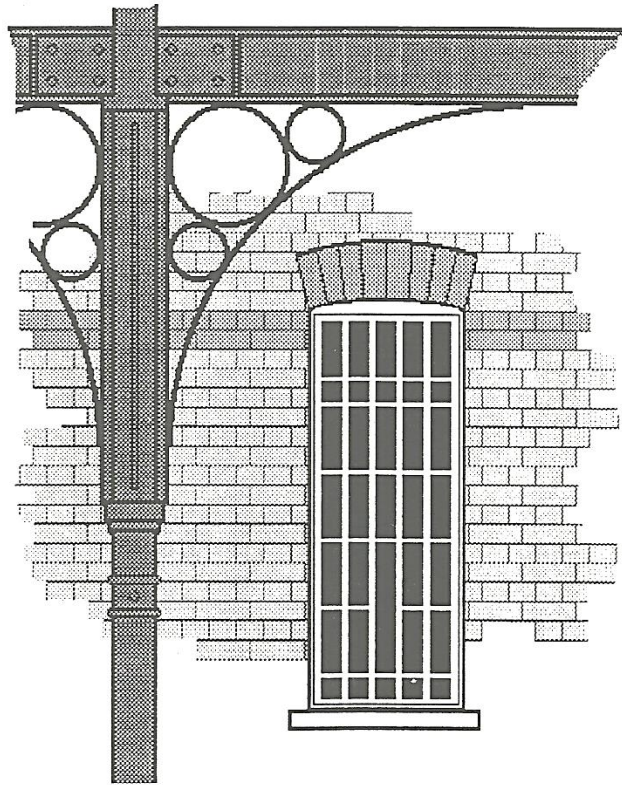


LEAVESDEN HOSPITAL

Draft
Revised
Planning
Brief



August
1995

DRAFT PLANNING BRIEF

LEAVESDEN HOSPITAL

1. AIM

To encourage the creation of an attractive environment utilising and improving existing buildings and their parkland setting.

- 1.2 NB: This Planning Brief promotes an alternative development to that of the original 1989 Brief. It applies to the land on which the Leavesden Hospital itself stands (Phase 7 of the original brief). Whether development proceeds according to this or to the earlier brief will depend on which alternative developers take up.*

2. OPPORTUNITIES

- 2.1 The main buildings of the Leavesden Hospital are indicated at Figure 1. They form a symmetrically planned group with a strong identity and with historical links to an area which has otherwise changed rapidly since the hospital's closure began.
- 2.2 This group sits in a mature landscape which will be a benefit to future residents and an appropriate extension of the adjacent proposed country park.
- 2.3 The main wings, each consisting of six blocks and interspersed with courtyards, together with the nurses' home, are envisaged in this Planning Brief as being converted for private residential use.
- 2.4 The area between the east and west wings would be cleared to provide a landscaped parking area for residents.

3. DESIGN

- 3.1 There is considerable scope for "enlivening" the appearance of the "wings" with the use of coloured metalwork, modern materials and structures (eg balconies) to contrast with the Victorian brickwork. Using these with the existing "streaky bacon" brickwork and slate theme, the present uniformity of appearance may be relieved.
- 3.2 Spaces between the buildings are an equally important design consideration. The courtyards between the blocks are envisaged as shared "gardens" - some already contain mature trees. The courtyards would be laid out in a variety of hard and soft landscaping. Each may be given a different identity.
- 3.3 The land between the hospital buildings and site boundaries contains many mature trees and planting and will be retained as open parkland providing a setting for the re-used buildings. (The trees are included in a Tree Preservation Order.)

*A fuller note on the Planning position can be found at paragraph 8 below.

