

3. Proposed Mix of Land Uses

The Trust is seeking approval for a mix of land uses, specified below both in terms of footprint, floorspace and use class, within the red line boundary:

Table 1 : Existing, Retained and Proposed Footprint

EXISTING		Area GIA)	(sqm	Total (sqm GIA)	Area
Footprint of existing estate buildings (hospital and associated uses and staff housing)				38,349	
RETAINED AND NEW		Area GIA)	(sqm	Total (sqm GIA)	Area
Retained Estate					
Class D1	Aspire	1,110			
Class D1	Mike Heaffey	1,282			
Class C3	Eastgate House (conversion to flats)	590			
Perm. dev.	Electrical substations	335			
Class B1 (ancillary to main hospital use)	Spinal Injuries Unit (conversion to Trust offices)	1,510			
Total				4,827	

Continued on next column.

New Build Hospital			
Class C2	Hospital	17,500	
Class C2	10% reserve for expansion	1,750	
Ancillary to main hospital Class C2	FM facility	200	
Perm. dev.	Electrical substations	671	
Total			20,121
Replacement & Educational Uses			
Sui generis	RMCC Parents' House	1,272	
Class D1	Graham Hill Unit	286	
Class D1	Institute of Orthopaedics	2,333	
Class D1	Education Centre	950	
Total			4,841
Total hospital and related uses			29,789
Residential Uses			
Class C3	Staff accommodation	3,060	
Class C3	Housing (West Zone)	2,555	
Class C3	Housing (East Zone)	2,250	
			7,865
TOTAL RETAINED AND NEW BUILD			37,654

APPENDIX 10(a) EXISTING, RETAINED AND PROPOSED LAND USES

Development Zone Land Uses

The total mix of land uses, as set out in Tables 1, 2 and 3, has been broken down into three separate physical areas within the red line boundary. These three areas are known as Development Zones.

The three Development Zones are as set out below and shown on the Overall Parameter Plan (Ref: OP.050.00):

1. West Development Zone (Ref: OP.300.00);
2. Central Development Zone (Ref: OP.100.00); and
3. East Development Zone (Ref: OP.200.01).

The breakdown of land uses and associated maximum floorspace and building heights for each of the three Development Zones is set out in the schedules below.

West Development Zone

	Private Housing	RMCC Building
Maximum Footprint	2, 555 sqm	1, 272 sqm
Maximum Floorspace	5, 100 sqm	3, 700 sqm
Number of Buildings	Minimum 10 Maximum 14	1
North Maximum Height	AOD 149.36	
South Maximum Height	AOD 155.65	
Maximum Parking	1.5 spaces per dwelling	50

Central Development Zone

	New Hospital Building	Institute & Education	Staff Housing
Maximum Footprint	20, 121 sqm	3, 569 sqm	3, 060 sqm
Maximum Floorspace	48, 117 sqm	6, 900 sqm	6, 350 sqm
Maximum Height	AOD 48, 117	AOD 148.10	AOD 148.10
Maximum Parking	780		
Minimum Public Open Space		3000 sqm	

East Development Zone

	Housing
Maximum Footprint	2, 250 sqm
Maximum Floorspace	9,000 sqm
Maximum Height of Buildings	AOD 151.24
Maximum Parking	1.5 Spaces per dwelling

APPENDIX 10 (b) DEVELOPMENT ZONE LAND USES