections. While the existing office building provides 42 parking spaces, the proposed development will reduce car dependency by offering 15 parking spaces for 24 apartments. This reduction is intended to mitigate the impact on local highways and minimise traffic movements, ensuring minimal disruption to local residents.

For visitors, the site benefits from proximity to a local car park, offering convenient additional parking options.

Refuse collection will be managed via Queen's Road, with a refuse store near the roadside providing 7 x 1100-litre wheelie bins for efficient waste management.

To support cycling as a sustainable transport option, 24 secure cycle spaces will be provided at the rear of the building, adjacent to the parking area, encouraging residents to use bicycles instead of private cars.

The previous TRICS study, conducted for the existing 42 parking spaces, showed a 26% reduction in car movement over 7 days when compared to the car park's previous usage by Central College Sussex.

The provision of parking, cycle storage, and refuse facilities has been carefully integrated into the development to encourage environmental sustainability and promote alternative transport modes.

## 5.9 Sustainability & Environment

The development has been designed with sustainability at its core, incorporating a variety of measures to minimise environmental impact and enhance energy efficiency. The proposal will meet Part M (where achievable) of the Building Regulations, ensuring that it is accessible and adaptable for all users.

In terms of renewable energy use and efficiency, the design will adhere to the following key principles:

- Residential habitable rooms will be designed to provide efficient daylight without unwanted heat gains or glare.
- Open-plan kitchen, dining, and lounge areas will maximise natural light and airflow.
- White goods appliances in the apartments will be A or B-rated under the EC Energy Efficiency scheme.
- Water-efficient appliances will be installed, including dual-flush toilets, flow restrictors on taps, and water-saving shower-heads to limit water usage to maximum 110L per person per day.
- Permeable paving will be used to manage surface water runoff sustainably.
- High-performance insulation will be utilised to reduce energy consumption.
- Materials will be sourced locally, wherever practical, to reduce the carbon footprint associated with transport. PV panels will be integrated into the design to provide energy savings above 10% of current Part L regulations.

A full sustainability and energy report has been produced to support the planning application, detailing the environmental measures in place.



## 5.10 Sunlight and daylight

An internal daylight and sunlight analysis was conducted at pre-application stage, in accordance with the Building Research Establishment's (BRE) Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice (2022). The assessment demonstrates that 75% of rooms within the development meet or exceed the recommended levels of daylight luminance, ensuring good natural light across most habitable spaces.

For sunlight, 72% of the proposed units meet the BRE standards, with primary living spaces benefiting from at least 1.5 hours of direct sunlight on 21st March, where orientation permits. The BRE Guidelines acknowledge that in larger developments, not all rooms can achieve full compliance due to factors like site orientation and surrounding buildings. In this case, the design minimises the number of north-facing units to optimize sunlight exposure.

The proposed development's performance aligns with similar approved schemes in the area, such as Queen's Walk, ensuring daylight and sunlight levels are consistent with local precedents while offering comfortable, naturally lit living environments for future residents. Post Pre-application the lower ground floor units which were previously failing have been re-designed providing dual aspect layouts (front to back) and it is envisioned that this new layout will help improve the sun light and day light levels to these apartments.

The report was not updated as part of this planning application as only the lower ground floor units have been updated since pre-application stage. The changes proposed to the lower ground floor units are expected to improve the assessment as the units are now dual aspect. The previous assessment can be found in Appendix A attached to this report.

## 5.11 Flood Risk

A flood risk assessment has been undertaken for Queensmere House to ensure the development complies with national and local planning policies. The site is located within (Flood Zone 1), indicating a low probability of flooding from rivers or the sea. As such, the development is not considered to be at significant risk of fluvial or tidal flooding.

In addition, the proposed drainage strategy aligns with local authority requirements, ensuring the scheme remains resilient to extreme weather events. The flood risk assessment confirms that Queensmere House is suitable for residential use, with no significant flood-related constraints anticipated.

## 5.12 Drainage strategy

A detailed drainage strategy will be implemented to manage surface and foul water effectively, in compliance with local planning requirements.

The strategy includes:

- Surface water drainage designed to handle stormwater efficiently.
- Foul water drainage connected to the existing sewer network.

## 5.13 Noise and Pollution

The noise assessment for Queensmere House, conducted by Hawkins Environmental Limited, evaluated the site's suitability for residential use, considering its proximity to busy roads. The study followed national and local guidelines, including the National Planning Policy Framework (NPPF) and BS 8233: 2014, ensuring that both internal and external noise levels meet acceptable standards. High-performance glazing and soundproofing measures will be incorporated where necessary to mitigate potential noise impacts.

