

 <b>Reigate &amp; Banstead</b> BOROUGH COUNCIL Banstead   Horley   Redhill   Reigate	<b>TO:</b>	PLANNING COMMITTEE
	<b>DATE:</b>	24 <sup>th</sup> April 2024
	<b>REPORT OF:</b>	HEAD OF PLANNING
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<b>AGENDA ITEM:</b>	7	<b>WARD:</b> EWB - Earlswood And Whitebushes

<b>APPLICATION NUMBER:</b>	22/01792/F	<b>VALID:</b>	06/09/2022
<b>APPLICANT:</b>	Surrey And Sussex Healthcare NHS Trust	<b>AGENT:</b>	Fulkers Bailey Russell
<b>LOCATION:</b>	<b>EAST SURREY HOSPITAL, CANADA AVENUE, REDHILL, SURREY, RH1 5RH</b>		
<b>DESCRIPTION:</b>	<b>Retrospective application for a collection of modular buildings, an extension to the East Entrance, VIE and compound and two car parks. As amended on 22/11/2022.</b>		
<b>All plans in this report have been reproduced, are not to scale, and are for illustrative purposes only. The original plans should be viewed/referenced for detail.</b>			

**This application is referred to Committee in accordance with the Constitution as the development exceeds 250sq.metres of additional floor space.**

## SUMMARY

This is a full application for the retrospective development of a collection of modular buildings, and extension to the east entrance to the hospital, VIE compound and associated works, and two car parks at East Surrey Hospital. The site is located within the urban area since the removal of its Green Belt designation by the 2019 Development Management Plan.

The proposed modular buildings are single storey in nature, utilitarian and functional in appearance and within the developed site of the hospital. This form of design within the context of an existing hospital would be acceptable and the majority of the buildings would not be visible from outside the site. The structures are needed in order that the hospital can continue to provide an appropriate level of service to an increasing number of visitors/ patients. The retrospective nature of the applications is regrettable and results from a number of structures being built during the pandemic and the desire of the incoming Head of Capital Projects to ensure all such development was properly regularised.

The delay in determination of the application largely stems from the need for various assessments and information by the County Highways Authority to assess the car parking proposals. The car parking element comprises a 16 space disabled access

carpark close to the entrance to the hospital and a 166 space overflow carpark for staff. These are of a typical design for a carpark being tarmac surfaced and tarmac kerbing around. There are other carparks throughout the site within the context of which they would be acceptable. The hospital has experienced an increase both in the numbers of patients/ visitors to the hospital in recent years, as well as an increase in staff numbers, which is indicated to increase on average 4.5% annually. There is therefore an identified need for increased parking capacity at the hospital. It is noted that there has not been active monitoring of the hospital travel plan since 2019. The County Highway Authority (CHA) has reviewed the submission and acknowledges that there is an increased demand for using the hospital and associated staff however this is not being managed by the existing travel plan as this has not been monitored for a number of years. On this basis the CHA has requested that a new travel plan be required for submission along with a financial contribution of £6150 for the monitoring of this plan. Subject to the application being approved this would be secure by way of a legal agreement. A further condition recommends the provision of electric vehicle charging points.

## **RECOMMENDATION(S)**

Subject to:

(a) the completion of all documentation required to create a planning obligation under Section 106 of the Town and Country Planning Act 1990 (as amended) to secure:

- (i) A new updated Travel Plan, to be submitted to, agreed and approved by the highway authority in consultation with the Local Planning Authority;
- (ii) A monitoring fee of £6150, payable to the County Council for the monitoring and auditing of the travel plan; and
- (iii) The Council's legal costs in preparing the agreement.

Planning permission is **GRANTED** subject to conditions.

## Consultations:

County Highway Authority (CHA): The CHA has reviewed the application and upon thorough assessment has raised no objection subject to conditions regarding the requirement to provide electric vehicle charging points and the provision of an updated Travel Plan.

## Representations:

Letters were sent to neighbouring properties on the 10<sup>th</sup> October 2022. A total of 3 responses have been received, supporting the principle of development and citing the following:

Issue	Paragraph(s)
Community/regeneration benefit	Paragraphs 6.3-6.7 & 6.9-6.14
Economic growth / jobs	Paragraphs 6.3-6.7 & 6.9-6.14
Visual amenity benefits	Paragraphs 6.3-6.7 & 6.9-6.14
Request for more wholistic review of access	Paragraphs 6.9-6.14 (though only able to consider the application as proposed)

## 1.0 Site and Character Appraisal

- 1.1 The application site comprises a number of different locations at the Surrey and Sussex Healthcare NHS Trust East Surrey Hospital site. The site is located in the southern half of the Borough between Redhill and Salfords and occupies a large site to the south of Royal Earlswood Park. There are a number of car parks around the hospital site, with the main car parks to north and east, with smaller areas for parking to the south. The site is located to the east of the A23 Horley Road, which is one of the main roads running north/south through the Borough.
- 1.2 The site lies within the urban area however it is surrounded by the Green Belt on all sides. The site itself is no longer located within the Green Belt. To the west and south east is a Site of Nature Conservation Importance (SNCI). The site is not located within a Flood Zone however a number of areas are located within areas of low, medium and high surface water flooding.

## 2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: The applicant did approach the local planning authority informally for advice prior to submission of the application. The application has been submitted retrospectively.
- 2.2 Improvements secured during the course of the application: additional information in relation to current parking demands and usage at the hospital, and justification for the increased level of parking, has been submitted during the course of the application following in response to comments made by Surrey County Council Highway Officers.

- 2.3 Further improvements could be secured: Further improvements can be secured by way of appropriately worded conditions and informatives, including a condition requiring the submission of an updated travel plan to be regularly monitored on an annual basis.

### 3.0 Relevant Planning and Enforcement History

There is extensive planning history associated with the site. The most recent applications are listed below.

- |     |            |  |                        |
|-----|------------|--|------------------------|
| 3.1 | 05/02366/F | Single storey extension to existing school sports hall to serve as equipment store.  | Granted<br>21/12/2005  |
| 3.2 | 08/00892/F | Construction of a hard surface play area, access pathway and a 2.75m high chain link fence (As amended on 18/06/2008 to show revised siting.   | Granted<br>09/09/2008  |
| 3.3 | 12/00939/F | Parking infrastructure and new road layout   | Granted<br>09/04/2014  |
| 3.3 | 13/00292/F | Proposal to extend the existing western car park to East Surrey Hospital to increase the available staff, visitor and disabled parking and to ease vehicle congestion on the access roads leading to these areas   | Granted<br>09/04/2014  |
| 3.3 | 20/01008/F | Demolition of an existing building enclosure and construction of a replacement two storey building and enclosure to house the new energy facilities and facilitate the relocation of ground floor storage/office to first floor. The energy facilities will include the removal of existing steam boilers and installation of 2x 3,000kg/h steam boiler, the installation of a new CHP plant comprising 1.5 MWe natural gas plant and 1x 2400kg/h composite boiler, the installation of 2x standby oil tanks and a new Transformer Enclosure and associated works. As amended on 27/08/2020, 11/09/2020, 06/10/2020 and on 07/10/2020. | Granted<br>29/10/2020  |
| 3.4 | 21/01862/F | Construction of single storey substation with pitched roof.  | Granted<br>01/10/ 2021 |

3.5	22/00912/F	Minor extension to the existing MRI facility and associated external plant and acoustic screen.	Granted 29/06/2022
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#### 4.0 Proposal and Design Approach

4.1 This is a full application, which has been submitted retrospectively for a collection of modular buildings, an extension to the East Entrance, VIE and compound and two car parks.

4.2 The car parks comprise an increased number of disabled spaces totalling 16 in close proximity to the entrance to the hospital, in addition to an overflow car park to the east of the site, intended for additional staff parking. Both are tarmac surfaced with light grey kerbing and total 166 spaces.

4.3 The modular buildings and extension were installed to facilitate the requirement for additional office space, ward and clinical spaces as well as accessible changing space and a patient discharge unit. The plant compound was installed to accommodate additional medical gas storage. Specifically the following buildings have been erected:

- Changing room block to the north east corner of the main hospital building. A flat roof modular structure 3m in height of grey colour clad walls.
- MRI viewing cabin to the south west of the main hospital building. A flat roof modular structure 2.7m in height, light grey cladding and grey roof. Internally would feature 4 viewing rooms and store room. This would be linked to the hospital via a corridor with a max height of 3.4m accounting for a modest change in ground level at this location.
- A dietetics office to the south east of the hospital, 3.6m in height of similar modular design.
- Single storey extension to the patient discharge unit to the north east corner of the hospital. A modern design with cantilevered roof with rendered finish.
- Kaisen office and vaccination building to the west of the site, modular building 2.8m in height 12m in length.
- New modular office building to the north west of the hospital, accessed via ramps to the north and south of the building.
- VIE compound to the east of the site containing a mix of plant installations, including gas tank and pipework. The facility would be enclosed within a secure compound surrounded by fencing.

- A new ward building to the east of the hospital, a single storey building 3.5m in height. Internally the building would comprise bedspaces and associated facilities, with storage and utility spaces to the southern part of the building.

With the exception of the extension the modular buildings are of a functional, utilitarian design, single storey in scale, and within close proximity to the main hospital building. Whilst it is regrettable that they have been made retrospectively, it is understood that they were undertaken to provide necessary facilities, including during the pandemic and also resulting from a desire to regularise any previously unauthorised developments on the site.

- 4.4 A design and access statement should illustrate the process that has led to the development proposal, and justify the proposal in a structured way, by demonstrating the steps taken to appraise the context of the proposed development. It expects applicants to follow a four-stage design process comprising:  
Assessment;  
Involvement;  
Evaluation; and  
Design.
- 4.5 A planning statement has been submitted in support of the application. Evidence of the applicant’s design approach is set out below:

Assessment	The application does not include an assessment of local character. It is noted that the hospital site is not listed, in a Conservation Area, nor within the Metropolitan Green Belt or Area of Outstanding Natural Beauty (AONB)
	No site features worthy of retention were identified.
Involvement	It is not indicated that community consultation took place.
Evaluation	The statement does not include any evidence of other development options being considered.
Design	The statement explains that the modular buildings would be in keeping with the utilitarian form of the buildings that comprise the hospital complex. They make a positive contribution to the hospital complex and the work carried out by the trust, allowing the hospital to continue to be workable.

- 4.6 Further details of the development are as follows:

Site area	0.6Ha
Existing use	Hospital (Class E(e))
Proposed use	Hospital (Class E(e)) Unchanged
Existing parking spaces	2087

Proposed parking spaces	2087
Parking standard	1 space per 3 daily visitors

## 5.0 Policy Context

### 5.1 Designation

Urban Area

Adjacent to ancient semi-natural woodland

### 5.2 Reigate and Banstead Core Strategy

CS1(Sustainable Development)  
CS5 (Valued People/Economic Development),  
CS10 (Sustainable Development),  
CS11 (Sustainable Construction)

### 5.3 Reigate & Banstead Development Management Plan 2019

Design	DES1
Transport, Access and Parking	TAP1 Annex 4
Community Facilities	INF2

### 5.4 Other Material Considerations

National Planning Policy Framework  
2023

National Planning Practice Guidance

Supplementary Planning Guidance	Surrey Design Local Distinctiveness Design Guide
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Other	Human Rights Act 1998 Community Infrastructure Levy Regulations 2010
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## 6.0 Assessment

6.1 This application seeks retrospective planning permission for a collection of modular buildings, an extension to the East Entrance, VIE and compound and two car parks. As amended on 22/11/2022.

6.2 The main issues to consider are:

- Design Assessment
- Impact on Neighbour Amenity
- Parking and Highway Matters

### Design Assessment

- 6.3 East Surrey Hospital is classed as a community facility for the purposes of Policy INF2 of the Councils Development Management Plan 2019. Under this policy proposals for the provision of new community, sports and recreational facilities will be encouraged provided:
- a. There is an identified local need which cannot be met from the use of the existing stock of community premises.
  - b. The site would be easily and safely accessible to the local community; and
  - c. The proposed development would have no adverse impact on residential amenity or character of the area.
- 6.4 Policy DES1 requires development to, amongst other things, respect the character of the surrounding area.
- 6.5 The proposed buildings are spread throughout the site however they would all be within the confines of, or in close proximity to, the existing hospital building. Whilst they would be of a utilitarian, more functional design, given their uses within the context of existing hospital and associated buildings on site, which vary greatly in terms of their appearance, this would be acceptable. The hospital has, over a number of years, experienced increased demand with regard to numbers of patients. This has increased in recent years due to a number of services being relocated from Crawley Hospital to the site. It is also proposed to develop a new endoscopy unit at the hospital at a later date, which would give rise to further patients.
- 6.6 Similarly the hospital has experienced an increase in staff numbers over recent years, with the applicants advising that levels have increased by 4.5% on average year on year. Therefore, whilst the carparks, in particular the staff overflow carpark, contribute a substantial amount of hard surfacing/ built form within the site, the additional parking is needed to accommodate these identified increases. In any case the appearance would not result in harm to the appearance of the wider area than existing development. The buildings and carparks allows the hospital to continue to provide necessary services in order to continue to meet the health needs of the borough.
- 6.7 In view of the above considerations the development is considered acceptable with regard to impact on the character of the area, in accordance with Policy DES1 of the DMP 2019.

