



WELWYN HATFIELD ACCESS GROUP  
 THE COMMON ROOM  
 GROUND FLOOR  
 LEY HOUSE  
 LONG LEY  
 WELWYN GARDEN CITY  
 HERTFORDSHIRE AL7 2EX

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 Registered Charity No. 1089866

15 July 2015

Mr R Moxon  
 Arlington Business Parks GP Ltd  
 Arlington House  
 Arlington Business Park  
 Theale RG7 4SA

Dear Mr Moxon,

**re: Planning Applications Received by Welwyn Hatfield Council**

We note that the Council received the following planning application during week ending 17 June 2015 with the consultation period ending 15 July 2015.

Application No.	Description and Location	Applicant/Agent
S6/2015/1061/MA	Erection of a private healthcare facility (use Class C2) to include car/cycle parking, boundary treatment, landscaping, lighting and access.  Plot 6000 Hatfield Business Park Hatfield, AL10 9UA	Mr R Moxon Arlington Business Parks GP Ltd Arlington House Arlington Business Park Theale RG7 4SA

The Welwyn Hatfield Access Group has reviewed all the data submitted with this application, via the Welwyn Hatfield Borough Council's website. Please see our comments on the accompanying document.

We look forward to hearing from you.

With kind regards,

Yours sincerely,

**Brian Wilson**  
 Chair, Welwyn Hatfield Access Group

c.c: Mr M Peacock, Planning Officer, Welwyn Hatfield Borough Council

**WELWYN HATFIELD ACCESS GROUP'S RESPONSE TO PLANNING APPLICATION S6/2015/1061/MA**

OVERVIEW	The proposal is for a private hospital providing a number of services with both in-patient and out-patient care. The facility will provide diagnostic, surgical and non-surgical treatments for both private and NHS patient referrals.			
Heading	Section	Page	WHAG Observations	WHAG Comments
DESIGN & ACCESS STATEMENT: AMOUNT			<p>We note the facility will be a phased development ultimately providing 6,000m<sup>2</sup> floor space comprising:</p> <ul style="list-style-type: none"> <li>◆ Reception area;</li> <li>◆ Admin and support;</li> <li>◆ Diagnostics;</li> <li>◆ Outpatients;</li> <li>◆ Surgical;</li> <li>◆ Ambulatory care;</li> <li>◆ Physiotherapy;</li> <li>◆ In-patients;</li> <li>◆ Catering Plant.</li> </ul> <p>In addition 122 car parking spaces including 7 accessible parking bays together with motorcycle and cycle storage will be provided.</p>	<p>We are unable to determine from the application the total number of in-patients, their likely length of stay and the geographical regions of the origins, i.e. will they be local or from further afield?</p> <p>Furthermore, there is no indication of the expected number of out-patients and their potential origins. We ask these questions because with a total number of 122 car parking spaces for all staff, visitors and out-patients, including 7 disabled spaces (equal to 8% of the total number of spaces), we believe is an insufficient number and the proposed number should be increased to a total of, at least, 10. The Travel Plan highlights many buses but none serves this location on Sundays. We appreciate the proposed services may operate at reduced levels over the weekend but with in-patients, there are potential visitors, and consequently we feel the overall car parking spaces to be too small.</p> <p>Your comments would be appreciated</p>
DESIGN & ACCESS STATEMENT: ACCESS			<p>Car parking is in the front and sides of the building. Patients, visitors and staff can use the 'drop off point' located next to the main entrance or use the car parking zones which surround the building.</p> <p>The building is designed to allow people regardless of age, disability or social grouping to get to and through it and use it on equal terms. Level access will be provided throughout the landscaped areas, at entrance/exit doors and throughout the building.</p>	<p>Could you kindly confirm if the entrance/exit doors will be manual or automatic? If manual will they be single or double leaf, inward or outward opening, and will their required opening forces be in line with best practice guidelines?</p> <p>We note the provision and location of the lifts interconnecting the floors. Could you advise if the lifts will be to evacuation standards and, if not, where the proposed refuge places will be located and that they will fully comply with BS9999. Will there be either manual or overhead hoists available anywhere in the building?</p>



	<p>Lifts will connect all floors and accommodate wheelchairs. Accessible toilets are available throughout the building.</p> <p>The interior layout will be designed in form and colour to enable those with impaired sight to easily navigate the building and there will be induction loops for those with hearing difficulties.</p>	<p>We also note the provision and location of the accessible toilets. We note the provision of 1 assisted shower facility and wonder if this will comply to the 'Changing Places' criteria for size and equipment? We would appreciate your comments.</p> <p>The recently opened QE11 Hospital in Welwyn Garden City follows the same design format, but during a recent visit to the Phlebology department, the presence of 2 wheelchairs, at the same time, created access problems for other people particularly 2 elderly visually impaired out-patients visiting the same location.</p> <p>Could you please confirm the seating and tables at the cafe and out-patients reception will not be fixed and will be moveable for wheelchair users? Could you also confirm there will be appropriately sized furniture for bariatric visitors? In addition, please confirm there will be reduced height levels at all reception and sales counters for wheelchair users.</p>
<p>DRAWINGS: PL302 AND PL304</p>	<p>These drawings outline the ground floor plans for both Phases 1 and 2.</p>	<p>Could you please advise the proposed time differential between Phases 1 and 2?</p>