

East Area Planning Committee

6th September 2012

Application Number: 12/01779/FUL

Decision Due by: 12th October 2012

Proposal: Erection of single storey extension to main hospital entrance to provide new reception area and support facilities plus 4 ancillary retail units, cafe, reconfigured vehicular and parking arrangements.

Site Address: John Radcliffe Hospital Headley Way Headington (site plan at **Appendix 1**)

Ward: Headington Ward

Agent: Capita Symonds

Applicant: Oxford University Hospitals NHS Trust

Recommendation:

APPLICATION BE APPROVED

For the following reasons:

- 1 The proposal forms an appropriate relationship with the existing main hospital building and the surrounding buildings and it will create a more prominent and welcoming entrance for patients, staff and visitors. Whilst the removal of the trees is regrettable considered in the context of the overall improvements that the extension building will make to the area, their removal is not unacceptable and new tree planting will help to mitigate the loss of tree cover. The proposal will not have a detrimental impact on vehicle and pedestrian movements and helps to rationalise these arrangements.
- 2 The Council considers that the proposal accords with the policies of the development plan as summarised below. It has taken into consideration all other material matters, including matters raised in response to consultation and publicity. Any material harm that the development would otherwise give rise to can be offset by the conditions imposed.

subject to the following conditions, which have been imposed for the reasons stated:-

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans

- 3 Samples
- 4 Landscape Plan
- 5 Landscape carry out by completion
- 6 Landscape hard surface design - tree roots
- 7 Landscape underground services - tree roots
- 8 Tree Protection Plan
- 9 Arboricultural Method Statement
- 10 Construction Travel Plan
- 11 SUDS/Drainage
- 12 Noise

Main Local Plan Policies:

Oxford Local Plan 2001-2016 (OLP)

- CP1 - Development Proposals
- CP6 - Efficient Use of Land & Density
- CP8 - Design Development to Relate to its Context
- CP10 - Siting Development to Meet Functional Needs
- CP11 - Landscape Design
- CP13 - Accessibility
- TR3 - Car Parking Standards
- TR4 - Pedestrian & Cycle Facilities
- NE15 - Loss of Trees and Hedgerows
- DS37 - John Radcliffe - Hospital Use

Core Strategy (OCS)

- CS9_ - Energy and natural resources
- CS11_ - Flooding
- CS15_ - Primary healthcare
- CS18_ - Urban design, town character, historic environment
- CS30_ - Hospitals and medical research

Sites and Housing Plan – Submission (SHP)

- SP23_ - John Radcliffe Hospital Site

Other Material Considerations:

National Planning Policy Framework

Relevant Site History:

The site history for the hospital is many and varied. Two recent applications within the immediate vicinity of the entrance are:

11/02878/FUL - Erection of single storey extension above existing front porch. Structure for use as offices. (Amended Plans). PER 23rd December 2011.

11/02888/FUL - Two storey extension to the existing Women's unit, containing ground floor plant room and first floor new born intensive care unit. (Amended Plans). PER 10th February 2012.

Representations Received:

None

Statutory and Internal Consultees:

Environment Agency: No objection to the proposal

Natural England: Proposal does not appear to affect any statutory protected species or landscapes or have significant impacts on the conservation of soils nor is the proposal an EIA development.

English Heritage: Do not consider that it is necessary for this application to be notified to English Heritage.

Oxfordshire County Council Developer Funding: Application does not increase residential accommodation therefore does not raise concerns.

Oxfordshire County Council Drainage: At present Marston, to the north east, currently floods with much of the water running off from the hospital site. The development provides opportunity to increase attenuation.

Oxfordshire County Council Highways: See below.

Thames Valley Police: As the Trust security advisor has already been involved with the project TVP have no comments to make

Environmental Development: No objection in relation to noise subject to conditions.

Issues:

- Principle of Development
- Design
- Sustainability:
- Trees
- Highway Issues
- Other Issues

Officers Assessment:

Site Description

1. The application site is located within the John Radcliffe Hospital site in Headington whose main access is off Headley Way. The application site relates to the main hospital building which is located in the centre of the site and specifically the main entrance there.

Proposal

2. The application is seeking permission for the refurbishment, redevelopment and extension to the ground floor main entrance to the main hospital building to provide a new improved main entrance with overhead canopy, a new reception area, Patient Advice Liaison Service facilities, waiting areas, IT hub, four ancillary retail units and a café to serve patients, visitors and staff, plus reconfiguration of vehicular access and parking arrangements.
3. There would be 1085m² of new build which would occupy the space currently taken by the main access road which services the main entrance. The range of materials has been kept to a minimum to consist of curtain walling glazing, aluminium cladding panels and a green roof with the inclusion of PV panels and skylights.