An air quality assessment conducted by RSK Environment Ltd determined that the development is not located within or near an Air Quality Management Area (AQMA). The primary pollutants, including NO<sub>2</sub> and particulate matter (PM<sub>10</sub> and PM<sub>2.5</sub>), are well below the national air quality objectives. The construction phase will implement best practices, such as dust suppression and controlled emissions from construction vehicles, to minimise air quality impacts. Operationally, the development is not expected to generate significant traffic emissions, ensuring a negligible impact on local air quality.

Overall, the development aligns with national air quality and noise standards, ensuring a safe and comfortable environment for future residents.



## 6.0 CONCLUSIONS

The redevelopment of Queensmere House represents a thoughtful and strategic response to the evolving needs of East Grinstead. By transforming a long-vacant educational building into a sustainable residential development, the proposal revitalises an underutilised site while seamlessly integrating into the existing urban fabric.

The project prioritises high-quality design, balancing modern architectural elements with respect for the area's character. Through energy-efficient systems, sustainable materials, and enhanced landscaping, the development not only addresses pressing housing needs but also contributes to environmental resilience and biodiversity.

Its well-considered layout promotes sustainable living, with reduced reliance on private vehicles and improved access to public transport. Moreover, the scheme fosters economic and social benefits by increasing footfall near the town centre and enhancing the public realm, ultimately creating a vibrant, inclusive, and desirable place to live.

This development underscores RH19 Estates Ltd's commitment to delivering projects that align with local planning policies while providing long-term value to the community.



3D view of proposal on site



ATP Group  
Brook House  
2A Coventry Road  
Ilford IG1 4QR



Ref: PS3736

29 February 2024

Dear William,

**RE: 49 QUEEN'S RD, EAST GRINSTEAD – INTERNAL DAYLIGHT AND SUNLIGHT PRE-APP REVIEW**

## Introduction

1. We have undertaken an internal daylight and sunlight analysis for your scheme at 49 Queen's Road, East Grinstead. This analysis is based upon scheme drawings provided by ATP Group, and your massing model of the neighbouring context.
2. Appendix 1 contains diagrams and the numerical results of the internal daylight & sunlight analysis.

## Summary of how Internal Daylight and Sunlight are considered for planning

3. The analysis has been carried out in accordance with the methodologies contained in the Building Research Establishment's Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice (2022) (the "BRE Guidelines"), which is used by the local authority to determine the acceptability of a proposal in terms of its daylight and sunlight amenity.
4. The BRE Guidelines 2022 set out their interior daylight recommendations in Appendix C of their document. They refer to the British Standard Daylight in Buildings BS EN17037 and its UK National Annex which sets out two criteria for assessing interior daylight. Daylight provision in new rooms may be checked using either of the methods in BS EN 17037. One is based on target illuminances from daylight to be achieved over specified fractions of the reference plane (a plane at table top height covering the room) for at least half of the daylight hours in a typical year. The other, alternative, method is based on calculating the daylight factors achieved over specified fractions of the reference plane. We have undertaken the assessment based on the illuminance method.
5. This method involves using climatic data for the location of the site (via the use of an appropriate, typical or average year, weather file within the software) to calculate the illuminance from daylight at each point on an assessment grid on the reference plane at an at least hourly interval for a typical year.
6. The UK National Annex gives illuminance recommendations of:
  - 100 lux in bedrooms
  - 150 lux in living rooms
  - 200 lux in kitchens.

7. These are the median illuminances, to be exceeded over at least 50% of the assessment points in the room for at least half of the daylight hours. The recommended levels over 95% of a reference plane need not apply to dwellings in the UK.
8. The BRE Guidelines state in paragraph C17 that:

“Where a room has a shared use, the highest target should apply. For example, in a bed sitting room in student accommodation, the value for a living room should be used if students would often spend time in their rooms during the day. Local authorities could use discretion here. For example, the target for a living room could be used for a combined living/dining/kitchen area if the kitchens are not treated as habitable spaces, as it may avoid small separate kitchens in a design.”
9. For internal sunlight, the BRE Guidelines state in paragraph 3.1.15:

“In general, a dwelling, or non-domestic building that has a particular requirement for sunlight, will appear reasonably sunlit provided:

  - at least one main window wall faces within 90° of due south and
  - a habitable room, preferably a main living room, can receive a total of at least 1.5 hours of sunlight on 21 March. This is assessed at the inside centre of the window(s); sunlight received by different windows can be added provided they occur at different times and sunlight hours are not double counted.”

