

Concept Statement

Malvern Community Hospital Site - Lansdowne Crescent

Supplementary Planning Document



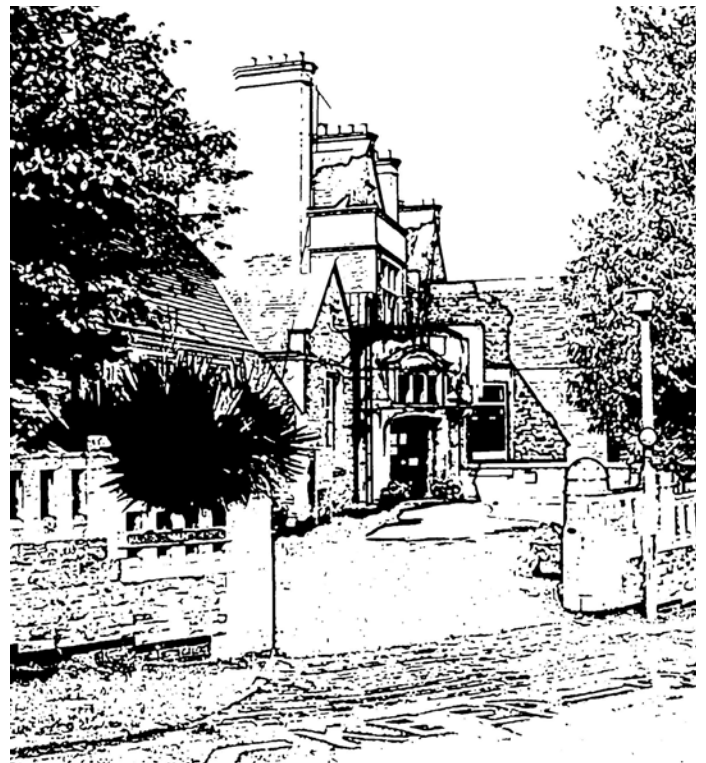
This site is allocated for housing development under Policy DS.5 (H.10) of the Malvern Hills District Local Plan.

This document sets out the Environmental Assets and Development Principles of the above site and how it could best be developed for housing. It is intended that this document and particularly the development principles embodied within it will form the basis for assessing subsequent detailed development proposals, when they come forward. It should be noted that this is not intended to be an exhaustive list of issues / constraints relating to this site and should consequently be read in conjunction with other policies and guidance.

Site Character and Context

- Lansdowne Crescent was planned and laid out by J. W. Lea and W. Perrins in 1856 following the introduction of the 'Water Cure'. It was to consist of blocks of 3-storey terraced houses, arranged around a central garden, with the main entrance off Barnards Green Road. This plan was modified after 5 blocks had been built to include the large Methodist Church (1865) and the substantial detached 2 storey houses (circa 1880) which exist today. In 1911, C. Dyson Perrins demolished two terrace blocks (nos.34-41) to provide a site for the new Malvern General Hospital which was then built in the Victorian style.

- The hospital is the largest building in the Crescent and looks out across a landscaped amenity space towards the terraced houses opposite.
- The site covers approximately 0.3 hectares and is enclosed by a stone wall and contains various mature trees and a garden.
- The land beyond the north west boundary falls away sharply to Manor Park Sports Club, which the building overlooks.
- Views of the site can be gained from the landscaped amenity space in the centre of the Crescent and from the footway on Barnards Green Road.
- Although close to a busy main road, the buildings surrounding the Crescent face inward to create a pleasant and peaceful environment for local residents.



Environmental Assets

1. Trees

Five mature trees are situated along the boundary to Barnards Green Road and a further two mature trees are situated either side of the main vehicular access. These trees enhance the site and local area and help protect the building from traffic noise. It is proposed to retain these trees for the aesthetic and environmental benefit of the site and surrounding area, unless it is demonstrated that there are overriding safety reasons why they should be removed. The Beech tree to the left of the main vehicular access is in decline and its removal along with the adjacent cypress trees provides an opportunity to open up views of the building. The Council will require new trees and soft landscaping to be planted to compensate for any lost as a consequence of the development and to augment and enhance areas of the site where appropriate.

2. Existing building

A large Edwardian building presently occupies the site. The building makes a positive contribution to the character and appearance of the Conservation Area. It is proposed to seek the retention and conversion of the building, removing unsightly modern additions from the front elevation, but retaining important original architectural features both external and internal.

3. Northern Boundary Hedge

A mature Laurel and Cyprus Hedge lies adjacent to the northern boundary. The hedge provides a privacy screen and buffer for the neighbouring private dwellinghouse against vehicle noise from the adjacent parking area. It is proposed to seek the retention of this hedge.

4. Boundary Wall

A distinctive stone boundary wall runs along site frontage. The wall enhances the setting of the building, and reflects the traditional pattern of enclosure to properties in the Conservation Area. Proposals should retain this feature.