### Impact on neighbouring amenity

- 6.8 The hospital is largely contained with its' own site, however it is noted that some residential use does feature to the southern part of the site around Canada Drive. However, most of the buildings proposed would be located away from these, the closest being the MRI related buildings. These however would be obscured by intervening trees that currently occupy the middle of the site. In any case the single storey scale of these structures would not be impactful. The car parks are located away from any residential development such that they would not give rise to substantially greater levels of harm. On this basis the development is considered acceptable with regard to impact on neighbouring amenity.

### Parking and Highway Matters

- 6.9 As stated earlier in this report two car parks have been provided in the form of an overflow car park to the east of the site and an expanded disabled car park to the immediate north of the hospital near to the entrance. In total there would be 182 additional parking spaces, meaning the total of spaces across the hospital site is 2087.
- 6.10 The applicant has, during the course of the application, provided additional information to justify the increase in parking. The hospital has, over a number of years, experienced increased demand with regard to numbers of patients and visitors. The average weekday numbers of visitors/ patients is 1752. This has increased in recent years due, in part, to a number of services being relocated from Crawley Hospital to the site. In addition, it is proposed to establish a new endoscopy unit, due to be developed at the hospital at a later date, which would give rise to further patients needing to attend the site.
- 6.11 In terms of current staffing levels the applicant advises that the quantum of full-time equivalent staff totals 5275 FTE staff and 1716 bank staff, 6691 in total. On an average weekday a total of 2200 staff are likely to be on site at anyone time. It is noted that staff numbers have been increasing year on year by 4.5% which will continue to increase parking demand over time. In order to control parking requirements within the site a number of initiatives have been in place, including a permit scheme for staff.
- 6.12 Planning application 13/00292/F, granted in 2014, was approved with the requirement that the hospital to develop and maintain a travel plan, secured and maintained via a legal agreement. However monitoring reports for this travel plan have not been submitted to County Highway Authority (CHA) for review since 2019 and were not submitted in the years 2015 and 2017. It is therefore considered reasonable to require a new travel plan to be submitted, secured via a legal agreement. This will allow for effective management of how users of the hospital travel to the site.
- 6.13 A further condition requiring the provision of 33 charging points for the overflow car park and for 3 of the disabled space.

- 6.14 Subject to compliance with the condition and submission of an acceptable travel plan the development would be acceptable, and would comply Policy TAP1 of the DMP 2019.

## CONDITIONS

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.  
Reason: To comply with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

Plan Type	Reference	Version	Date
Site Layout Plan	3623-FBR-A12-GF-DR-A-260	P.01	10.08.2022
Site Layout Plan	3623-FBR-A11-GF-DR-A-255	P.01	10.08.2022
Elevation Plan	3623-FBR-A10-GF-DR-A-251	P.01	10.08.2022
Floor Plan	3623-FBR-A10-GF-DR-A-250	P.01	10.08.2022
Elevation Plan	3623-FBR-A8-GF-DR-A-241	P.01	10.08.2022
Floor Plan	3623-FBR-A8-GF-DR-A-240	P.01	10.08.2022
Proposed Plans	3623-FBR-A7-GF-DR-A-235	P.01	10.08.2022
Proposed Plans	3623-FBR-A6-GF-DR-A-230	P.01	10.08.2022
Elevation Plan	3623-FBR-A5-GF-DR-A-226	P.01	10.08.2022
Floor Plan	3623-FBR-A5-GF-DR-A-225	P.01	10.08.2022
Proposed Plans	3623-FBR-A4-GF-DR-A-220	P.01	10.08.2022
Elevation Plan	3623-FBR-A3-GF-DR-A-217	P.01	10.08.2022
Floor Plan	3623-FBR-A3-GF-DR-A-215	P.01	10.08.2022
Elevation Plan	3623-FBR-A3-GF-DR-A-216	P.01	10.08.2022
Proposed Plans	3623-FBR-A2-GF-DR-A-210	P.01	10.08.2022
Proposed Plans	3623-FBR-A1-GF-DR-A-205	P.01	10.08.2022
Location Plan	2623-FBR-A0-GF-DR-A-100	P.01	06.09.2022
Location Plan	3623-FBR-A0-GF-DR-A-100	P03	05.09.2022

2. Within three months of planning permission a revised Travel Plan shall be submitted for the written approval of the Local Planning Authority to take account of development and use of the site to date in accordance with the sustainable development aims and objectives of the National Planning Policy

Framework 2021, and Surrey County Council's "Travel Plans Good Practice Guide", and in general accordance with the existing travel plan. And then the approved Travel Plan shall be implemented upon approval of the travel plan and for each and every subsequent occupation of the development, thereafter maintain and develop the Travel Plan to the satisfaction of the Local Planning Authority.

Reason: The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2021 and Policy TAP1 Parking, access , and Servicing TAP2 Airport Car Parking and DES8 Construction Management of the Reigate and Banstead Local Plan Development Management Plan September 2019 and Reigate and Banstead Core Strategy 2014 Policy CS17 (Travel Options and Accessibility).

3. Within three months of planning permission the hospital shall submit details to include 33 of the proposed standard and 3 of the disabled driver parking spaces are provided with a fast charge socket (current minimum requirement: 7kw Mode 3 with Type 2 connector - 230 v AC 32 amp single phase dedicated supply) and a further 33 of the proposed standard and 3 of the disabled driver parking spaces are provided with an electric supply to accommodate an electric vehicle charging point, and then the approved details shall be implemented within three months of their approval.

Reason: The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2021 and Policy TAP1 Parking, access , and Servicing TAP2 Airport Car Parking and DES8 Construction Management of the Reigate and Banstead Local Plan Development Management Plan September 2019 and Reigate and Banstead Core Strategy 2014 Policy CS17 (Travel Options and Accessibility).

4. The materials to be used in the construction of the external surfaces of the development shall be constructed in accordance with the materials as specified within the application and there shall be no variation without prior approval and agreement in writing with the Local Planning Authority.

Reason: To ensure that a satisfactory external appearance is achieved of the development with regard to Reigate and Banstead Development Management Plan 2019 policy DES1.

## INFORMATIVES

1. Your attention is drawn to the safety benefits of installing sprinkler systems as an integral part of new development. Further information is available at [www.firesprinklers.info](http://www.firesprinklers.info).

2. The applicant is encouraged to provide renewable technology within the development hereby permitted in order to reduce greenhouse gas emissions.
3. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
4. Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The Highway Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage.
5. The applicant is expected to ensure the safe operation of all construction traffic in order to prevent unnecessary disturbance obstruction and inconvenience to other highway users. Care should be taken to ensure that the waiting, parking, loading and unloading of construction vehicles does not hinder the free flow of any carriageway, footway, bridleway, footpath, cycle route, right of way or private driveway or entrance. Where repeated problems occur the Highway Authority may use available powers under the terms of the Highways Act 1980 to ensure the safe operation of the highway.
6. It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Electric Vehicle Charging Points shall be provided in accordance with the Surrey County Council Vehicular, Cycle and Electric Vehicle Parking Guidance for New Development 2022. Where undercover parking areas (multi-storey car parks, basement or undercroft parking) are proposed, the developer and LPA should liaise with Building Control Teams and the Local Fire Service to understand any additional requirements. If an active connection costs on average more than £3600 to install, the developer must provide cabling (defined as a 'cabled route' within the 2022 Building Regulations) and two formal quotes from the distribution network operator showing this.
7. The applicant is encouraged to pursue a long-term development strategy for the site to help avoid the need for retrospective applications and enable a shared vision for the hospital's future.
8. The applicant is reminded that building regulations may also be required in addition to planning permission. For more information please contact Southern Building Control - [theteam@southernbcp.co.uk](mailto:theteam@southernbcp.co.uk)

## **REASON FOR PERMISSION**

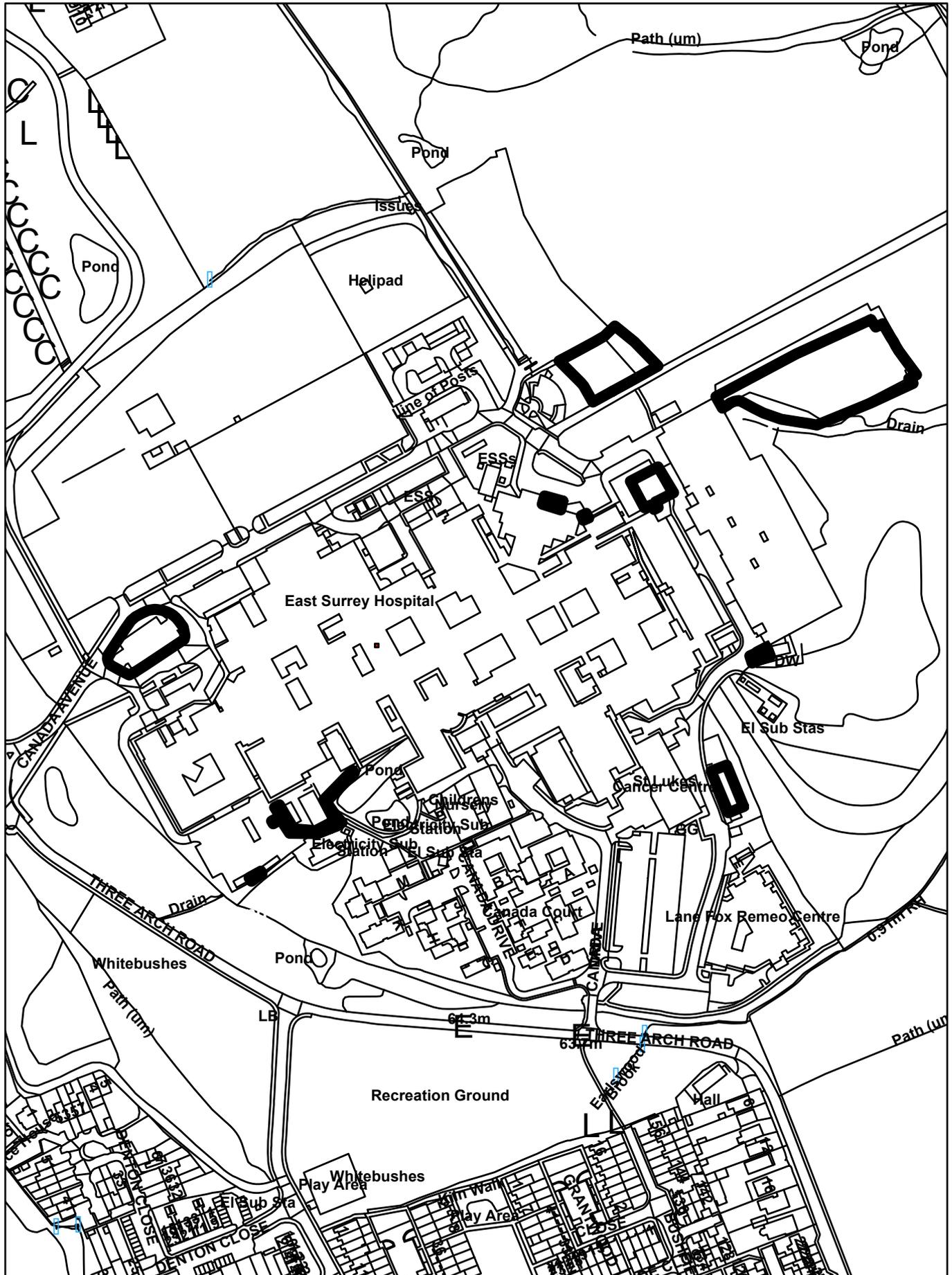
The development hereby permitted has been assessed against Development Management Plan policies DES1, TAP1, and INF2 and material considerations, including third party representations. It has been concluded that the development is

in accordance with the development plan and there are no material considerations that justify refusal in the public interest.