## Internal Daylight and Sunlight Analysis Results

10. The results of the internal daylight and sunlight analysis are included in Appendix 1.

### Contextual daylight levels

11. The Daylight and sunlight achievable within this building is limited for the rooms that face southeast by the development at Queens Walk across Queens Road (Planning ref. DM/15/5067). To provide a reference for consented daylight and sunlight levels we have reviewed the levels achieved within Queens Walk, submitted with the proposal with that development.
12. The BRE Guidelines were updated in June 2022 with the test recommended for internal daylight being updated from Average Daylight Factor (ADF) to Daylight Illuminance.
13. Queen’s Walk was submitted before June 2022 and the daylight and sunlight report utilises the Average Daylight Factor (ADF) calculations for daylight. The previous BRE Guidelines (2011) recommended that a living room should achieve 1.5% ADF and a bedroom should achieve 1.0% ADF. Across the Queen’s Walk development, 37 living rooms did not achieve the 1.5% ADF recommended achieving between 0.7% and 0.99% ADF. Similarly, six bedrooms achieve between 0.42% and 0.93% ADF, below the 1.0% target.

### Daylight ADF results

14. To provide a direct comparison with the daylight levels consented within the Queen’s Walk development we have analysed ADF within the proposal.
15. Within the proposal there are 31 bedrooms, 30 of which will achieve at least the 1.0% ADF recommended and one bedroom (R12/12) that will achieve 0.6% ADF, within the range achieved for bedrooms within Queens Walk.
16. Within the proposal there are 25 combined living/kitchen/dining rooms (LKDs), 17 of which will achieve at least the 1.5% ADF recommended for a living room. Five of the remaining eight achieve



between 0.8% and 1.4% ADF, within the levels achieved by living rooms within Queens Walk, and two LKDs (ref. R11/12 & R14/12) that achieve 0.6% and 0.4% ADF respectively.

### **Daylight Illuminance results**

17. In daylight illuminance terms 42 (75%) of the 56 rooms within the proposed development will meet the target illuminance values for their room use.

### **Sunlight results**

18. In sunlight terms the majority 18 (72%) of 25 units achieve the sunlight targets.

### **COMMENTARY**

#### Daylight

19. In daylight terms 75% of rooms achieve the recommended levels of Daylight Illuminance. As described above, we have compared the daylight levels proposed with those within the Queen's Walk, this demonstrates that all bedrooms and all but two living rooms will achieve daylight levels within the range consented in this neighbouring development. Within the two remaining rooms the living space near the windows achieves reasonable daylight levels while the kitchen spaces deeper into the rooms is lower lit. Kitchens have an expectation of good artificial lighting and are less sensitive to reduced daylight levels.

#### Sunlight

20. Regarding sunlight, the BRE Guidelines acknowledge that it may be difficult for all units to achieve the target sunlight level due to the orientation of a site:

“3.1.7 ... The aim should be to minimise the number of dwellings whose living rooms face solely north, northeast or northwest, unless there is some compensating factor such as an appealing view to the north.”

And:

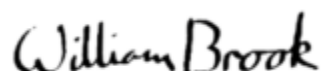
“3.1.8 ...For larger developments, it may not be possible to have every living room facing within 90 degrees of due south.”

21. In our view, therefore, the guidance in relation to sunlight has been followed with the number of north-facing rooms minimised. As the BRE acknowledge that it may not be possible to ensure all units have a south facing aspect, the sunlight results are considered acceptable.

### **Summary**

22. Overall, except for two rooms daylight within the proposal either meets recommended levels or is within the levels achieved at Queens Walk and most units achieve recommended sunlight levels following the BRE recommendations.

