Redevelopment of St Peter’s Hospital, Chertsey

Aerial photograph - as existing

Masterplan – as proposed

Key Issues –

The site is in healthcare and healthcare related uses and the planning application provides for this to continue.

The purpose of the planning application is to create a framework of development zones and parameters that will allow the determination of future planning applications for individual buildings or works. These zones are based upon operational and ownership boundaries and will enable a coherent and legible site to be created. It is expected that redevelopment of the campus could take up to 20 years to achieve.

The rationalisation and reconfiguration of the site will facilitate major improvements through the demolition of poor quality existing buildings and construction of new buildings.

An assessment of the proposed development has been undertaken and the likely significant environmental effects in terms of the construction works and the completed development. Whilst negative impacts are identified during the construction phase these are limited and generally of a temporary nature.

Overall the proposed development will result in significant benefits with respect to on-site car parking, site legibility, quality of accommodation and sustainability. There will also be significant socio economic benefits for the wider catchment area of the hospital.

Purpose of the project

The site is owned and operated by two NHS Trusts.
- Surrey and Borders Partnership NHS Trust (SABP)
- Ashford and St Peter’s Hospitals NHS Trust (ASPH)

Their site boundaries are complex and restrict operational and management efficiencies. In addition parts of the site have been leased to other parties.
- Servite Housing Association who provide and manage on site staff accommodation
- Runnymede private hospital

The proposed redevelopment will enable the Trusts to rationalise their boundaries and create two distinct operational areas, with shared visitor car parks and other facilities. It will enable the Trusts to transfer land between themselves to create a more well laid out site.

Description of the project

The masterplan seeks to address the dispersed nature of the operational services, through the rationalisation of the estate and the consolidation of acute services in the centre of the main hospital – to form a ‘centre of gravity’ at the site.

The co-location of acute services will allow for greater efficiencies in service delivery and adjacent departments will benefit from the proximity of specialist services.

Many of the hospital’s ancillary services are housed in the ageing, temporary and dispersed building stock and the long term masterplan therefore seeks to draw in these peripheral services into the main body of the site and allow for the phased demolition of redundant stock.
### Lessons learnt

The site lies within the Metropolitan Green Belt and the client’s aspirations had to be reconciled to the guidance within PPG2. The overall footprint and floorspace for future developments were restricted and we learnt that joint clients sometimes have conflicting requirements.

The project required co-ordination of a wide range of design, and engineering skills. We learnt that employing individual site consultants for specific topics is sometimes easier to manage than large consultancies that can provide all services in house.

Site legibility and delivering a workable parking strategy required careful analysis of existing parking habits and then establishing a strategy for the future that was fair and appropriate for patients, staff and visitors.

The masterplan for the site evolved from an understanding and analysis of the existing site. A strategic masterplan provided the basis from which a more detailed masterplan was prepared.

### Lessons learnt cont.

The project required understanding the operation and aspirations of clients who shared the same site but lacked effective co-ordination. We were required to establish relationships with disparate client groups and to work with them.

Planning permission has been granted and the masterplan as provided the basis for subsequent planning applications. These applications are in accordance with the overall strategy, even if implementation is slow due to restricted funding.

### Contact details

- Adrian Keal
  - Broadway Malyan
  - a.keal@broadwaymalyan.com
  - Tel. 01932 845599

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