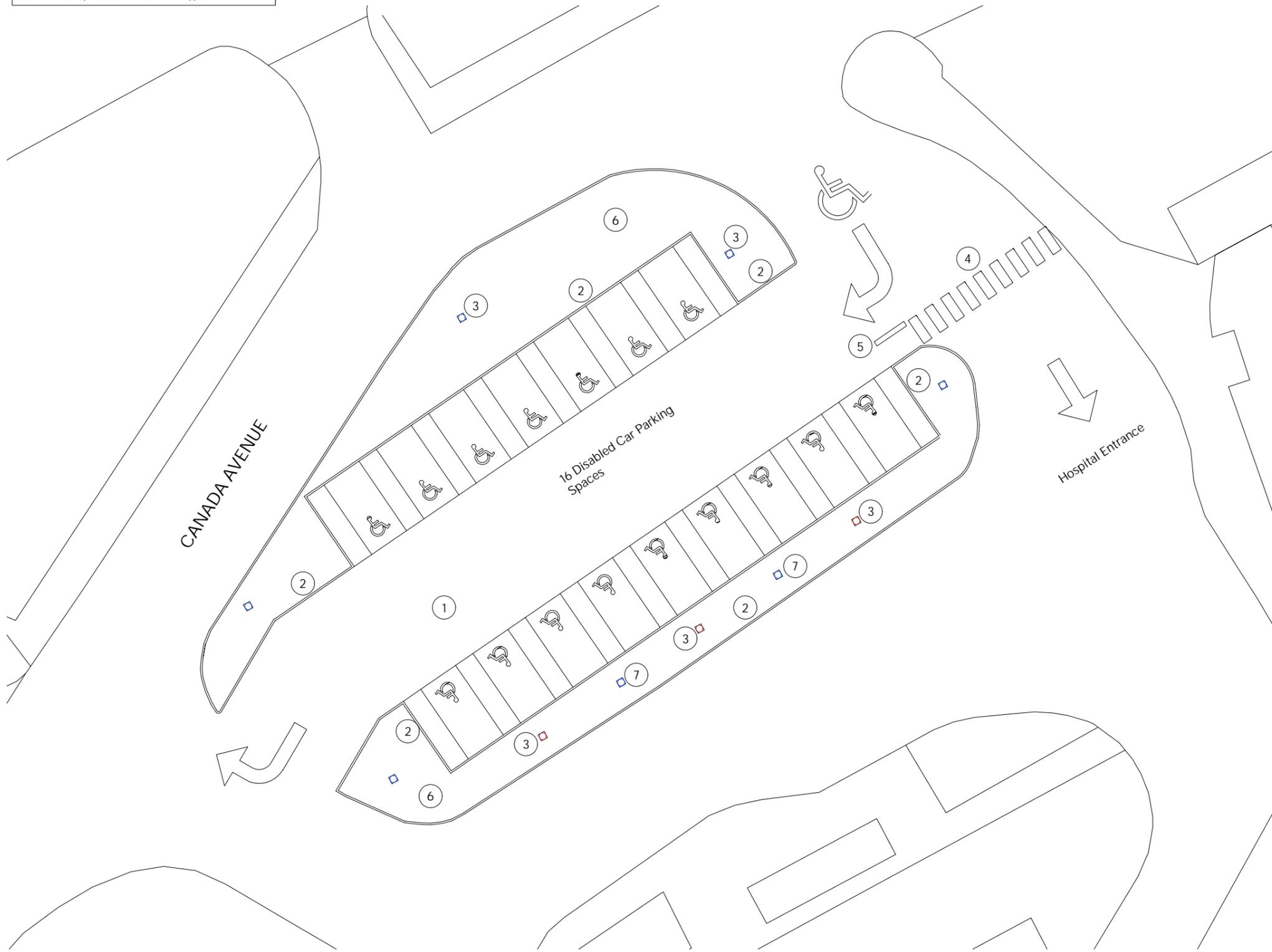
### **Proactive and Positive Statements**

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development where possible, as set out within the National Planning Policy Framework.

# 22/01792/F - East Surrey Hospital, Canada Avenue, Redhill



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**Disabled Car Park**  
Location Plan NTS

**Disabled Car Park Plan**  
As Built

1:250

KEY TO MATERIALS	
1	Tarmacadam car park finish
2	Light grey concrete kerb
3	Light
4	Pedestrian crossing
5	Pedestrian safety barrier
6	Grass
7	Flag pole



P01	Issued for Planning	24.06.22	AW
rev.	description	date	chkd.

client :  
**Surrey and Sussex NHS Trust**

project :  
**East Surrey Hospital  
Canada Avenue Redhill, Surrey, RH1 5RH  
Retrospective Planning Application**

drawing title :  
**Disabled Car Park  
Plan As Built**

**Fulkers Bailey Russell**

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drawn: CK	chkd: AW	date: June 2022
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proj no : <b>22 3623</b>	scale: 1:250 @ A3
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identifier :  
**3623-FBR-A11-GF-DR-A-255**

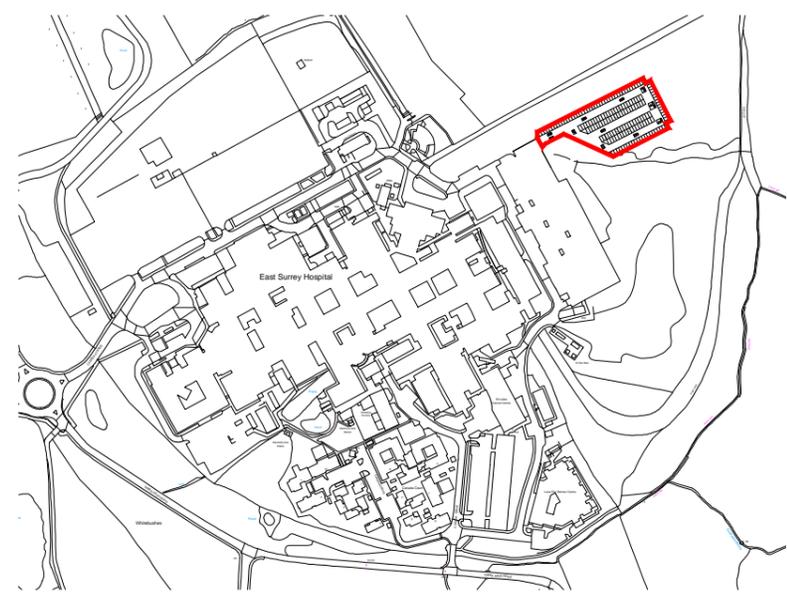
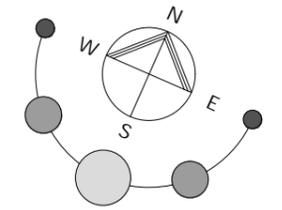
status: <b>S4 (For Planning)</b>	rev no: P.01
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Overflow Car Park from East Staff Car Park  
As Built

1:500

KEY TO MATERIALS	
①	Tarmacadam car park finish
②	Light grey concrete flush kerb
③	East Staff Car Park



Overflow Car Park from East Staff Car Park  
Location Plan

1:500

P01	Issued for Planning	24.06.22	AW
rev.	description	date	chkd.

client :  
**Surrey and Sussex NHS Trust**

project :  
**East Surrey Hospital  
Canada Avenue Redhill, Surrey, RH1 5RH  
Retrospective Planning Application**

drawing title :  
**Overflow Car Park from East Staff Car Park  
Plan As Built**

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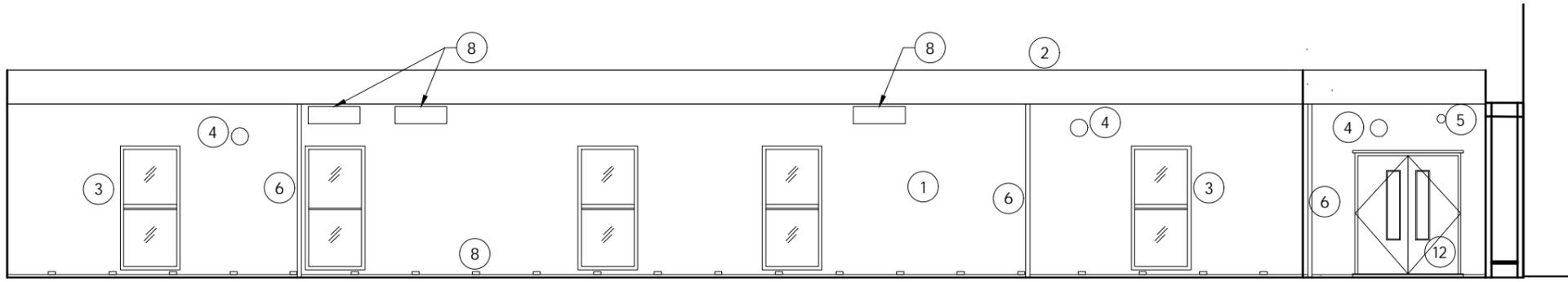
drawn: CK	chkd: AW	date: June 2022
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proj no: 22 3623	scale: 1:500 @ A3
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identifier :  
**3623-FBR-A12-GF-DR-A-260**

status: S4 (For Planning)	rev no: P.01
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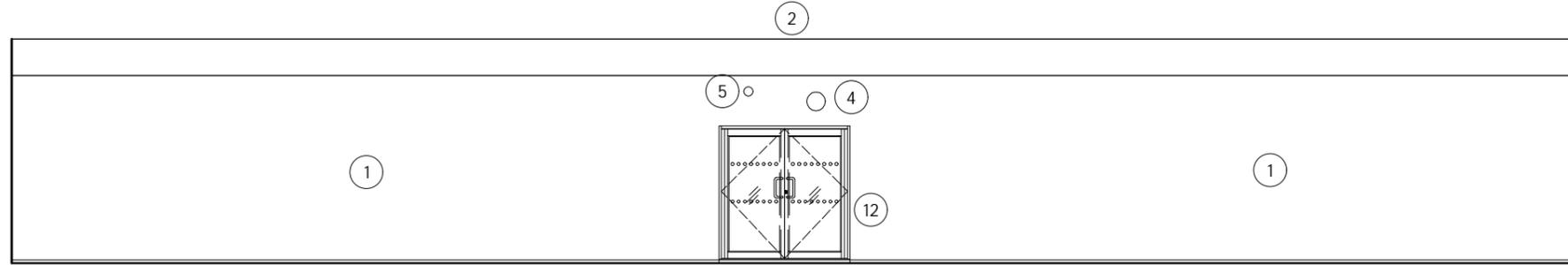




Elevation A of Smallfield Ward

As Built

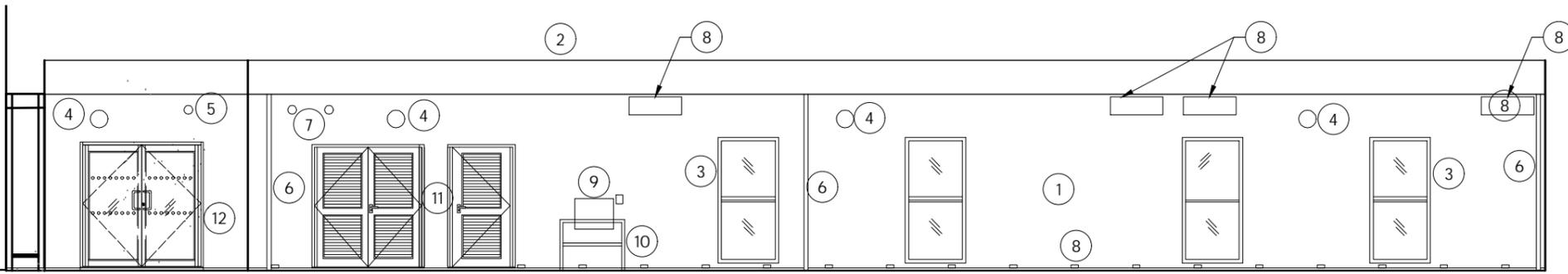
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Elevation B of Smallfield Ward

As Built

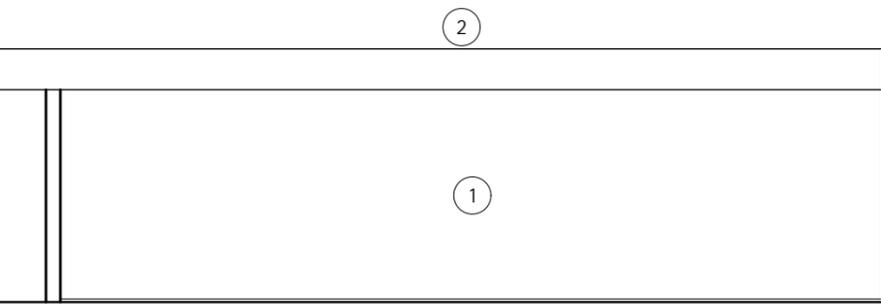
1:100



Elevation C of Smallfield Ward

As Built

1:100



Elevation D of Smallfield Ward

As Built

1:100

KEY TO MATERIALS	
1	Blue and grey cladding
2	Dark grey flat roof
3	Dark grey double glazed windows
4	light
5	Camera
6	Dark grey rwp
7	Extract
8	Vents
9	Air conditioning unit
10	Guardrail
11	Dark grey plant doors
12	Dark grey entrance doors

P01	Issued for Planning	24.06.22	AW
rev.	description	date	chkd.