Yours Sincerely,



**William Brook**

Director

For and on behalf of Point 2



# Appendix 1:

Internal Daylight & Sunlight Results



BELOW GROUND FLOOR

GROUND FLOOR

Sources: ATP  
 IR02 11-06-24  
 IR03 25-06-24

|  |   |
|--|---|
| <b>Key: Daylight Illuminance</b><br>(achieved for 50% of daylight hours) |   |
| <span style="color: cyan;">■</span> <50 Lux                              | Median Illuminance (Lux) Levels shown for each room.<br><br>Recommended Targets:<br>Bedroom 100 Lux<br>Living Room 150 Lux<br>Kitchen 200 Lux |
| <span style="color: orange;">■</span> >50 Lux                            |   |
| <span style="color: yellow;">■</span> >100 Lux                           |   |
| <span style="color: lightyellow;">■</span> >150 Lux                      |   |
| <span style="color: yellow;">■</span> >200 Lux                           |   |
| Scheme Confirmed: -  | Date: -   |

Project: 49 QUEEN'S ROAD, EAST GRINSTEAD

Drawn By: DF  
 Scale: 1:175 @A3  
 Date: June 24

Title: PROPOSED VIEW

Dwg No: P3736/CBDM/01  
 Rel: 01





FIRST FLOOR

SECOND FLOOR

Sources: ATP  
 IR02 11-06-24  
 IR03 25-06-24

Key: Daylight Illuminance  
 (achieved for 50% of daylight hours)

|          |
|----------|
| <50 Lux  |
| >50 Lux  |
| >100 Lux |
| >150 Lux |
| >200 Lux |

Median Illuminance (Lux) Levels shown for each room.  
 Recommended Targets:  
 Bedroom 100 Lux  
 Living Room 150 Lux  
 Kitchen 200 Lux

Project: 49 QUEEN'S ROAD, EAST GRINSTEAD

Title: PROPOSED VIEW

Scheme Confirmed: -

Date: -

Drawn By: DF

Scale: 1:175 @A3

Date: June 24

Dwg No: P3736/CBDM/02

Rel: 01





# BRE CBDM ANALYSIS

PROJECT NAME, 2A Grand Parade, Ewell Road, London  
PROPOSED

## BRE CBDM ANALYSIS

| Room Label | Flat No. | Room Use | Room Use Target Illuminance Lux | Median Illuminance Lux | BRE Compliant |
|------------|----------|----------|---------------------------------|------------------------|---------------|
| R1/10      | 1        | LKD      | 150                             | 370.5                  | ✓             |
| R2/10      | 1        | BEDROOM  | 100                             | 258.6                  | ✓             |
| R3/10      | 2        | LKD      | 150                             | 249.8                  | ✓             |
| R4/10      | 2        | BEDROOM  | 100                             | 249.3                  | ✓             |
| R5/10      | 3        | BEDROOM  | 100                             | 279.1                  | ✓             |
| R6/10      | 3        | LKD      | 150                             | 315                    | ✓             |
| R7/10      | 4        | BEDROOM  | 100                             | 157.8                  | ✓             |
| R8/10      | 4        | LKD      | 150                             | 357.6                  | ✓             |
| R9/10      | 5        | LKD      | 150                             | 14                     | ✗             |
| R10/10     | 5        | BEDROOM  | 100                             | 17.6                   | ✗             |
| R11/10     | 6        | BEDROOM  | 100                             | 16.5                   | ✗             |
| R12/10     | 6        | BEDROOM  | 100                             | 18.5                   | ✗             |
| R13/10     | 6        | LKD      | 150                             | 18.5                   | ✗             |
| R14/10     | 1        | BEDROOM  | 100                             | 29.5                   | ✗             |
| R1/11      | 7        | LKD      | 150                             | 467.1                  | ✓             |
| R2/11      | 7        | BEDROOM  | 100                             | 225.4                  | ✓             |
| R3/11      | 8        | BEDROOM  | 100                             | 338.9                  | ✓             |
| R4/11      | 8        | BEDROOM  | 100                             | 463                    | ✓             |
| R5/11      | 8        | LKD      | 150                             | 319.8                  | ✓             |
| R6/11      | 9        | LKD      | 150                             | 179.6                  | ✓             |
| R7/11      | 9        | BEDROOM  | 100                             | 256.3                  | ✓             |
| R8/11      | 10       | BEDROOM  | 100                             | 163.9                  | ✓             |
| R9/11      | 10       | LKD      | 150                             | 440.9                  | ✓             |
| R10/11     | 11       | LKD      | 150                             | 77.5                   | ✗             |
| R11/11     | 11       | BEDROOM  | 100                             | 225.6                  | ✓             |
| R12/11     | 12       | BEDROOM  | 100                             | 91.2                   | ✗             |
| R13/11     | 12       | LKD      | 150                             | 46.3                   | ✗             |