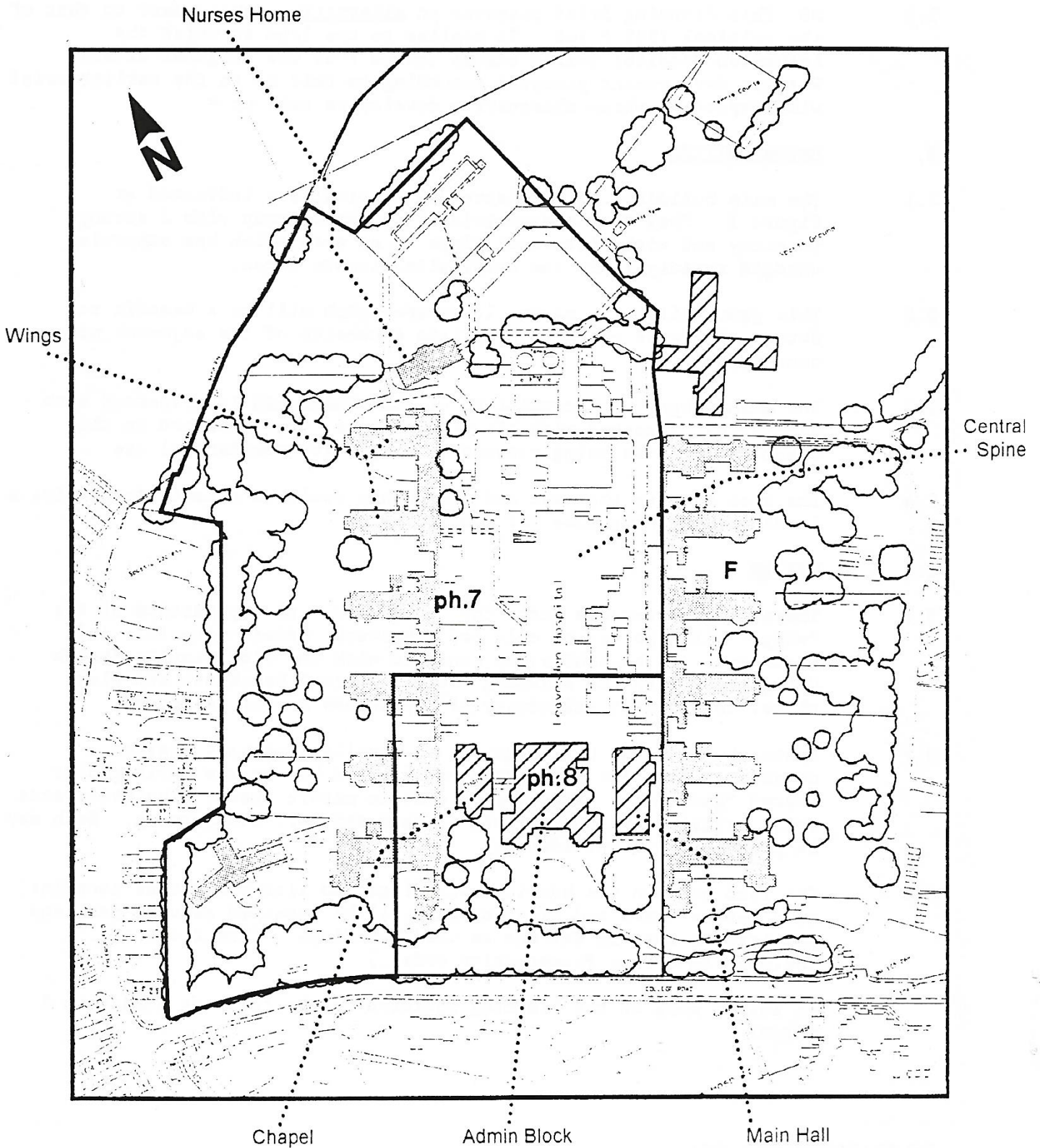
Figure 1

LEAVESDEN HOSPITAL

Main buildings to be retained:

- ▣ - under revised Brief
- ▨ - under original Brief

Scale 1:2500



4. DWELLING MIX AND NUMBERS

- 4.1 Conversion would be expected to create a variety of size of apartments from single to three-bedroom size with, as a guide, 60% being one or two-bed and 40% being three-bed. A small number of larger units may be acceptable.
- 4.2 The two cottages at the front of either wing would form single dwellings.
- 4.3 The overall number of dwellings resulting from the retained "wing" buildings, cottages and nurses home is expected to be up to 200.
- 4.4 Retention/replacement of the staff accommodation building in the south-west corner of the site would increase this slightly.
- 4.5 A part of the development could be given over to retirement flats.

5. INTERIORS - CONVERSION/SUB-DIVISION

- 5.1 The wing blocks (the hospital wards) contain largely undivided and extensive horizontal space on three floors. Through the central axis of each space runs a line of iron columns (a 6ft high iron partition originally ran along this line, splitting the wards in two).
- 5.2 Towards the extremity of each block on the ground floor is a large bay window facing south-west.
- 5.3 Stairs exist at each each of the blocks.