client :  
Surrey and Sussex NHS Trust

project :  
East Surrey Hospital  
Canada Avenue Redhill, Surrey, RH1 5RH  
Retrospective Planning Application

drawing title :  
Building 36 : Smallfield Ward  
Elevations As Built

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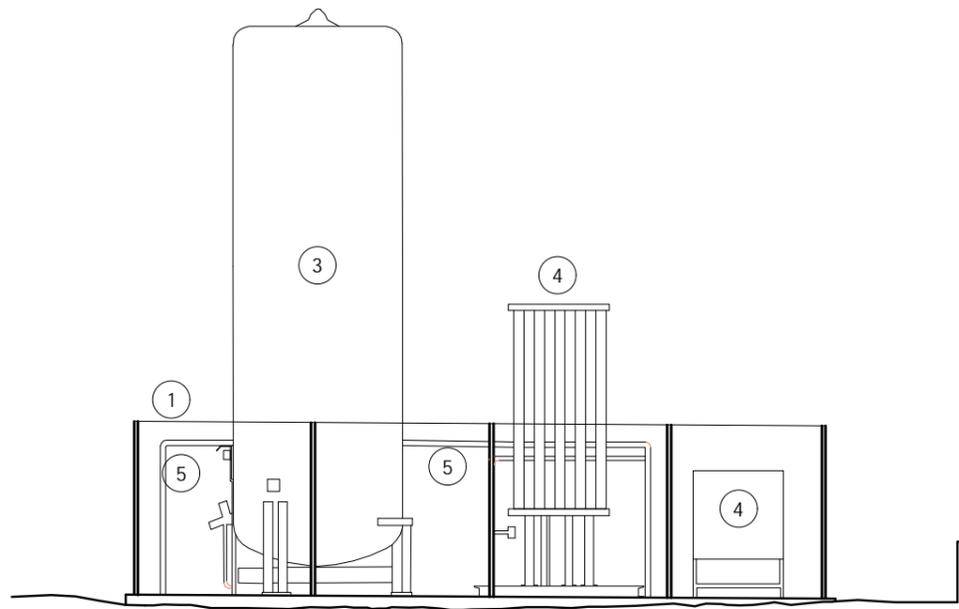
drawn: CK	chkd: AW	date: June 2022
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proj no : 22 3623	scale: 1:100 @ A3
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identifier :  
3623-FBR-A5-GF-DR-A-226

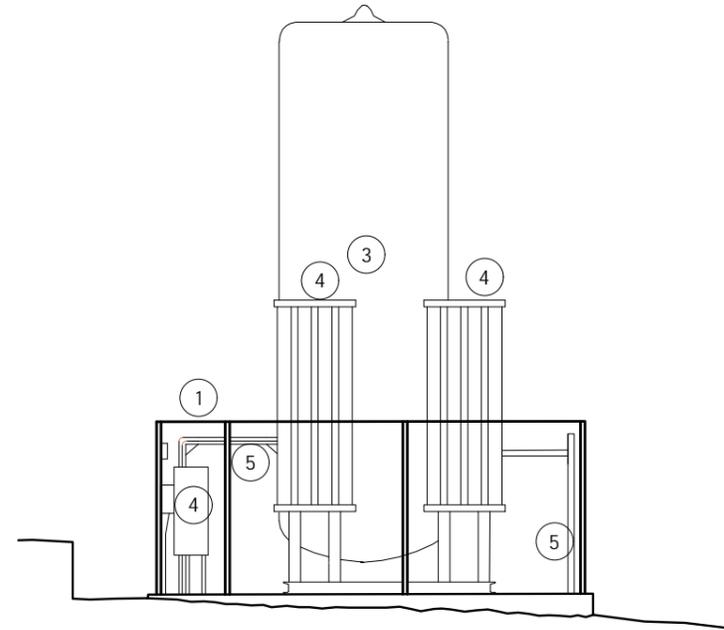
status: S4 (For Planning)	rev no: P.01
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Elevation A  
As Built

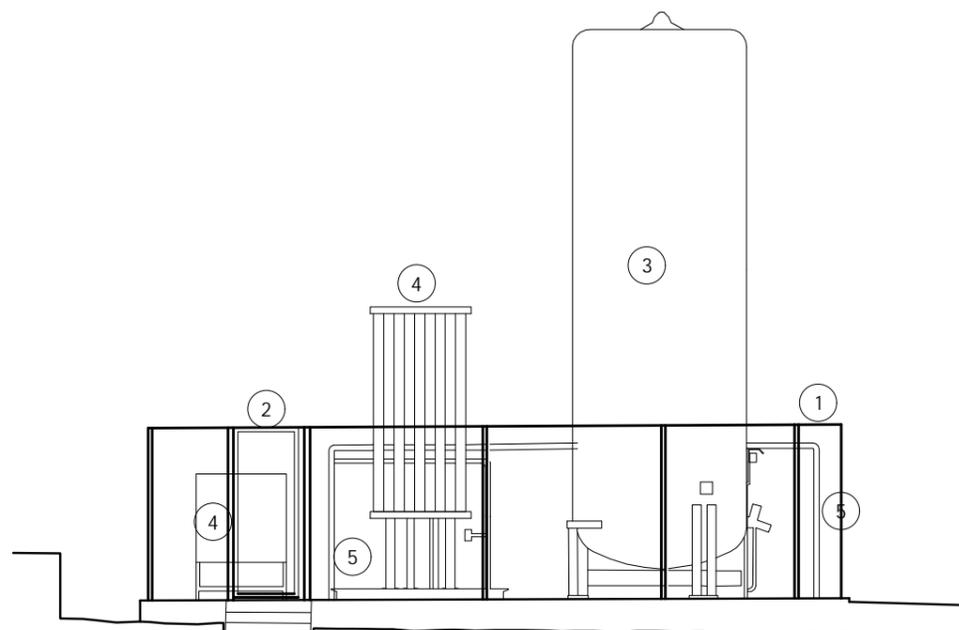
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Elevation B  
As Built

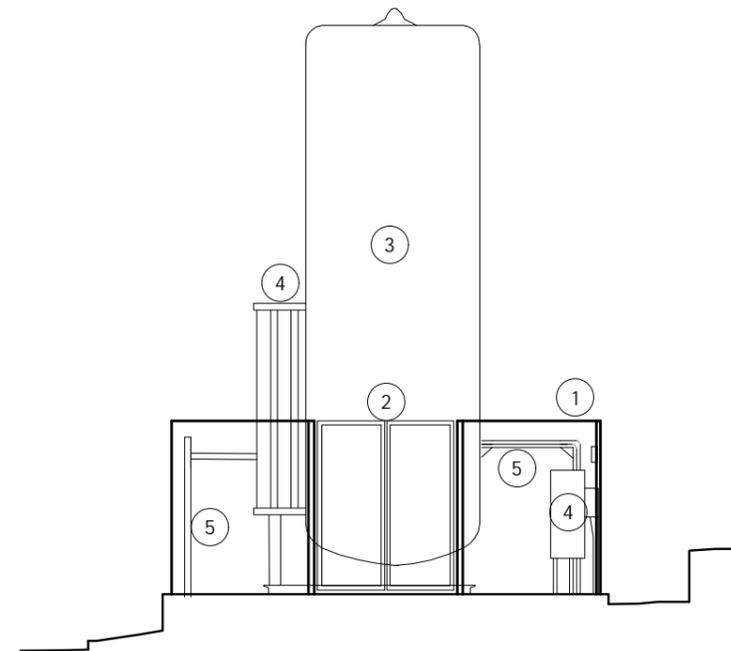
1:100

KEY TO MATERIALS	
1	Metal fence
2	Metal gate
3	Tank
4	Plant
5	Plant pipes



Elevation C  
As Built

1:100



Elevation D  
As Built

1:100



rev.	description	date	chkd.
P01	Issued for Planning	24.06.22	AW

client :

Surrey and Sussex NHS Trust

project :

East Surrey Hospital  
Canada Avenue Redhill, Surrey, RH1 5RH  
Retrospective Planning Application

drawing title :

Building 39 : New VIE and Compound  
Elevations As Built

**Fulkers Bailey Russell**

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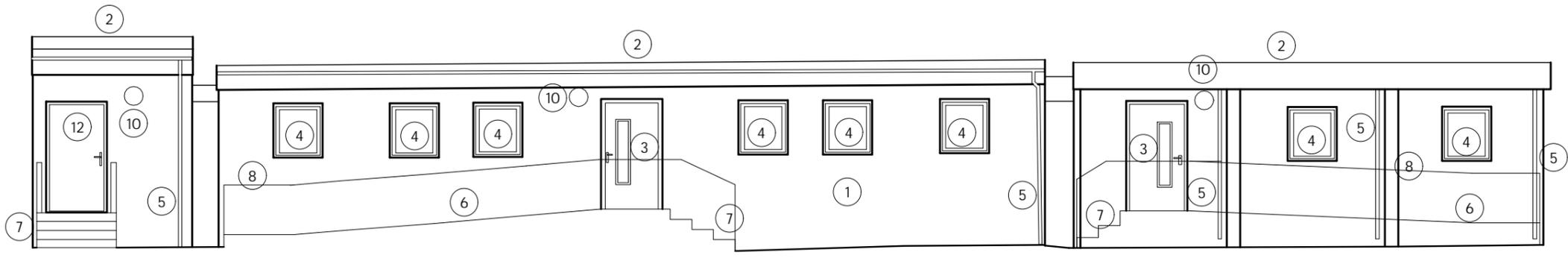
drawn: CK	chkd: AW	date: June 2022
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proj no: 22 3623	scale: 1:100 @ A3
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identifier :

3623-FBR-A8-GF-DR-A-241

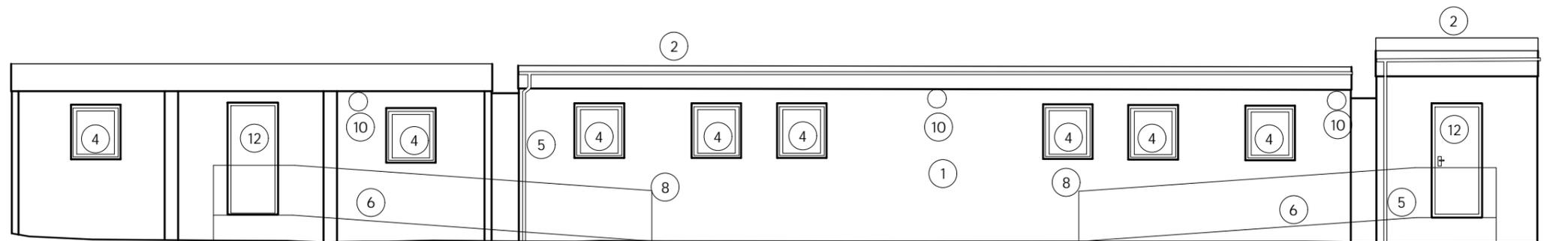
status: S4 (For Planning)	rev no: P.01
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Elevation A

As Built

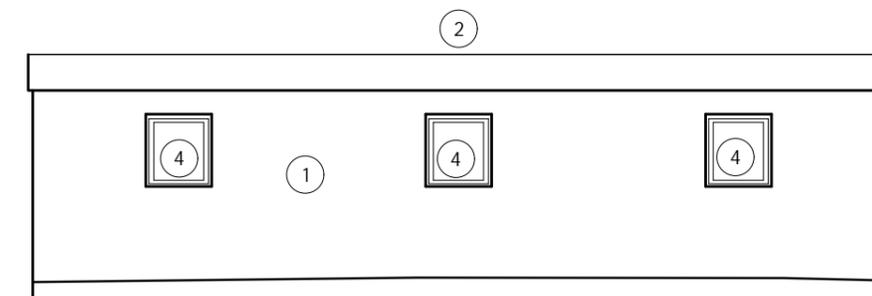
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Elevation C

As Built

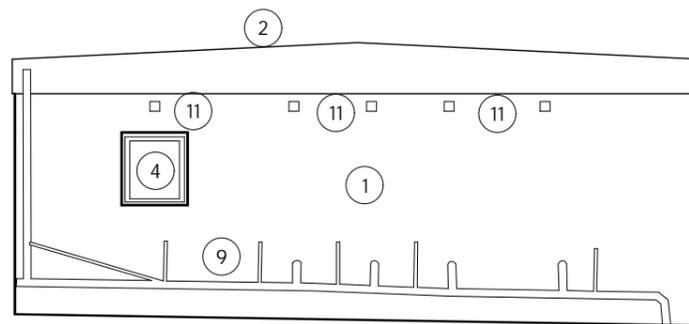
1:100



Elevation B

As Built

1:100



Elevation D

As Built

1:100

KEY TO MATERIALS

- ① Light green and grey cladding
- ② Dark grey flat roof
- ③ Dark grey entrance door
- ④ White double glazed windows
- ⑤ Dark grey rwp
- ⑥ Ramp
- ⑦ Stairs
- ⑧ Yellow guardrails
- ⑨ Pipework
- ⑩ Light
- ⑪ Vent
- ⑫ Fire escape door

P01	Issued for Planning	24.06.22	AW
rev.	description	date	chkd.

client :

Surrey and Sussex NHS Trust

project :

East Surrey Hospital  
Canada Avenue Redhill, Surrey, RH1 5RH  
Retrospective Planning Application

drawing title :