# BRE CBDM ANALYSIS

PROJECT NAME, 2A Grand Parade, Ewell Road, London  
PROPOSED

## BRE CBDM ANALYSIS

| Room Label | Flat No. | Room Use | Room Use Target Illuminance Lux | Median Illuminance Lux | BRE Compliant |
|------------|----------|----------|---------------------------------|------------------------|---------------|
| R14/11     | 13       | LKD      | 150                             | 173.9                  | ✓             |
| R15/11     | 13       | BEDROOM  | 100                             | 148.7                  | ✓             |
| R1/12      | 14       | LKD      | 150                             | 93.9                   | ✗             |
| R2/12      | 15       | BEDROOM  | 100                             | 224.6                  | ✓             |
| R3/12      | 15       | LKD      | 150                             | 184.2                  | ✓             |
| R4/12      | 16       | LKD      | 150                             | 224                    | ✓             |
| R5/12      | 16       | BEDROOM  | 100                             | 310.8                  | ✓             |
| R6/12      | 16       | BEDROOM  | 100                             | 229.3                  | ✓             |
| R7/12      | 17       | BEDROOM  | 100                             | 161                    | ✓             |
| R8/12      | 17       | LKD      | 150                             | 310.6                  | ✓             |
| R9/12      | 18       | BEDROOM  | 100                             | 229.1                  | ✓             |
| R10/12     | 18       | LKD      | 150                             | 99.9                   | ✗             |
| R11/12     | 19       | LKD      | 150                             | 42.1                   | ✗             |
| R12/12     | 19       | BEDROOM  | 100                             | 54.7                   | ✗             |
| R13/12     | 20       | BEDROOM  | 100                             | 111.2                  | ✓             |
| R14/12     | 20       | LKD      | 150                             | 19.8                   | ✗             |
| R15/12     | 14       | BEDROOM  | 100                             | 235.5                  | ✓             |
| R16/12     | 14       | BEDROOM  | 100                             | 174                    | ✓             |
| R1/13      | 21       | LKD      | 150                             | 262.2                  | ✓             |
| R2/13      | 22       | BEDROOM  | 100                             | 241.5                  | ✓             |
| R3/13      | 22       | LKD      | 150                             | 533.3                  | ✓             |
| R4/13      | 23       | BEDROOM  | 100                             | 272.7                  | ✓             |
| R5/13      | 23       | LKD      | 150                             | 328.6                  | ✓             |
| R6/13      | 24       | LKD      | 150                             | 302.9                  | ✓             |
| R7/13      | 24       | BEDROOM  | 100                             | 292.8                  | ✓             |
| R8/13      | 25       | LKD      | 150                             | 256.1                  | ✓             |
| R9/13      | 25       | BEDROOM  | 100                             | 143.7                  | ✓             |
| R10/13     | 21       | BEDROOM  | 100                             | 263.6                  | ✓             |



# BRE CBDM ANALYSIS

PROJECT NAME, 2A Grand Parade, Ewell Road, London  
PROPOSED

## BRE CBDM ANALYSIS

| Room Label | Flat No. | Room Use | Room Use Target Illuminance Lux | Median Illuminance Lux | BRE Compliant  |
|------------|----------|----------|---------------------------------|------------------------|--|
| R11/13     | 21       | BEDROOM  | 100                             | 205.8                  | <br>75.0% |