Assessment

Principle of Development

4. The proposal meets the requirements of Policy CS30 of the OCS, DS37 of the OLP and SP23 of the SHP in that hospital related activities are retained on the existing site. Policy SP13 of the SHP allows small scale retail units provided that they are ancillary to the hospital as is the case here.

Design

5. The proposed new main entrance would be single storey and would read as a glazed 'box' with a canopy extending over the ambulance drop off area. The canopy also links the main pedestrian access route to the main entrance. The shop/retail frontages would be glazed with appropriate levels of solar shading and Brise Soleil where required.
6. The proposal stretches east to west across the site, forming a curve around the main access route to the hospital entrance and will create a single point of entrance for all outpatients, public and staff. The proposals are designed to allow for a future pedestrian link to the Women's Centre located opposite the main building.
7. The existing main hospital building is seven storeys in height and is rather a large monolithic structure. The new Kadoorie centre extension now under construction at the front of the building helps to lessen the massing of the

main building and the proposed new entrance extension would step down further in terms of massing to the front elevation. The proposal is subservient to the surrounding buildings and would create an improved and more welcoming environment for patients, staff and visitors.

Sustainability

8. Given the extensive flat roof and the prominent location within the hospital site i.e. it will be overlooked by the adjoining buildings, a green sedum roof is proposed. Green roofs serve several purposes for a building, including absorbing rainwater (increase storage and attenuation), providing insulation, creating a habitat for wildlife, and helping to lower urban air temperatures and mitigate the heat island effect.
9. The proposal incorporates measures to optimise energy efficiency and the environmental performance of the building and is seeking to achieve a BREEAM rating of 'Very Good'. The development is below the size where a full Natural Resource Impact Analysis (NRIA) is required.

Trees

10. The proposals require the removal of a large proportion of the existing trees in the area around the main hospital entrance. The submitted Arboricultural Impact Assessment (AIA) identifies 8 trees that will need to be removed; 2 copper beech, a manna ash, a rowan, a sycamore, and 3 Turkey oak trees. The proposal also includes the removal of the Dawyck beech. The roots of retained Turkey oak trees appear to be particularly vulnerable to damage as a result of ground works that will need to be undertaken within their Root Protection Areas. A condition is suggested for a construction methodology around retained trees so as not to have an impact on their longevity
11. The value of many of these trees is collective in that they act together to improve amenity in the area; softening and screening the harsh outline of the hospital buildings whilst also providing a broad range of other environmental benefits to an otherwise functional urban environment. Their value is limited in extent in that the trees are not a feature of views from outside of the hospital site and most of them are only significant in internal views within the hospital site from the area near to the main entrance of the hospital. Considered in the context of the overall improvements that the extension building will make to the area, removal of these trees is regrettable but not unacceptable if new trees are planted to help mitigate the loss of tree cover.
12. As it stands the proposal includes only 3 new trees which is considered to be inadequate to mitigate the loss of exiting trees, but opportunities appear to exist to plant additional trees in the area and an improved proposal can be secured by condition if planning permission is granted.

Highway Issues

13. The proposal reconfigures the entrance arrangement and relocates the

disabled car parking adjacent the entrance to the main car park disabled parking area. Ten designated disable spaces are to be relocated. Vehicles can still be driven up to the main entrance to allow set down and pick up with reception staff and supporting volunteers available to help with onward movement within the hospital. The circulation to and from the entrance is also to be improved. On the whole the relocation of the disabled car parking spaces is not considered to be a major issue given the drop off points and the proximity of the existing disabled parking facilities.

14. Servicing arrangements for the proposed new commercial/retail units is to be directed away from the main hospital entrance to a dedicated new delivery bay which will also serve the Welcome Centre to the rear of the hospital building along the rear inner link road.
15. The proposal also reconfigures the bus turnaround area though the existing bus stops and shelters remain as now.
16. No additional car parking or cycle parking is being sought as the Trust has a Car Parking and Procedures Policy and the proposal is unlikely to create any additional traffic movements as it is to be used by existing staff, patients and visitors. There are already 300 new covered cycle shelters within the immediate vicinity.

Other Issues

17. Surface Drainage: Given the comments from the County Council Drainage Team there is an opportunity to reduce the amount of impermeable surfaces and thus reduce the water discharge rates down stream of the site and to improve storage and attenuation of surface water. A condition can be added to request this information.

Conclusion:

18. The proposal is considered to be acceptable in terms of the relevant policies in the Oxford Core Strategy 2026, the Oxford Local Plan 2001-2016 and the Sites and Housing Plan – Submission and provides much improved facilities at the hospital's main entrance for staff, patients and visitors alike. Committee is recommended to support the proposal accordingly.

Human Rights Act 1998

Officers have considered the Human Rights Act 1998 in reaching a recommendation to grant planning permission, subject to conditions. Officers have considered the potential interference with the rights of the owners/occupiers of surrounding properties under Article 8 and/or Article 1 of the First Protocol of the Act and consider that it is proportionate.

