

Conversion of an education building to residential apartments

Queensmere House,
49 Queen's Road,
East Grinstead,
West Sussex,
RH19 1BF

STAGE 1 ROAD SAFETY AUDIT

for

RH19 Estates Ltd

December 2024



Brook House Coventry Road
Ilford Essex IG1 4QR

T 020 8532 4141
F 020 8532 4140

Ref: 24152

CONTENTS

- 1.0 Introduction
- 2.0 Items raised at the Stage 1 Road Safety Audit

1.0 Introduction

- 1.1 This report has been prepared on behalf of our client, RH19 Estates Ltd, as part of a planning application for the conversion of a vacant educational building into 24 high-quality residential apartments with associated parking and amenity spaces.
- 1.2 The report includes findings from a Stage 1 Road Safety Audit (RSA) conducted for the proposed site access and car parking arrangements for the redevelopment of Queensmere House, Queen's Road, East Grinstead.
- 1.3 The development aims to provide modern, sustainable living accommodation in proximity to the town centre, addressing local housing demand. The scheme includes a mix of 24 apartments with one-, two-, and three-bedroom units, designed to appeal to a range of residents.



Aerial photo: site identified in red.

- 1.4 The site is currently occupied by a four-storey vacant building with a site area of approximately 1573.5 sq m (0.157 hectares). The existing configuration includes vehicular access via a large crossover and 42 car parking spaces.
- 1.5 The proposed development will reduce parking provision to 15 spaces, reflecting a shift towards sustainable living and minimising reliance on private vehicles. Visibility splays at the current opening remain clear, with no boundary treatments obstructing road views.
- 1.6 The redevelopment is projected to reduce car movements by 26% compared to the existing usage, as detailed in the associated TRICS assessment.
- 1.7 The new site access will include a redesigned crossover adjacent to the existing one, with the current crossover reinstated as pavement to improve pedestrian safety and accessibility.
- 1.8 The Stage 1 RSA was conducted at the request of Mid Sussex County Council, addressing safety considerations for the proposed access and car park layout.
- 1.9 While the report references certain design standards, it does not serve as a comprehensive design review. The Auditors have highlighted only those issues that could negatively impact road safety within the chosen design context.
- 1.10 Recommendations in this report aim to address identified road safety concerns; however, alternative solutions may also be feasible. The responsibility for implementing solutions rests with the Designer, in consultation with the Auditors if necessary.
- 1.11 The Auditors encourage collaboration with the Designer to ensure practical, safe, and effective design solutions for the scheme.

2.0 Items raised at the Stage 1 Road Safety Audit

- 2.1 Given the likelihood that the proposed access point will be used infrequently no material risk will arise to road users from the operation use of the access. The following recommendations should be read within the context and are made to optimise the safety of this provision during normal use of Queens Road.

2.2 Maintenance / Inspection Covers – Two wheel vehicle loss of control

New services provision (manholes outside of site boundary) may be required for the proposed development. Inspection covers which become polished by traffic action may create skid hazards for two-wheeled vehicles, this could lead to a loss of control and result in rider and / or passenger injury.

Recommendation - Ensure as far as practical that no manholes or inspection chambers are located where they are likely to be traversed by two-wheeled vehicles during turning manoeuvres. Where this is unavoidable use skid resistant covers and ensure that they are regularly inspected and maintained.

2.3 Visibility Splays

Appropriate visibility splays are provided to ensure drivers approaching the proposed vehicular access points can see vehicles waiting. Likewise, it is important that drivers waiting on the proposed vehicular access points can see approaching drivers traveling on Queens Road.

The site visibility splays are currently compromised by foliage and hoarding along the frontage. Failure to provide adequate visibility could lead to vehicles pulling out into the path of an approaching vehicle, resulting in a collision and possible injury.

Recommendation – Provide visibility splays in accordance with the relevant design standards and ensure that the splays will be kept free from obstruction. Any vegetation within the splays should be maintained to ensure that it does not extend beyond a vertical height of 0.6m.

2.4 **Pedestrian Trip / Fall Hazard**

The proposed access may require levelling which would result in level difference between the access and the adjacent site to the north. If there is to be a significant level between the edge of the development and the adjacent site then it will be necessary to provide some form of barrier at the boundary. To eliminate the risk of pedestrian slips / falls or vehicles from driving over the edge.

Recommendation – Provide some form of restraint barrier (if appropriate).