**2A Grand Parade, Ewell Road, LONDON**  
**SCHEME 180624**

**SUNLIGHT EXPOSURE**

| Unit            | Room   | Room Use | Date   | Sunlight Exposure (Hours) | Room Complies? | Unit Complies? |
|-----------------|--------|----------|--------|---------------------------|----------------|----------------|
| <b>Proposed</b> |        |          |        |                           |                |                |
| 1               | R1/10  | LKD      | 21-Mar | 0.8                       | ✘              | ✘              |
|                 | R2/10  | BEDROOM  | 21-Mar | 0.0                       | ✘              |                |
|                 | R14/10 | BEDROOM  | 21-Mar | 0.3                       | ✘              |                |
| 10              | R8/11  | BEDROOM  | 21-Mar | 3.8                       | ✔              | ✔              |
|                 | R9/11  | LKD      | 21-Mar | 4.8                       | ✔              |                |
| 11              | R10/11 | LKD      | 21-Mar | 2.5                       | ✔              | ✔              |
|                 | R11/11 | BEDROOM  | 19-Mar | 2.7                       | ✔              |                |
| 12              | R12/11 | BEDROOM  | 21-Mar | 2.1                       | ✔              | ✔              |
|                 | R13/11 | LKD      | 21-Mar | 1.7                       | ✔              |                |
| 13              | R14/11 | LKD      | 01-Feb | 3.9                       | ✔              | ✔              |
|                 | R15/11 | BEDROOM  | 06-Feb | 4.8                       | ✔              |                |
| 14              | R1/12  | LKD      | 20-Mar | 3.0                       | ✔              | ✔              |
|                 | R15/12 | BEDROOM  | 21-Mar | 0.9                       | ✘              |                |
|                 | R16/12 | BEDROOM  | 21-Mar | 1.9                       | ✔              |                |
| 15              | R2/12  | BEDROOM  | 21-Mar | 2.6                       | ✔              | ✔              |
|                 | R3/12  | LKD      | 21-Mar | 1.8                       | ✔              |                |
| 16              | R4/12  | LKD      | 21-Mar | 1.8                       | ✔              | ✔              |
|                 | R5/12  | BEDROOM  | 21-Mar | 1.8                       | ✔              |                |
|                 | R6/12  | BEDROOM  | 21-Mar | 1.6                       | ✔              |                |
| 17              | R7/12  | BEDROOM  | 21-Mar | 0.9                       | ✘              | ✘              |
|                 | R8/12  | LKD      | 21-Mar | 0.9                       | ✘              |                |
| 18              | R9/12  | BEDROOM  | 13-Feb | 3.9                       | ✔              | ✔              |
|                 | R10/12 | LKD      | 05-Feb | 3.0                       | ✔              |                |
| 19              | R11/12 | LKD      | 19-Mar | 1.0                       | ✘              | ✘              |
|                 | R12/12 | BEDROOM  | 03-Mar | 0.9                       | ✘              |                |
| 2               | R3/10  | LKD      | 21-Mar | 1.1                       | ✘              | ✔              |
|                 | R4/10  | BEDROOM  | 21-Mar | 1.6                       | ✔              |                |
| 20              | R13/12 | BEDROOM  | 21-Mar | 1.0                       | ✘              | ✘              |
|                 | R14/12 | LKD      | 05-Mar | 0.9                       | ✘              |                |

**2A Grand Parade, Ewell Road, LONDON**  
**SCHEME 180624**

**SUNLIGHT EXPOSURE**

| Unit | Room   | Room Use | Date   | Sunlight Exposure (Hours) | Room Complies? | Unit Complies? |
|------|--------|----------|--------|---------------------------|----------------|----------------|
| 21   | R1/13  | LKD      | 21-Mar | 3.1                       | ✓              | ✓              |
|      | R10/13 | BEDROOM  | 21-Mar | 1.7                       | ✓              |                |
|      | R11/13 | BEDROOM  | 21-Mar | 2.0                       | ✓              |                |
| 22   | R2/13  | BEDROOM  | 21-Mar | 1.8                       | ✓              | ✓              |
|      | R3/13  | LKD      | 21-Mar | 1.8                       | ✓              |                |
| 23   | R4/13  | BEDROOM  | 21-Mar | 1.8                       | ✓              | ✓              |
|      | R5/13  | LKD      | 21-Mar | 1.1                       | ✗              |                |
| 24   | R6/13  | LKD      | 08-Feb | 5.5                       | ✓              | ✓              |
|      | R7/13  | BEDROOM  | 21-Mar | 2.2                       | ✓              |                |
| 25   | R8/13  | LKD      | 20-Mar | 2.4                       | ✓              | ✓              |
|      | R9/13  | BEDROOM  | 09-Mar | 2.3                       | ✓              |                |
| 3    | R5/10  | BEDROOM  | 21-Mar | 1.9                       | ✓              | ✓              |
|      | R6/10  | LKD      | 21-Mar | 2.7                       | ✓              |                |
| 4    | R7/10  | BEDROOM  | 21-Mar | 3.7                       | ✓              | ✓              |
|      | R8/10  | LKD      | 21-Mar | 4.2                       | ✓              |                |
| 5    | R9/10  | LKD      | 21-Mar | 1.3                       | ✗              | ✗              |
|      | R10/10 | BEDROOM  | 21-Mar | 0.0                       | ✗              |                |
| 6    | R11/10 | BEDROOM  | 21-Mar | 0.3                       | ✗              | ✗              |
|      | R12/10 | BEDROOM  | 21-Mar | 0.0                       | ✗              |                |
|      | R13/10 | LKD      | 21-Mar | 0.8                       | ✗              |                |
| 7    | R1/11  | LKD      | 21-Mar | 0.9                       | ✗              | ✗              |
|      | R2/11  | BEDROOM  | 21-Mar | 0.9                       | ✗              |                |
| 8    | R3/11  | BEDROOM  | 20-Mar | 2.0                       | ✓              | ✓              |
|      | R4/11  | BEDROOM  | 21-Mar | 2.3                       | ✓              |                |
|      | R5/11  | LKD      | 21-Mar | 2.7                       | ✓              |                |
| 9    | R6/11  | LKD      | 21-Mar | 2.7                       | ✓              | ✓              |
|      | R7/11  | BEDROOM  | 21-Mar | 2.7                       | ✓              |                |
|      |        |          |        |                           | <b>66.1%</b>   | <b>72.0%</b>   |
|      |        |          |        |                           | <b>66.1%</b>   | <b>72.0%</b>   |