Building 41 : New Modular Building  
Elevations As Built

**Fulkers Bailey Russell**

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drawn: CK	chkd: AW	date: June 2022
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proj no: 22 3623	scale: 1:100 @ A3
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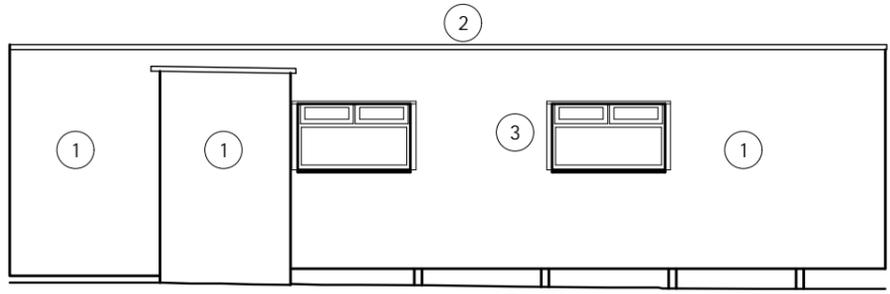
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3623-FBR-A10-GF-DR-A-251

status: S4 (For Planning)	rev no: P.01
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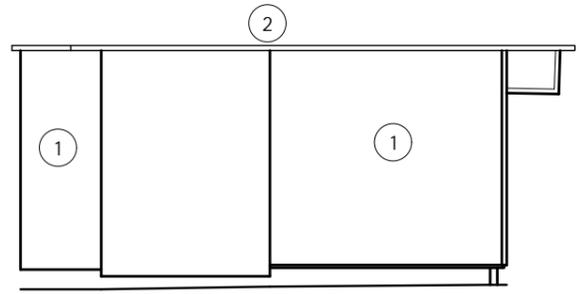
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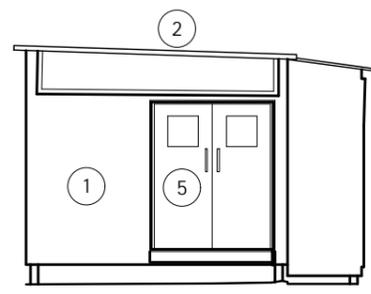
Elevation R of MRI Corridor  
As Built

1:100



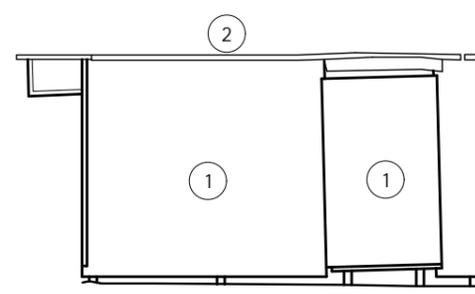
Elevation Q of MRI Corridor  
As Built

1:100



Elevation P of MRI Corridor  
As Built

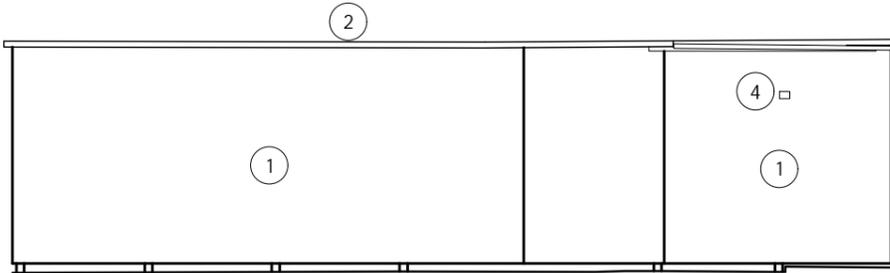
1:100



Elevation O of MRI Corridor  
As Built

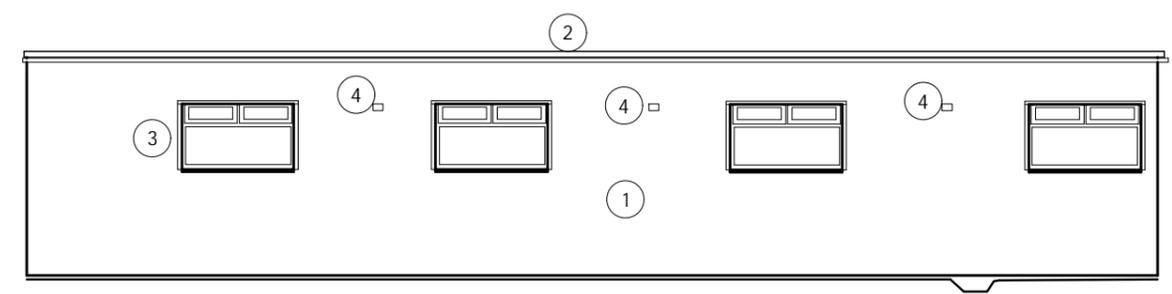
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KEY TO MATERIALS	
1	Light grey cladding
2	Grey flat roof
3	White double glazed windows
4	Light
5	White entrance door



Elevation N of MRI Corridor  
As Built

1:100



Elevation M of MRI Corridor  
As Built

1:100

P01 Issued for Planning 24.06.22 AW

rev.	description	date	chkd.

client :  
**Surrey and Sussex NHS Trust**

project :  
**East Surrey Hospital  
Canada Avenue Redhill, Surrey, RH1 5RH  
Retrospective Planning Application**

drawing title :  
**Building 34 : Corridor to Temporary MRI  
Elevations M to R As Built**

**Fulkers Bailey Russell**

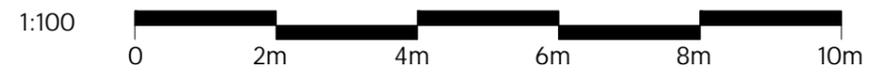
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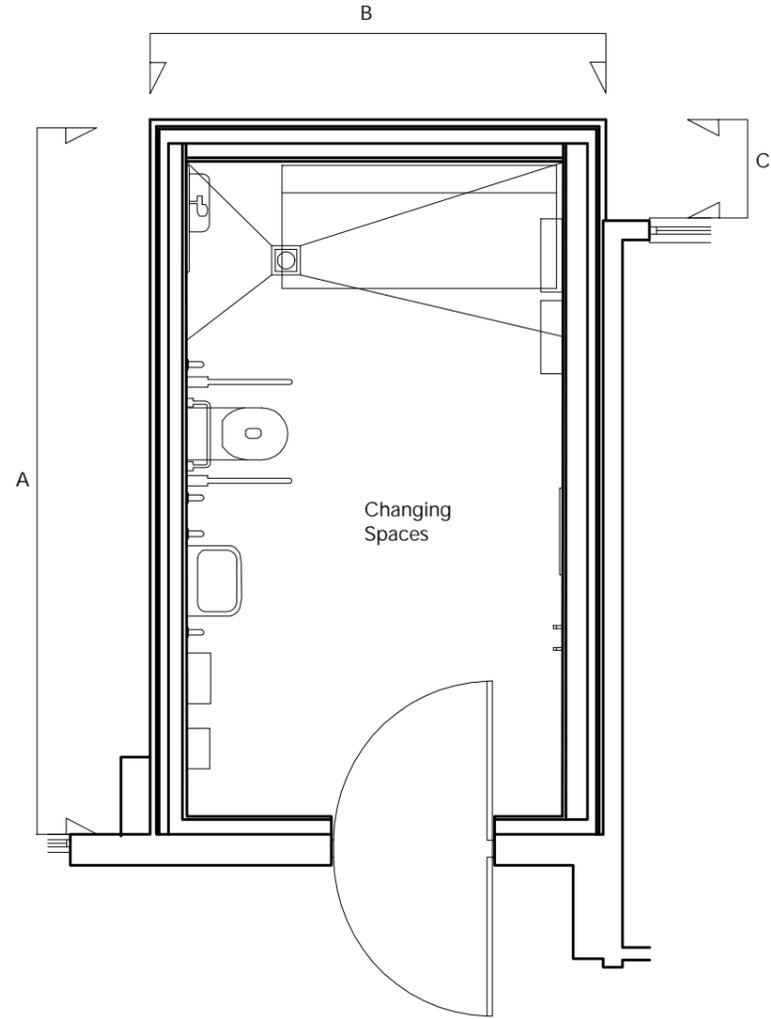
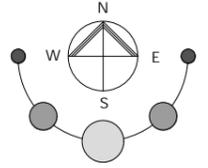
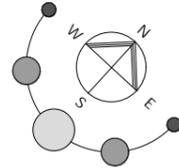
drawn: CK chkd: AW date: June 2022

proj no: 22 3623 scale: 1:100 @ A3

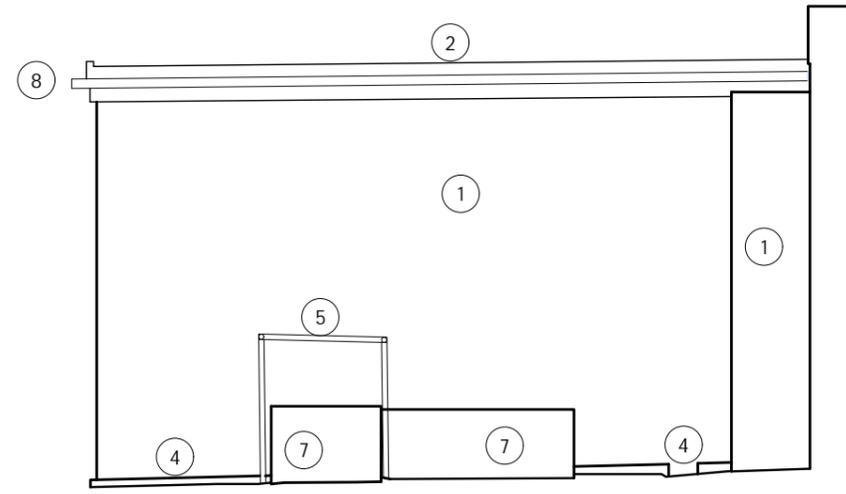
identifier :  
**3623-FBR-A3-GF-DR-A-217**

status: **S4 (For Planning)** rev no: P.01

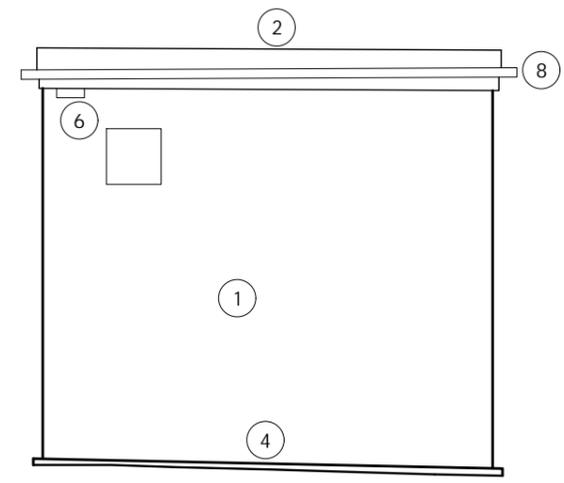




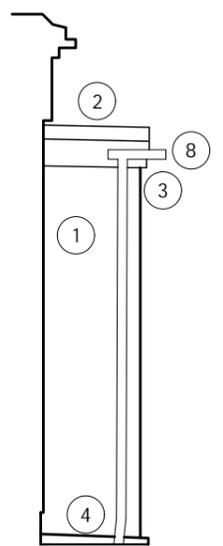
Plan of Changing Spaces  
As Built 1:50



Elevation A  
As Built 1:50

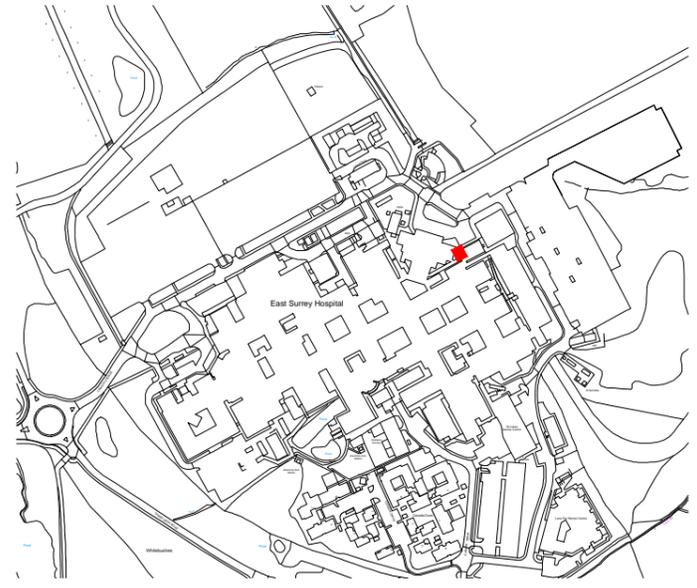


Elevation B  
As Built 1:50



Elevation C  
As Built 1:50

KEY TO MATERIALS	
1	Grey cladding
2	White flat roof
3	White RWP
4	Concrete kerb
5	Railing to protect timber access duct
6	Vents
7	Grey timber access duct to plumbing
8	White gutter