5. Garden / Private Amenity Space

The existing hospital has a sitting out area to the south west of the building. This provides a semi-private amenity space for the current use. This should be retained for future residential occupiers.

Development Principles

1. The site should only be developed after the existing hospital is relocated to a new site and is operational. This will ensure continuity of health care in Malvern. Proposals for the development of the site will be closely linked to those for Seaford Court, which remains a safeguarded site for Malvern's new hospital in the Local Plan under Policy EP20. It is likely that any application for the redevelopment of the site without the provision of an alternate hospital facility would be refused.

2. A detailed Design Statement will be required for any development proposal on the site. This should address assets and constraints identified in the concept statement. The design of any development proposal should have reference to the Good Practice advice from the ODPM called "Safer Places – The Planning System and Crime Prevention" 2003.

3. The building should be retained, and converted unless it can be demonstrated that one or more of the exceptions outlined in Policy QL8 of the Local Plan (which may exceptionally allow its demolition) have been satisfied. In the event that there is an overriding reason why the building cannot be retained, proposals must positively enhance the character and appearance of the Conservation Area, have regard to the relevant policies of the Development Plan and the advice set out in PPG15.

4. Up to 50% of the dwellings will need to be 'affordable'. This requirement is based on Policy CN2 of the Local Plan. The form in which it is ultimately met will be a matter for negotiation at the application stage. Additional information in the form of Affordable Housing Supplementary Planning Guidance can be found on the Council's website www.malvernhill.gov.uk

5. Original External and Internal features should be retained. The chimneys form a prominent and intrinsic part of the character of the building and assist in breaking up the roof line of this large building. These should be retained in their present form. In the entrance lobby is an original fountain comprising a wall mounted basin and spout with cups and chains. This feature is of local historic interest. It was the only fountain constructed in a medical establishment in the 20th Century using Malvern water and should be preserved. In addition, the building contains a number of features including wall and floor skirting tiles, glazed ware mantelpieces, marble terrazzo paving to corridors and staircase and principal doors and fittings are of teak. Removal of any original features will require detailed justification as part of a design statement for the site.

6. Any conversion scheme should seek to utilise original door and window openings for their intended purpose. The Local Planning Authority expects any new openings to be kept to an absolute minimum. Where such openings are required these must respect the architectural character of the building, be appropriately detailed and fully justified in the Design Brief accompanying such a proposal.

7. A parking standard of 1 space per dwelling would require the provision of 15 off-road parking spaces assuming a development of 15 dwellings comprising one or two bed flats. The site is situated within reasonable walking distance of two District Centres (Great Malvern and Barnards Green) and on a main bus route, with a bus stop adjacent to the site on Barnards Green Road. The site also lies within ¼ mile of Great Malvern Railway Station. Further off-road parking spaces could be provided for residents and visitors but this should not compromise existing landscaped areas on the site. The majority of the parking spaces should be provided to the rear of the building. Covered and secure provision for parking bicycles will also be required. Relocation of the hospital provides a significant opportunity to reduce associated on-street parking and traffic in the vicinity.

8. Any new free-standing structures should be situated to the rear of the building. Whilst covered storage for cycles and refuse is desirable, these facilities should be situated in a accessible but unobtrusive position and outside the root zone of any mature tree.



Sustainability Considerations and Development Practicalities

Land Contamination

Historic activity on the site may have resulted in contamination of the soils and controlled waters by a variety of substances associated with the land use. In accordance with the requirements for PPS23, a Desk Study and Conceptual Model should be submitted for consideration with any planning application. The Environment Agency can provide further advice and be contacted on 01684 864320 with regard to this issue.

Drainage

The Council understands that separate foul and surface water gravity sewers run beneath the highway adjacent to the site.

Energy Efficiency

The Council will expect proposals for this site, whether it be through re-development or conversion of the existing building to demonstrate how they have incorporated energy and water conservation measures and renewable energy sourcing, in accordance with Policies QL1 and DS3 of the Local Plan.

Access / Parking

Detailed advice can be obtained from the Worcestershire County Council Highways Partnership Unit. The Traffic and Development Co-ordination Manager can be contacted on 01684 580514 .

Wildlife and Protected Species

The building and adjacent trees may provide roosts for bats. Bats and their roosts are protected under the Wildlife and Countryside Act 1981 (as Amended). Any developer will need to commission an appropriate survey before development commences. Further advice can be obtained from the Worcestershire Wildlife Trust 01905 754919 and English Nature 01531 638500. Planning Policy Statement 9 Biodiversity and Geological Conservation (PPS9) states that "Development proposals provide many opportunities for building-in beneficial biodiversity...as part of good design." Justification for the inclusion of purpose built bat roosts within any development on this site could be made on the grounds that the site has good links with areas typically used as feeding grounds by bats.

Education Contributions

Where proposals would result in a net increase of 5 or more residential units of more than one bedroom each, a financial contribution towards education provision will usually be required where there is an identified need for school places. Supplementary Planning Guidance is available which sets out these issues in greater detail.

