

PROJECT Description

PHASING

The Proposal:

Phasing:

This document compliments and expands on the two PAN (Proposal of application Notices) recently submitted regarding the site.

The first relates to an application for Planning in Principle for the master-planning of the RVH site - "application for planning permission in principle in respect of the master-planning of the Royal Victoria Hospital site for part integrated health and social care purposes, including residential care accommodation (Class 8 & 10), and part residential development (Class 9), open space, landscaping and new access together with various works including the demolitions"

The second relates to an application for detailed planning permission for the care home site- "application for planning permission in respect of the development of an integrated health and social care facility, comprising long and short stay residential accommodation (Class 8 & 10), open space, landscaping and new access together with various works including demolitions"

This document primarily investigates the over all master-plan but requires to touch on the detailed element in respect of phasing and justification of building locations.

Phase 1: It is proposed to locate the integrated care facility to the high point of the site . This ensures clear separation of both phases, and allows the existing hospital wards and administration building to continue to function. Whilst allowing clear separation of site traffic and staff and public access to the hospital. In addition this location will ultimately allow quality of views and sunlight to the care facility , clear separation of function including servicing and vehicular access from the residential element

Phase 2: once the integrated care facility is fully operational the remaining hospital buildings can be demolished and works can commence on residential commercial works plus refurbishment of gatehouses and admin block.