Changing Places  
Location Plan NTS

rev.	description	date	chkd.
PO1	Issued for Planning	24.06.22	AW

client :  
Surrey and Sussex NHS Trust

project :  
East Surrey Hospital  
Canada Avenue Redhill, Surrey, RH1 5RH  
Retrospective Planning Application

drawing title :  
Building 15A : Changing Places  
Plan and Elevations As Built

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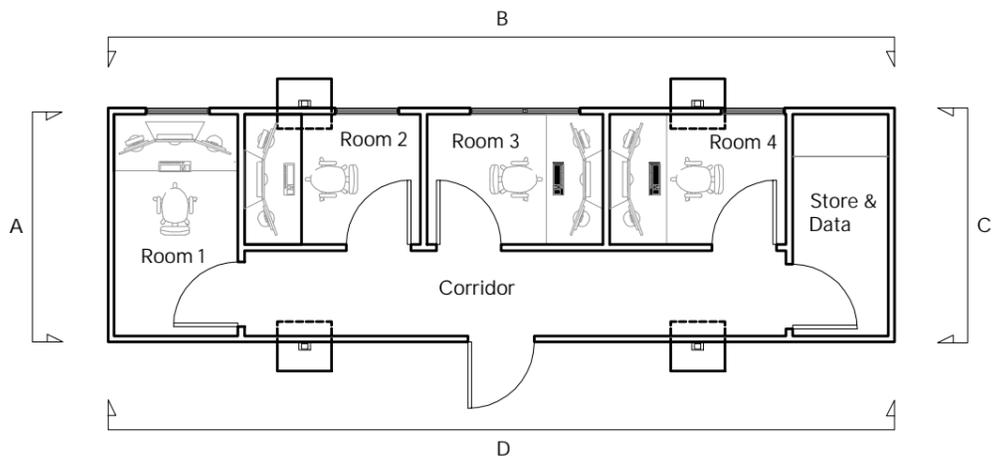
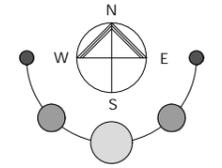
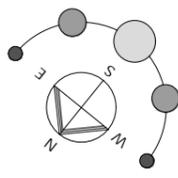
drawn: CK	chkd: AW	date: June 2022
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proj no : 22 3623	scale: 1:50 @ A3
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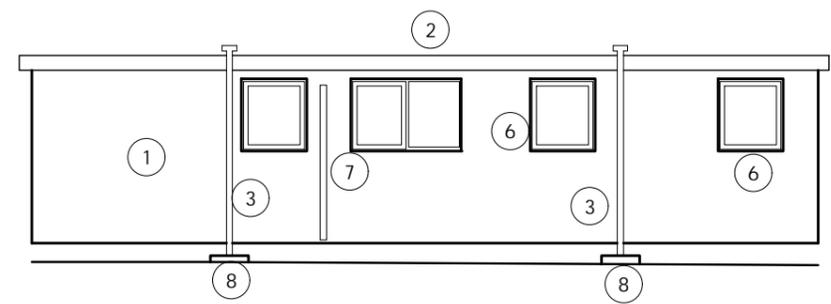
identifier :  
3623-FBR-A2-GF-DR-A-210

status: S4 (For Planning)	rev no: P.01
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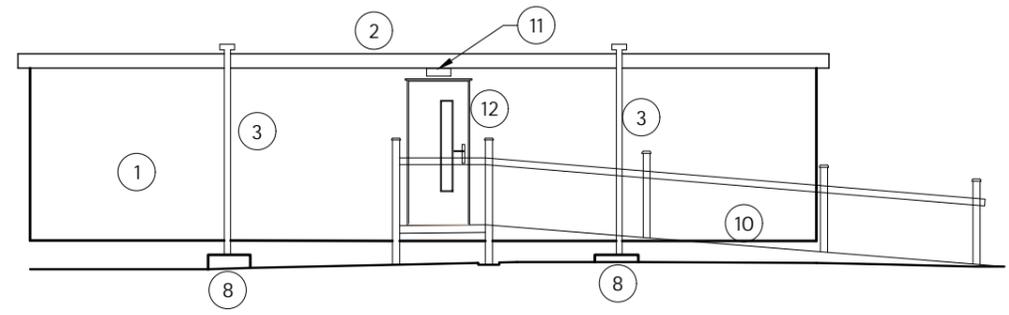




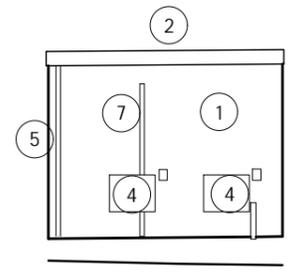
Plan of the MRI Viewing Cabin  
As Built 1:100



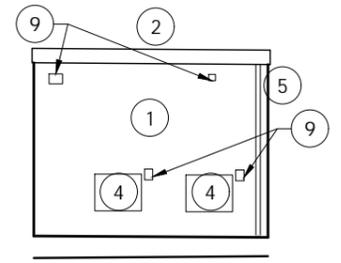
Elevation B  
As Built 1:100



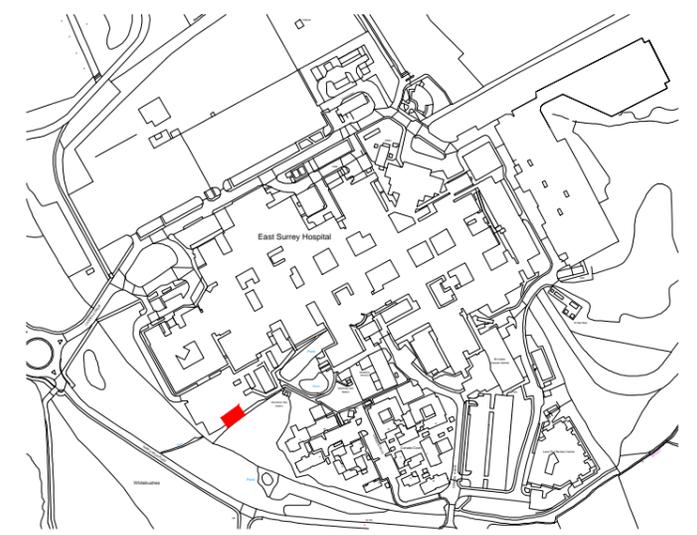
Elevation D  
As Built 1:100



Elevation A  
As Built 1:100



Elevation C  
As Built 1:100



MRI Viewing Cabin  
Location Plan NTS

**KEY TO MATERIALS**

- 1 Light grey cladding
- 2 Grey flat roof
- 3 Metal support for modular building
- 4 Air conditioning unit
- 5 White RWP
- 6 Grey double glazed windows
- 7 Ducting
- 8 Concrete support for modular building
- 9 Electrical points
- 10 Timber ramp with guardrail
- 11 Light
- 12 Dark grey entrance door

P01	Issued for Planning	24.06.22	AW
rev.	description	date	chkd.

client :  
**Surrey and Sussex NHS Trust**

project :  
**East Surrey Hospital  
Canada Avenue Redhill, Surrey, RH1 5RH  
Retrospective Planning Application**

drawing title :  
**Building 37 : MRI Viewing Cabin  
Plan and Elevations As Built**

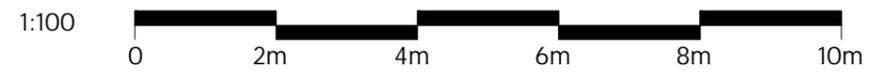
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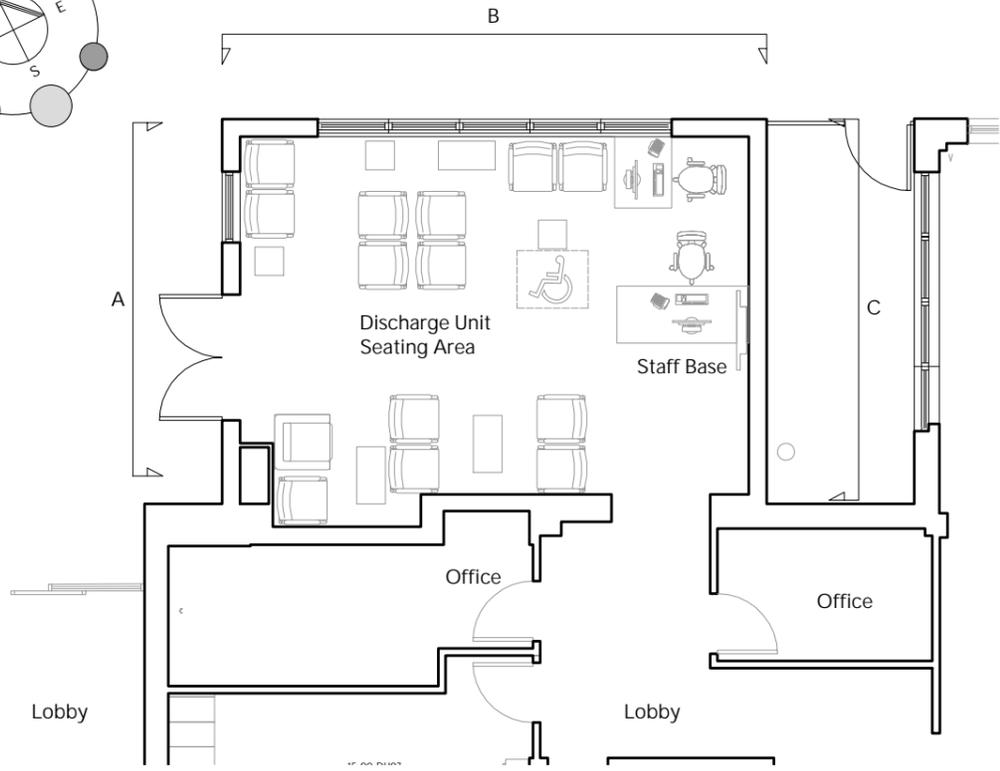
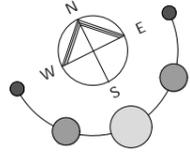
drawn: CK	chkd: AW	date: June 2022
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proj no : 22 3623	scale: 1:100 @ A3
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identifier :  
**3623-FBR-A6-GF-DR-A-230**

status: S4 (For Planning)	rev no: P.01
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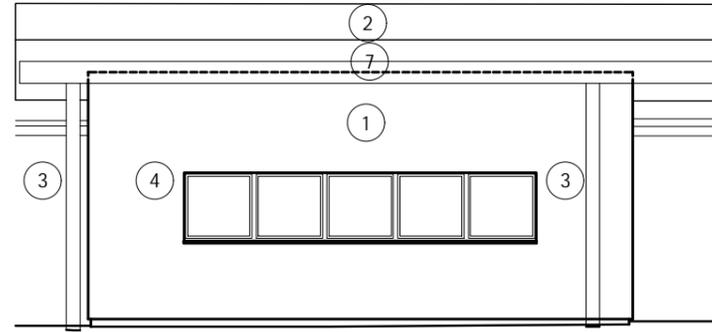


Plan of Discharge Unit  
As Built

1:100

**KEY TO MATERIALS**

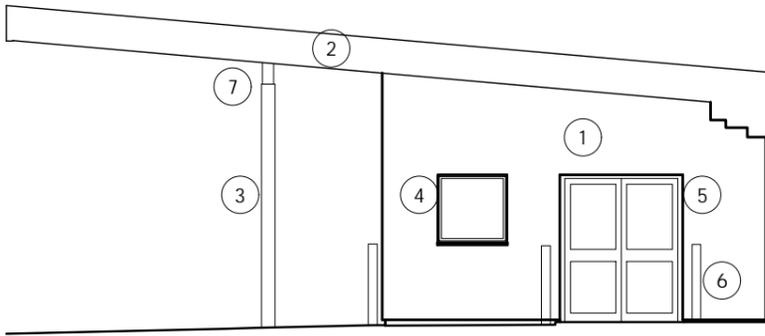
- 1 Rendered finish
- 2 Canopy
- 3 Column
- 4 Black double glazed windows
- 5 Black double glazed doors
- 6 Metal bollards
- 7 Metal beam
- 8 Vents