Trees

Where proposals affect any trees or other significant landscape features, a detailed landscape survey will be required including the accurate size, species, location and condition. Advice on this matter can be obtained from the Council's Landscape Officer who can be contacted on 01684 862407.

Conservation

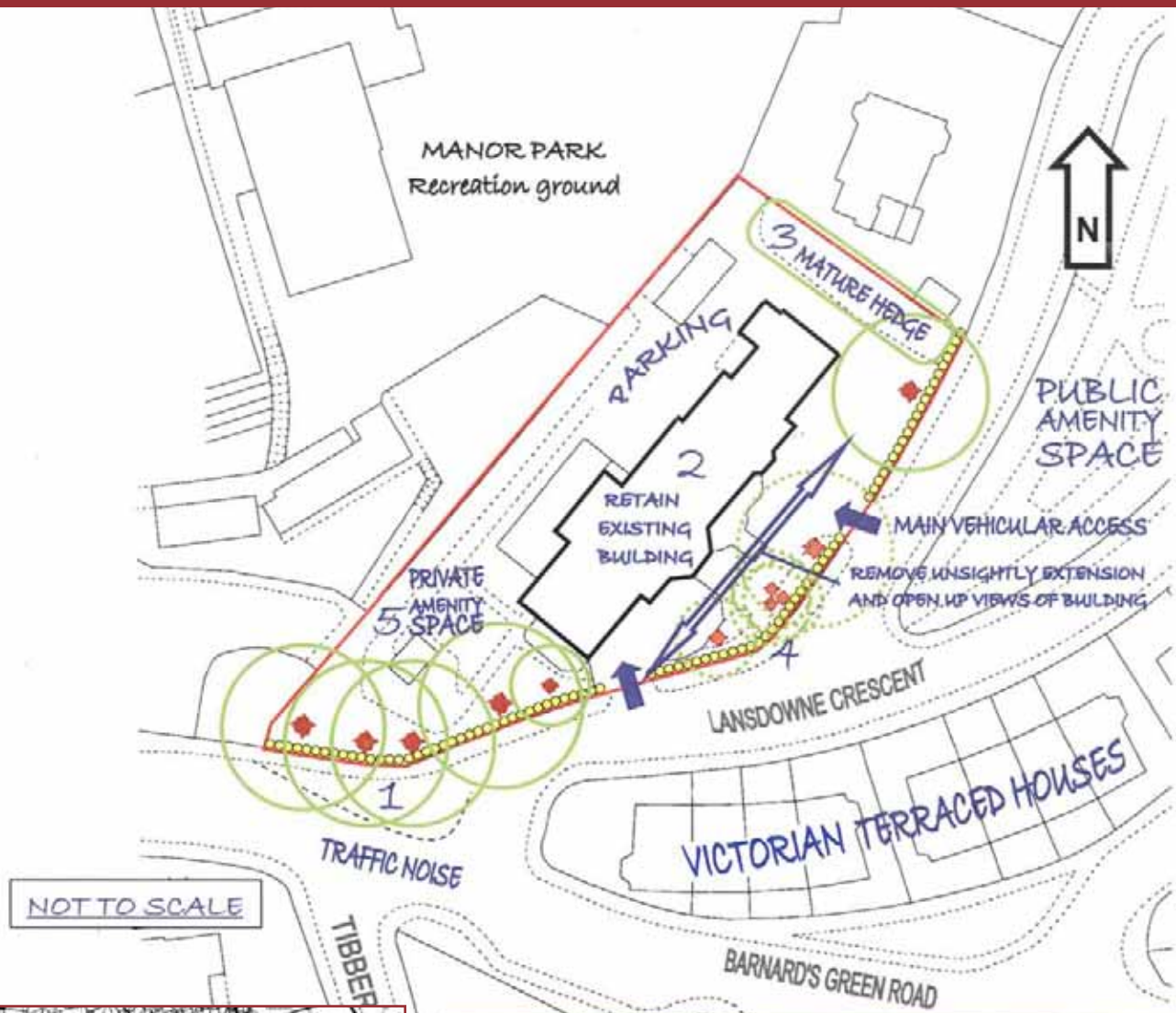
Whilst the building is not listed it lies within Great Malvern Conservation Area. Advice on this matter can be obtained from the Council's Conservation Officer on 01684 862355.

Public Open Space Contributions

Local Plan Policy CN12 requires that proposals for new residential development of 5 dwellings or more provide public open space. In this case, a financial contribution will be sought to enable new provision or to improve existing provision elsewhere in the locality.

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Malvern Community Hospital Site, Lansdowne Crescent, Malvern



KEY -

	SITE BOUNDARY		ACCESS POINTS
	TREES / HEDGE TO BE RETAINED		EXISTING WALL TO BE RETAINED
	TREES TO BE REMOVED	1-5	SEE ENVIRONMENTAL ASSETS PARAS 1-5

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Adopted 4th August 2006