

# REDEVELOPMENT OF THE EXISTING CLEVEDON HOSPITAL SITE, OLD STREET

Welcome to the public exhibition for the proposed redevelopment of the existing Clevedon Hospital site, Old Street, Clevedon. This exhibition provides you with the opportunity to comment on the emerging proposals prior to them being finalised and submitted to North Somerset Council.

We intend to submit an Outline Planning Application on the site to establish the principle of residential development before the end of the year.



## REASONS FOR THE PROPOSAL

The existing Clevedon hospital was built in 1874 and provides 20 beds spread over two levels. The building has been extensively modified over time and as a result its current design and layout mean it cannot be refurbished as a modern hospital.

To this end, the NHS has obtained outline planning permission for the development of a new Community Hospital at Millcross, Clevedon earlier this year. Work is continuing on the detailed design of the new hospital.

Once the new hospital is operational the existing hospital at Old Street will be surplus to requirements. In such circumstances the NHS are duty-bound by Government to obtain the maximum value for the site, with the funds generated from its sale going towards the delivery of health services. As a result, the NHS are seeking planning permission for the demolition and redevelopment of the site for housing in order to provide the maximum financial return for the site. The details will be dealt with by the incoming purchaser, so this application only addresses the principle of residential development on the site.

It has been agreed with North Somerset Council that any consent would be conditioned requiring the delivery of the new hospital prior to demolition.

## THE SITE / LOCATION

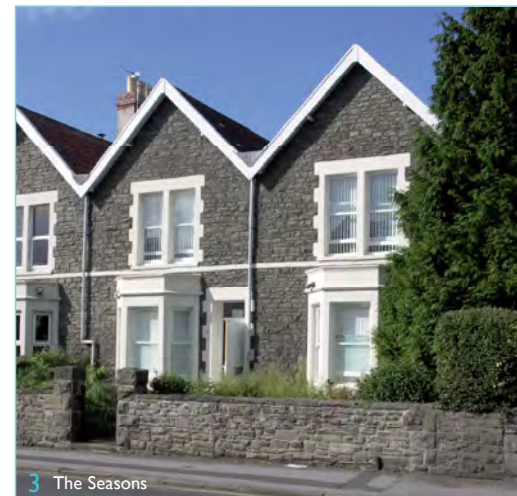
The existing Clevedon Hospital is located on Old Street, Clevedon. The hospital consists of two clinical buildings (plus outbuildings) on a site approximately 1 acre in size.



Existing view down Old Street



2 The main hospital building



3 The Seasons

## PHOTOGRAPHS OF THE EXISTING HOSPITAL SITE AND SURROUNDING AREA

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## PROPOSED SITE LAYOUT

The site layout has been developed through careful consideration of the site characteristics and requirements of the Council's Replacement Local Plan.

- 14 houses
- Off-street parking to the rear of the properties
- Continuation of existing Victorian terrace style of properties
- Front and rear gardens
- 'The Seasons Offices' to be marketed separately for office use

The proposed layout makes optimal use of the site, providing 14 no. 2 and 3 bedroomed properties, all with additional habitable roof spaces.

## OUTLINE PLANNING

The plans on this board are indicative only and have been provided to demonstrate how the site could be developed. This will be determined by the future purchaser.

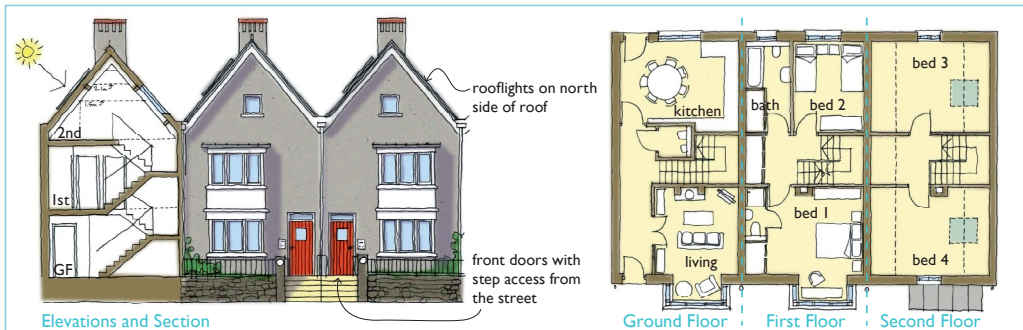
## PROPOSED ACCESS AND PARKING

The existing hospital is accessed at 3 points off Old Street. The proposals seek to retain and upgrade two of the accesses (the eastern and western access points) to serve an internal link road that will provide access to the rear of the properties. 37 car parking spaces are proposed, which is consistent with the maximum standards set by the Council.



## SCALE OF DEVELOPMENT

The proposals are for 2½ storey high residential terraces with accommodation in the roof space. It is considered that this size of building successfully complements the scale and massing of the surrounding residential area. The new houses would sit at the same level as the existing hospital.



## APPEARANCE AND EXTERNAL MATERIALS

The proposed rendered elevations and stone garden walls reflect the surrounding architectural styles and appearance of neighbouring buildings. The finished development will have a positive impact on the area.

## NEXT STEPS

Thank you for reviewing the proposals. Please remember to post your completed questionnaire in the box provided so we can consider your views. Following a review of comments made by you and others the final indicative layout will be prepared. As part of the determination process North Somerset Council will also have a statutory consultation period where further comments on the proposed redevelopment can be made direct to the planning authority.

**Please let us have your views on one of the comment forms provided.**