Elevation B

As Built

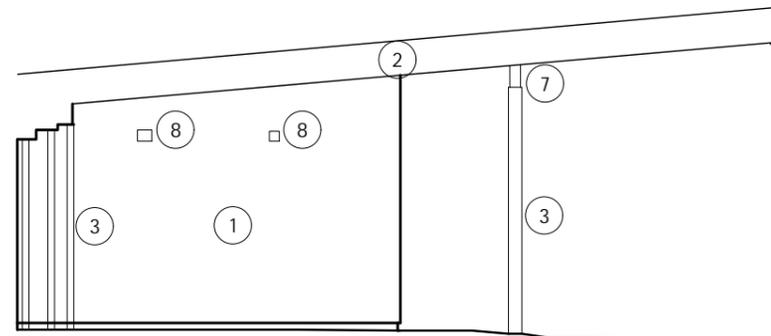
1:100



Elevation A

As Built

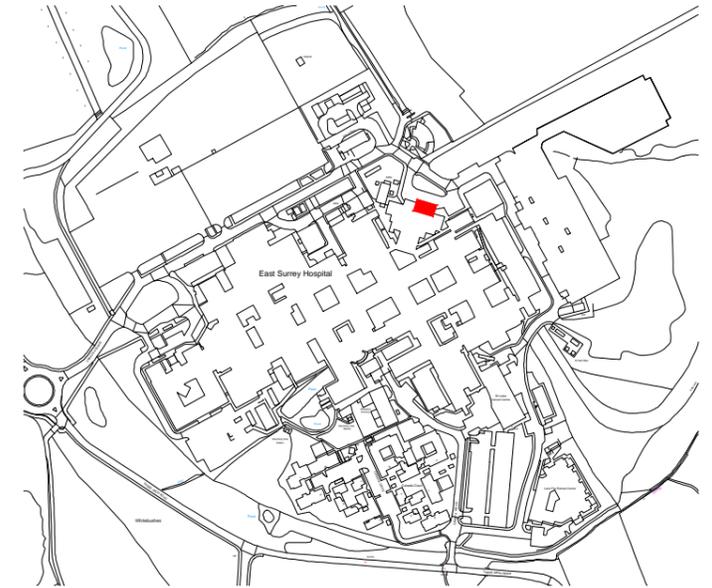
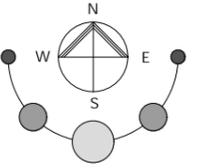
1:100



Elevation C

As Built

1:100



Discharge Unit Extension

Location Plan

NTS

P01	Issued for Planning	24.06.22	AW
rev.	description	date	chkd.

client :

Surrey and Sussex NHS Trust

project :

East Surrey Hospital  
Canada Avenue Redhill, Surrey, RH1 5RH  
Retrospective Planning Application

drawing title :

Building 15 : Discharge Unit Extension  
Plan and Elevations As Built

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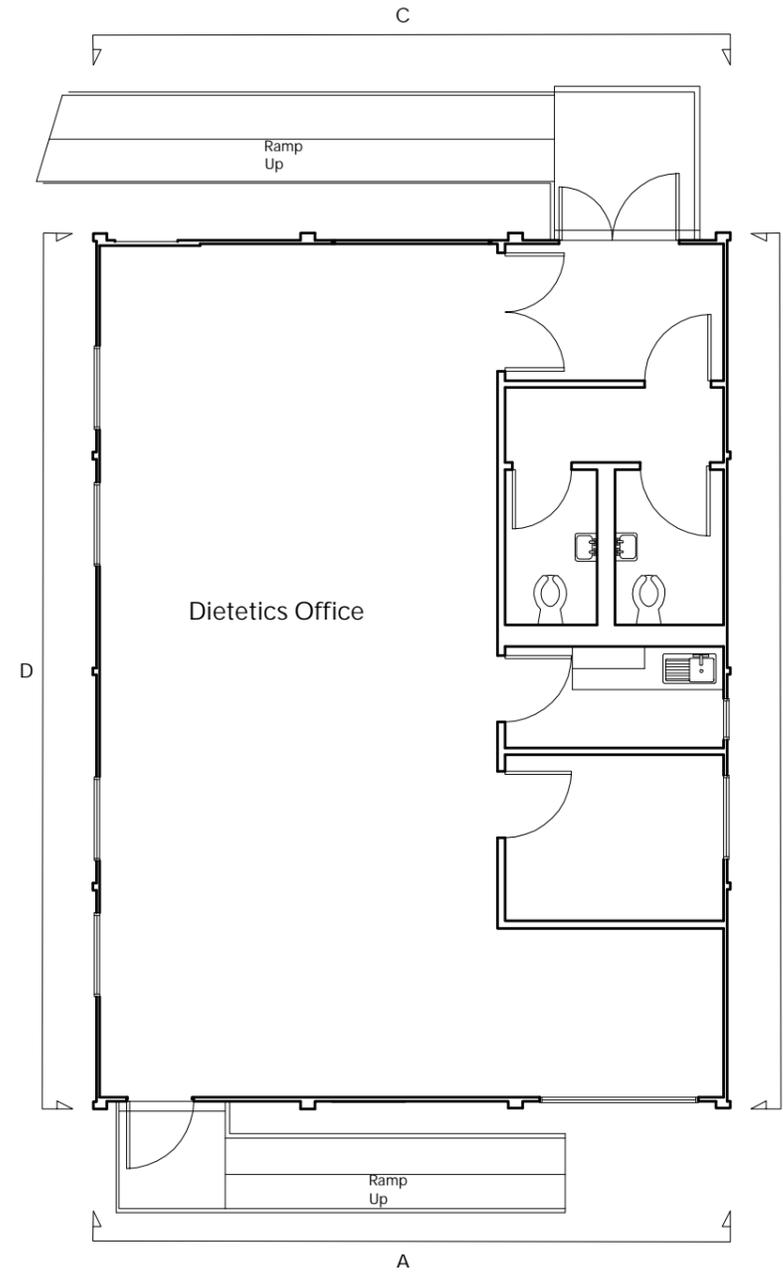
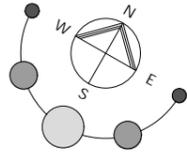
drawn: CK	chkd: AW	date: June 2022
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proj no : 22 3623	scale: 1:100 @ A3
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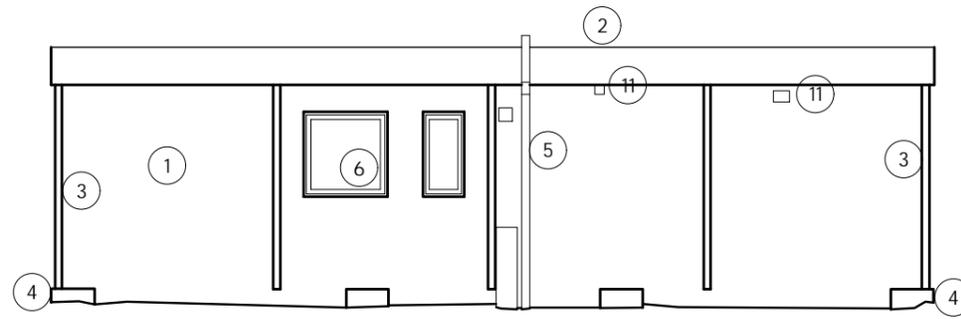
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status: S4 (For Planning)	rev no: P.01
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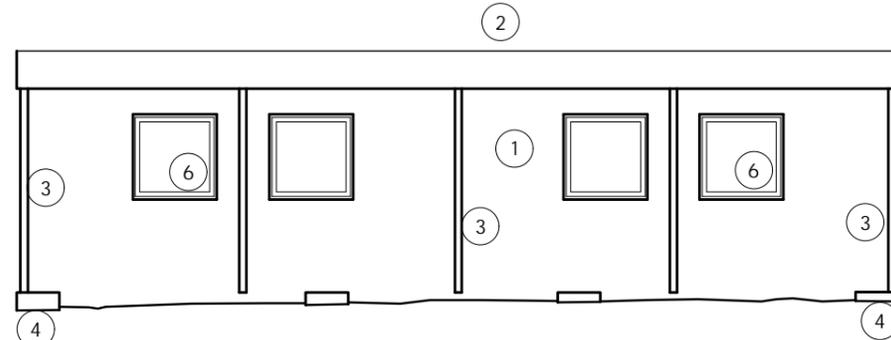




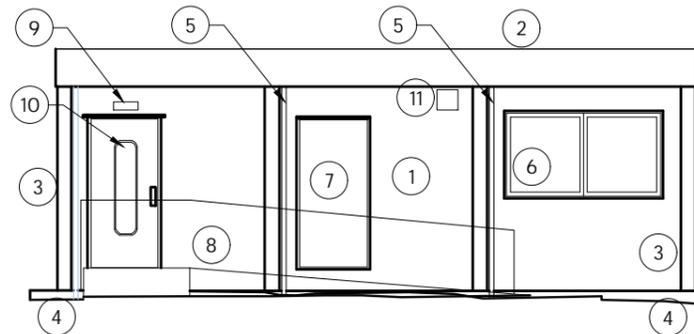
Dietetics Office Plan  
As Built 1:100



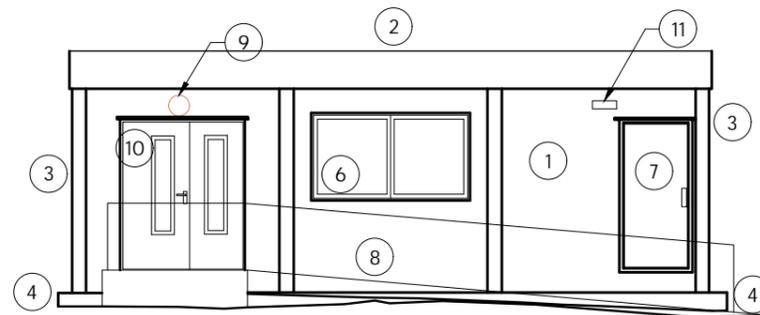
Elevation B of Dietetics Office  
As Built 1:100



Elevation D of Dietetics Office  
As Built 1:100

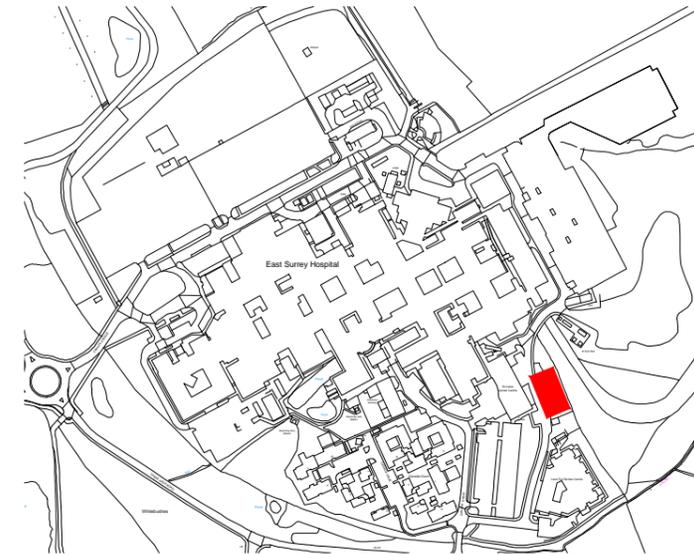
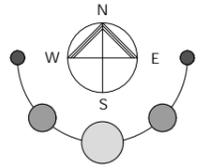


Elevation A of Dietetics Office  
As Built 1:100



Elevation C of Dietetics Office  
As Built 1:100

KEY TO MATERIALS	
1	Light grey cladding
2	Grey flat roof
3	Metal support for modular building
4	Concrete support
5	Grey RWP
6	Dark grey double glazed windows
7	Grey spare door
8	Ramp with guardrail
9	Light
10	Grey entrance door
11	Vent



Dietetics Office  
Location Plan NTS

rev.	description	date	chkd.
P01	Issued for Planning	24.06.22	AW

client :  
**Surrey and Sussex NHS Trust**

project :  
**East Surrey Hospital  
Canada Avenue Redhill, Surrey, RH1 5RH  
Retrospective Planning Application**

drawing title :  
**Building 38 : Dietetics Office  
Plan and Elevations As Built**

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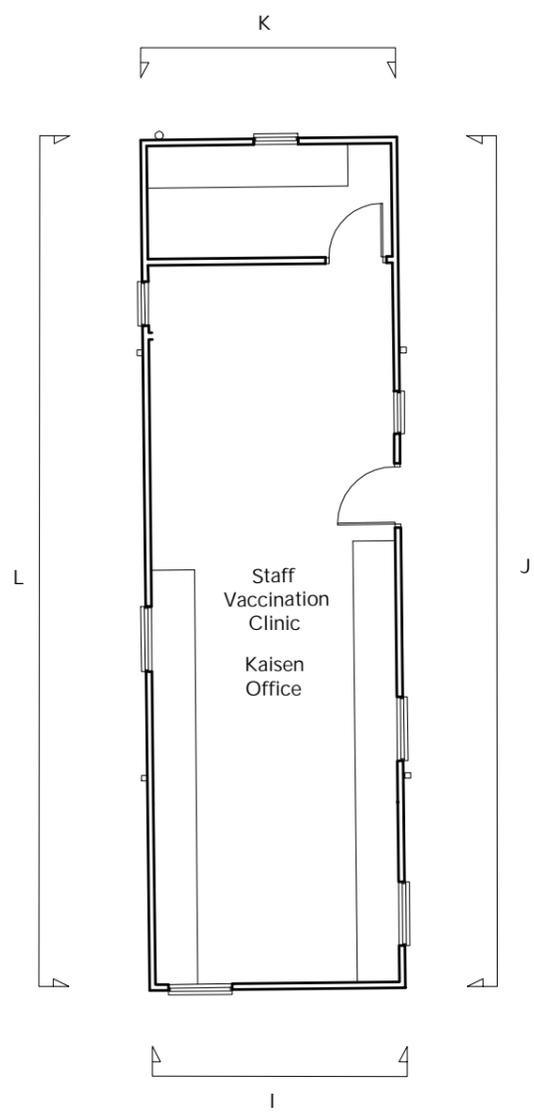
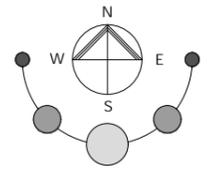
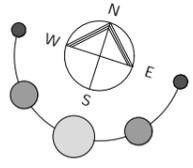
drawn: CK      chkd: AW      date: June 2022

proj no : **22 3623**      scale: 1:100 @ A3

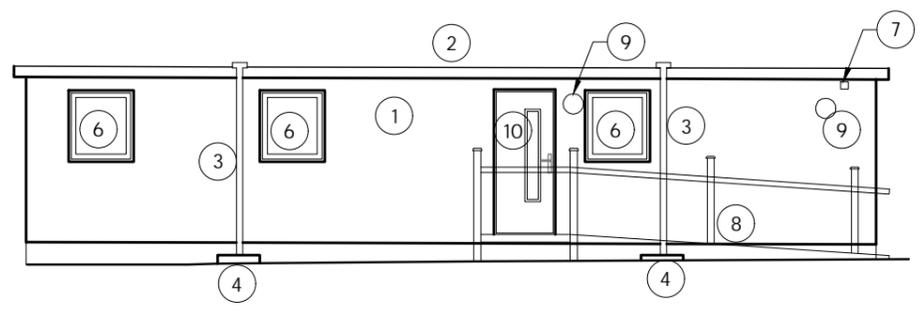
identifier :  
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status: **S4 (For Planning)**      rev no: P.01