# DAYLIGHT ANALYSIS

PROJECT NAME, 2A Grand Parade, Ewell Road, London  
PROPOSED

## INTERNAL DAYLIGHT (ADF)

| Room     | Room Use | Window | ADF(%) | Total ADF(%) |
|----------|----------|--------|--------|--------------|
| Proposed |          |        |        |              |
| R1/10    | LKD      | W1/10  | 2.2    |              |
| R1/10    | LKD      | W2/10  | 1.1    |              |
| R1/10    | LKD      | W20/10 | 0.5    | 3.8          |
| R2/10    | BEDROOM  | W3/10  | 2.5    | 2.5          |
| R3/10    | LKD      | W4/10  | 2.8    | 2.8          |
| R4/10    | BEDROOM  | W5/10  | 2.8    | 2.8          |
| R5/10    | BEDROOM  | W6/10  | 2.8    | 2.8          |
| R6/10    | LKD      | W7/10  | 3.4    | 3.4          |
| R7/10    | BEDROOM  | W8/10  | 1.9    | 1.9          |
| R8/10    | LKD      | W9/10  | 2.4    |              |
| R8/10    | LKD      | W10/10 | 0.8    |              |
| R8/10    | LKD      | W11/10 | 0.6    | 3.8          |
| R9/10    | LKD      | W12/10 | 0.7    |              |
| R9/10    | LKD      | W13/10 | 0.3    | 1.0          |
| R10/10   | BEDROOM  | W14/10 | 1.1    | 1.1          |
| R11/10   | BEDROOM  | W15/10 | 1.0    | 1.0          |
| R12/10   | BEDROOM  | W16/10 | 1.4    | 1.4          |
| R13/10   | LKD      | W17/10 | 0.9    |              |
| R13/10   | LKD      | W18/10 | 0.4    | 1.3          |
| R14/10   | BEDROOM  | W19/10 | 1.3    | 1.3          |
| R1/11    | LKD      | W1/11  | 1.7    |              |
| R1/11    | LKD      | W2/11  | 1.7    | 3.4          |
| R2/11    | BEDROOM  | W3/11  | 2.4    | 2.4          |
| R3/11    | BEDROOM  | W4/11  | 2.9    | 2.9          |
| R4/11    | BEDROOM  | W5/11  | 3.8    | 3.8          |