Officers have also considered the interference with the human rights of the applicant under Article 8 and/or Article 1 of the First Protocol caused by imposing conditions. Officers consider that the conditions are necessary to protect the rights and freedoms of others and to control the use of property in accordance with the general interest.

interest. The interference is therefore justifiable and proportionate.

Section 17 of the Crime and Disorder Act 1998

Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application, in accordance with section 17 of the Crime and Disorder Act 1998. In reaching a recommendation to grant planning permission, officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

Background Papers:

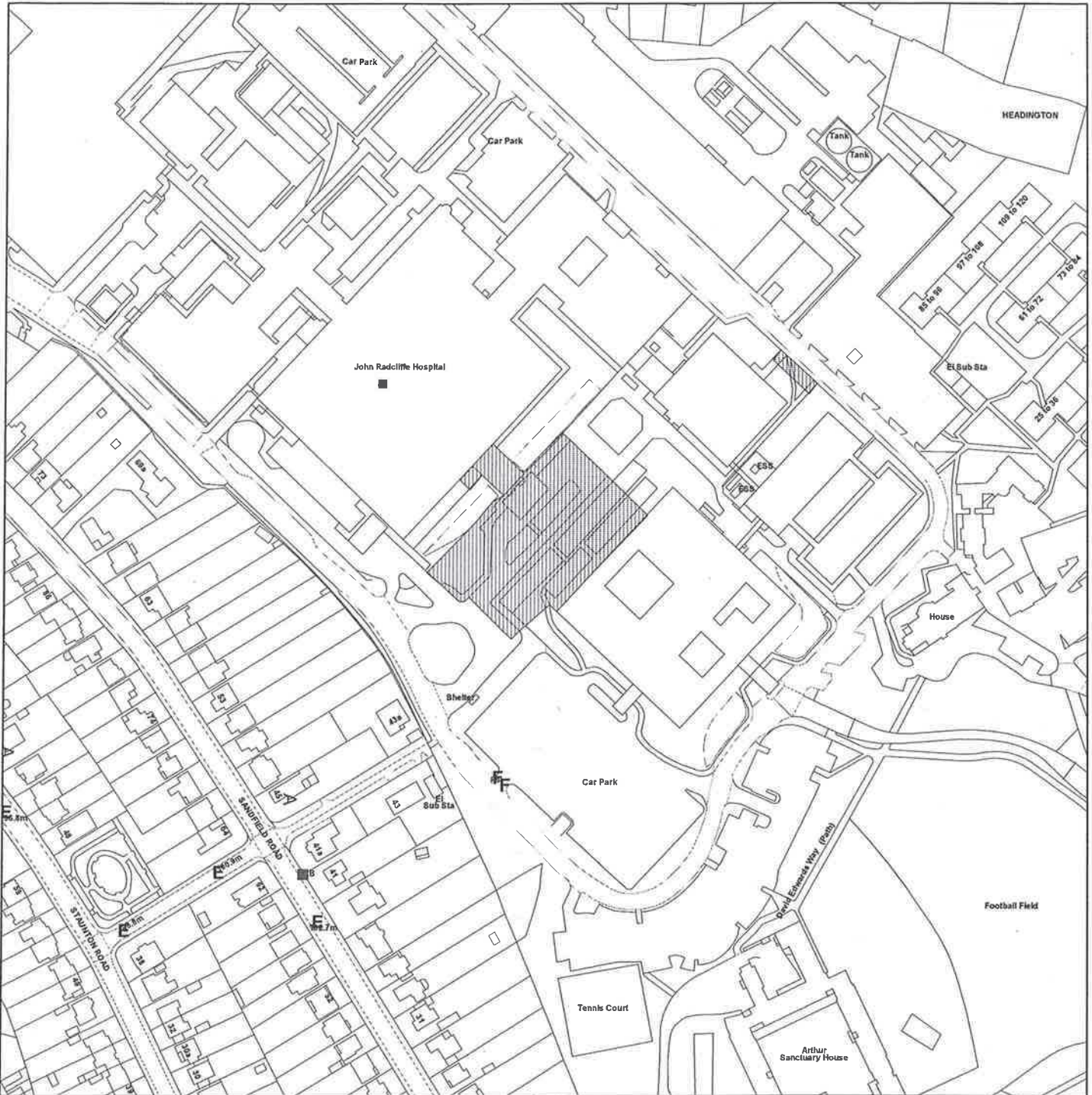
Contact Officer: Lisa Green

Extension: 2614

Date: 21st August 2012

Appendix 1

12/01779/FUL John Radcliffe Hospital



Scale : 1:2500



Organisation	Not Set
Department	Not Set
Comments	
Date	22 August 2012
SLA Number	LA100019348

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