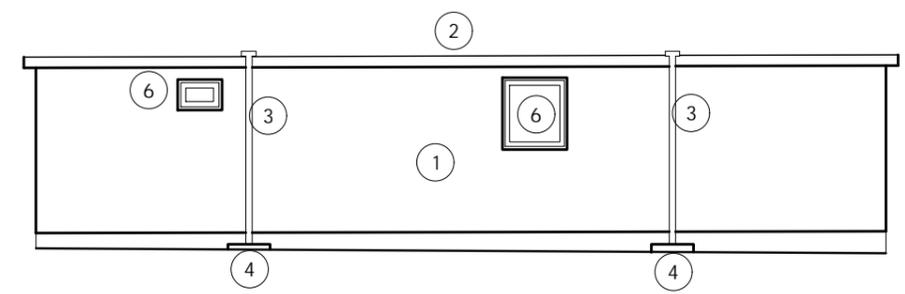




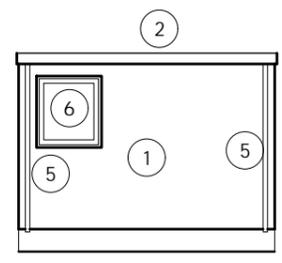
Plan of The Kaisen Office  
As Built 1:100



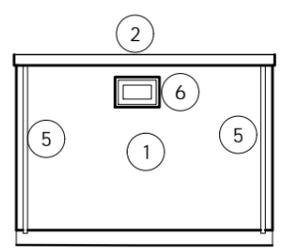
Elevation J of The Kaisen Office  
As Built 1:100



Elevation L of The Kaisen Office  
As Built 1:100

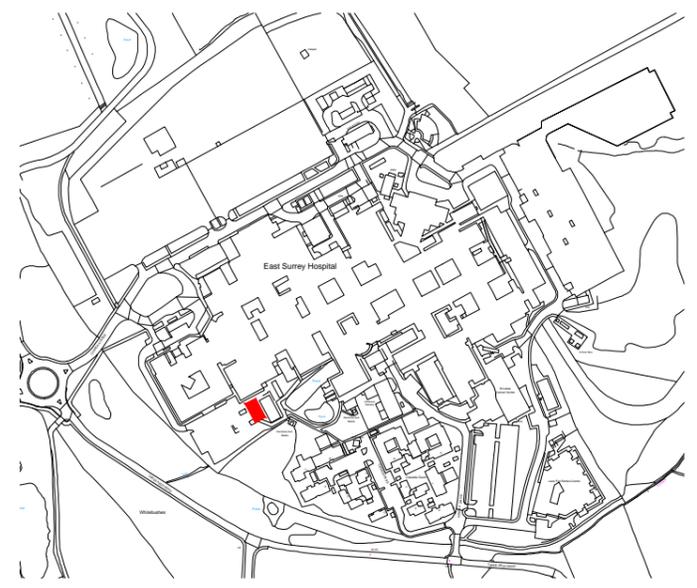


Elevation I of The Kaisen Office  
As Built 1:100



Elevation K of The Kaisen Office  
As Built 1:100

KEY TO MATERIALS	
1	Light grey cladding
2	Grey flat roof
3	Metal support for modular building
4	Concrete support
5	White RWP
6	White double glazed windows
7	Electrical point
8	Ramp with guardrail
9	Light
10	Grey entrance door



Kaisen Office  
Location Plan NTS

P01 Issued for Planning	24.06.22	AW	
rev.	description	date	chkd.

client :  
**Surrey and Sussex NHS Trust**

project :  
**East Surrey Hospital  
Canada Avenue Redhill, Surrey, RH1 5RH  
Retrospective Planning Application**

drawing title :  
**Building 35 : Kaisen Office  
Plan and Elevations As Built**

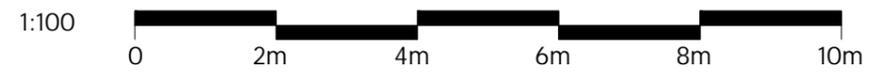
**Fulkers Bailey Russell**  
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info@fulkers.co.uk // www.fulkers.co.uk // 020 3735 5792

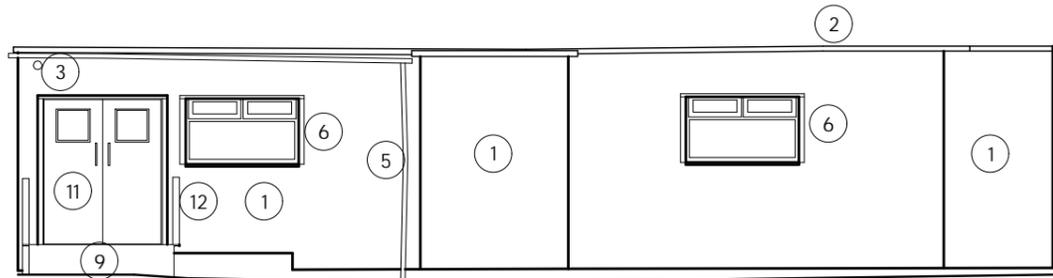
drawn: CK	chkd: AW	date: June 2022
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proj no : 22 3623	scale: 1:100 @ A3
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identifier :  
**3623-FBR-A4-GF-DR-A-220**

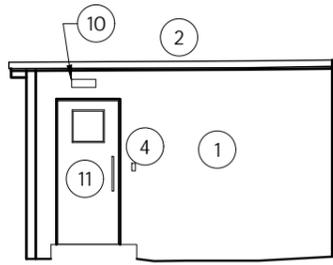
status: S4 (For Planning)	rev no: P.01
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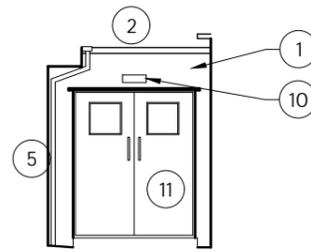
Elevation Y of MRI Corridor  
As Built

1:100



Elevation W of Corridor  
As Built

1:100

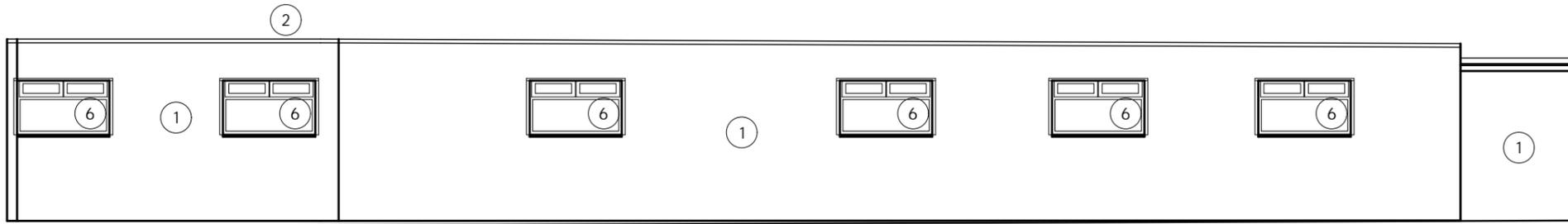


Elevation V  
As Built

1:100

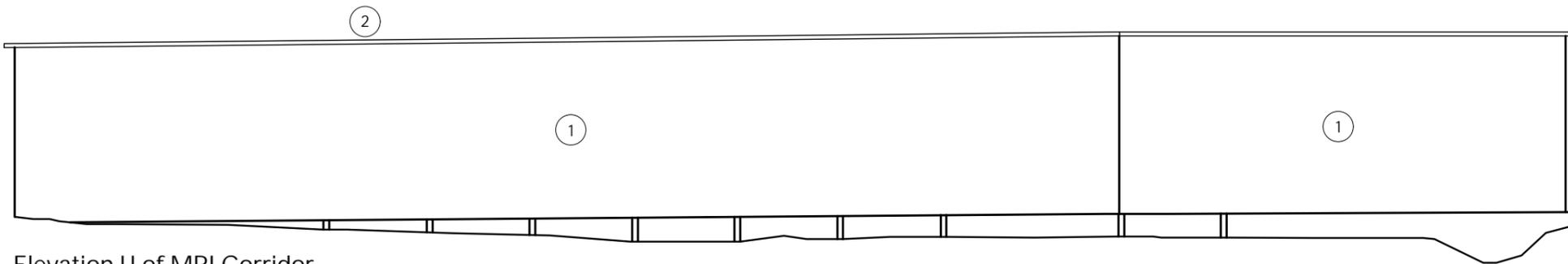
KEY TO MATERIALS

- ① Light grey cladding
- ② Grey flat roof
- ③ Camera
- ④ Card scan
- ⑤ White RWP
- ⑥ White double glazed windows
- ⑦ Iron railings
- ⑧ brick dwarf wall
- ⑨ Ramp
- ⑩ Light
- ⑪ White entrance door
- ⑫ Guard rails



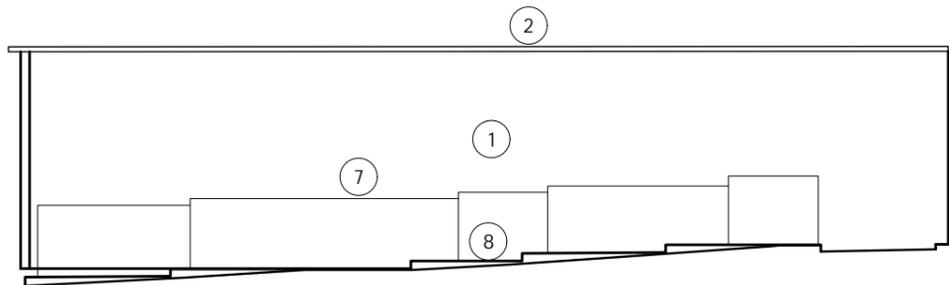
Elevation X of MRI Corridor  
As Built

1:100



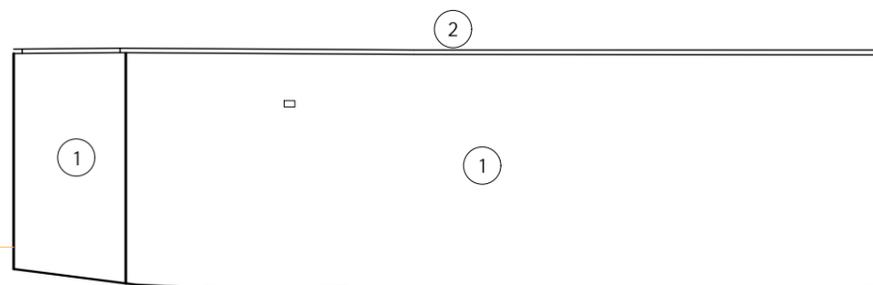
Elevation U of MRI Corridor  
As Built

1:100



Elevation T of MRI Corridor  
As Built

1:100



Elevation S of MRI Corridor  
As Built

1:100

1:100



P01	Issued for planning	24.06.22	AW
rev.	description	date	chkd.

client :

Surrey and Sussex NHS Trust

project :

East Surrey Hospital  
Canada Avenue Redhill, Surrey, RH1 5RH  
Retrospective Planning Application

drawing title :

Building 34 : Corridor to Temporary MRI  
Elevations S TO Y As Built

**FulkersBaileyRussell**

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drawn: CK	chkd: AW	date: June 2022
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proj no : 22 3623	scale: 1:100 @ A3
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identifier : 3623-FBR-A3-GF-DR-A-216
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status: S4 (For Planning)	rev no: P.01
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