# DAYLIGHT ANALYSIS

PROJECT NAME, 2A Grand Parade, Ewell Road, London  
PROPOSED

## INTERNAL DAYLIGHT (ADF)

| Room   | Room Use | Window | ADF(%) | Total ADF(%) |
|--------|----------|--------|--------|--------------|
| R5/11  | LKD      | W6/11  | 1.6    |              |
| R5/11  | LKD      | W7/11  | 1.6    | 3.2          |
| R6/11  | LKD      | W8/11  | 2.1    | 2.1          |
| R7/11  | BEDROOM  | W9/11  | 2.5    | 2.5          |
| R8/11  | BEDROOM  | W10/11 | 1.7    | 1.7          |
| R9/11  | LKD      | W11/11 | 2.1    |              |
| R9/11  | LKD      | W12/11 | 0.8    |              |
| R9/11  | LKD      | W13/11 | 0.8    | 3.7          |
| R10/11 | LKD      | W14/11 | 1.4    | 1.4          |
| R11/11 | BEDROOM  | W15/11 | 1.5    |              |
| R11/11 | BEDROOM  | W16/11 | 1.5    | 3.0          |
| R12/11 | BEDROOM  | W17/11 | 1.7    | 1.7          |
| R13/11 | LKD      | W18/11 | 1.1    | 1.1          |
| R14/11 | LKD      | W19/11 | 1.1    |              |
| R14/11 | LKD      | W20/11 | 1.2    | 2.3          |
| R15/11 | BEDROOM  | W21/11 | 1.9    | 1.9          |
| R1/12  | LKD      | W1/12  | 0.8    | 0.8          |
| R2/12  | BEDROOM  | W2/12  | 1.7    | 1.7          |
| R3/12  | LKD      | W3/12  | 0.8    |              |
| R3/12  | LKD      | W4/12  | 0.8    | 1.6          |
| R4/12  | LKD      | W5/12  | 0.9    |              |
| R4/12  | LKD      | W6/12  | 0.9    | 1.8          |
| R5/12  | BEDROOM  | W7/12  | 2.2    | 2.2          |
| R6/12  | BEDROOM  | W8/12  | 1.7    | 1.7          |
| R7/12  | BEDROOM  | W9/12  | 1.4    | 1.4          |
| R8/12  | LKD      | W10/12 | 1.0    |              |
| R8/12  | LKD      | W11/12 | 1.0    | 2.0          |



# DAYLIGHT ANALYSIS

PROJECT NAME, 2A Grand Parade, Ewell Road, London  
PROPOSED

## INTERNAL DAYLIGHT (ADF)

| Room   | Room Use | Window | ADF(%) | Total ADF(%) |
|--------|----------|--------|--------|--------------|
| R9/12  | BEDROOM  | W12/12 | 1.0    |              |
| R9/12  | BEDROOM  | W13/12 | 0.9    | 1.9          |
| R10/12 | LKD      | W14/12 | 0.6    |              |
| R10/12 | LKD      | W15/12 | 0.5    | 1.1          |
| R11/12 | LKD      | W16/12 | 0.3    |              |
| R11/12 | LKD      | W17/12 | 0.3    | 0.6          |
| R12/12 | BEDROOM  | W18/12 | 0.6    | 0.6          |
| R13/12 | BEDROOM  | W19/12 | 0.6    |              |
| R13/12 | BEDROOM  | W20/12 | 0.6    | 1.2          |
| R14/12 | LKD      | W21/12 | 0.4    | 0.4          |
| R15/12 | BEDROOM  | W22/12 | 2.0    | 2.0          |
| R16/12 | BEDROOM  | W23/12 | 1.4    | 1.4          |
| R1/13  | LKD      | W1/13  | 0.9    |              |
| R1/13  | LKD      | W2/13  | 0.9    | 1.8          |
| R2/13  | BEDROOM  | W3/13  | 1.7    | 1.7          |
| R3/13  | LKD      | W4/13  | 0.8    |              |
| R3/13  | LKD      | W5/13  | 0.8    |              |
| R3/13  | LKD      | W6/13  | 0.8    |              |
| R3/13  | LKD      | W7/13  | 0.8    | 3.2          |
| R4/13  | BEDROOM  | W8/13  | 1.8    | 1.8          |
| R5/13  | LKD      | W9/13  | 1.1    |              |
| R5/13  | LKD      | W10/13 | 1.1    | 2.2          |
| R6/13  | LKD      | W11/13 | 0.7    |              |
| R6/13  | LKD      | W12/13 | 0.6    |              |
| R6/13  | LKD      | W13/13 | 0.6    | 1.9          |
| R7/13  | BEDROOM  | W14/13 | 0.9    |              |
| R7/13  | BEDROOM  | W15/13 | 0.9    | 1.8          |
| R8/13  | LKD      | W16/13 | 0.5    |              |
| R8/13  | LKD      | W17/13 | 0.5    |              |



# DAYLIGHT ANALYSIS

PROJECT NAME, 2A Grand Parade, Ewell Road, London  
PROPOSED

## INTERNAL DAYLIGHT (ADF)

| Room   | Room Use | Window | ADF(%) | Total ADF(%) |
|--------|----------|--------|--------|--------------|
| R8/13  | LKD      | W18/13 | 0.5    | 1.5          |
| R9/13  | BEDROOM  | W19/13 | 1.1    | 1.1          |
| R10/13 | BEDROOM  | W20/13 | 1.9    | 1.9          |
| R11/13 | BEDROOM  | W21/13 | 1.5    | 1.5          |