6. ACCESS AND VEHICLE PARKING

- 6.1 Access will continue to be from the main entrance existing on College Road to reach a landscaped car parking area to be laid out in the area currently occupied by the central spine buildings as well as existing demarcated spaces in front of the administration building and alongside the access road west of the west wings.
- 6.2 Three Rivers District Council's standard parking requirements for residential development (excluding elderly persons' housing) specify two parking spaces per one or two-bed dwelling and 2.25 spaces per three-bed dwelling.
- 6.3 Cycle parking provision is encouraged and should be located close the related dwellings. To serve the wing blocks cycle racks would logically be located in the courtyards (as visitors' parking or residents' temporary parking).

7. ANCILLARY USES

- 7.1 Consideration will be given to proposals for re-using buildings not shown at Figure 1 for retention provided the proposed use is related to the overall residential development.
- 7.2 Examples might be to provide a creche or sports/leisure facilities, or a secure cycle store for residents.

7.3 Any proposed use which cannot be considered as ancillary and which is likely to intensify traffic through the site or parking demand will be regarded by the local planning authority as being beyond the provisions of this Brief.

8. **PLANNING PERMISSION**

8.1 Based on the 1989 brief, Outline Planning Permission has been granted for redevelopment of the wider former Abbots Langley/Leavesden Hospitals site. This included demolition and redevelopment of the Leavesden Hospital buildings (on Phase 7 of the site and excluding the chapel, administration building and main (community) hall).

8.2 Development which accorded with this document - the revised brief, would require submission of a full planning application rather than submission of details on the outline permission.

8.3 A Section 106 agreement was negotiated to accompany the outline permission. This would require variation in so far as retention of buildings and extent of the proposed country park are concerned.

9. **CONTACTS**

Mr B McLeish - Weatherall Green and Smith, 22 Chancery Lane, London WC2A 1LT. Tel: 0171-405 6944. Fax 0171-430 2628 (Agents for NW Thames Regional Health Authority)

Mr C Brady - Planning and Engineering Department, Three Rivers District Council, Three Rivers House, Northway, Rickmansworth, Herts WD3 1RL. Tel 01923 776611. Fax 01923 896119

Options for Planting - Main Wings

A variety of treatments of the courtyards between the wings is possible. Each could offer a different 'identity', but a common theme could be introduced through materials, features and species planted.

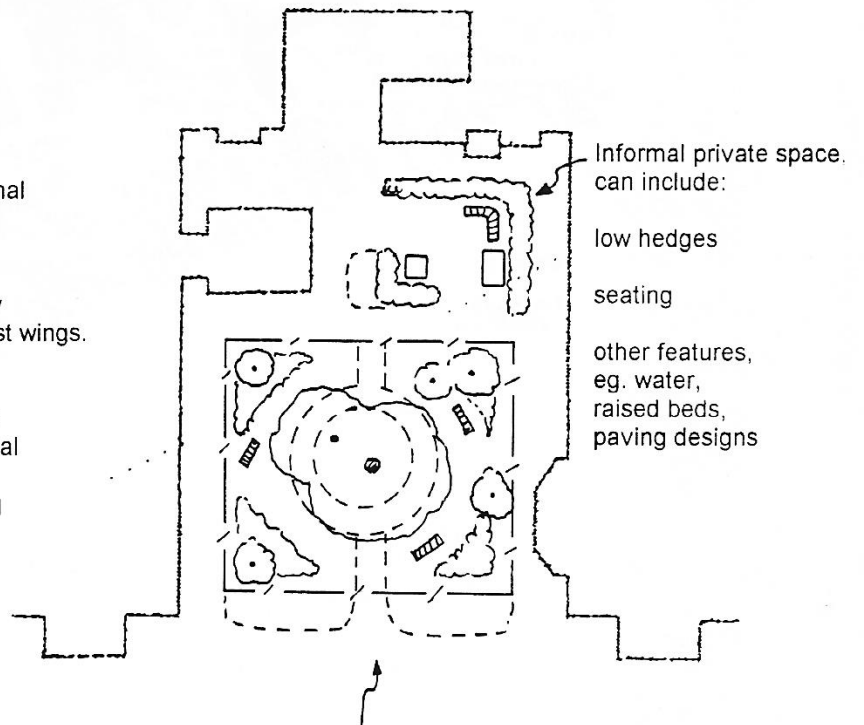


Planting should aim to create private space without shutting off the courtyards completely from the areas beyond the buildings -

Considering the date of the buildings, Victorian themes could be introduced, eg low hedging, herb gardens, semi-formal spaces with hard and soft landscaping.

Care must be taken not to shade already dark corners, especially on the north-west wings.

Treatments could range from a miniature 'London Square' (illustrated) to less formal layouts. Some views into the courtyards from the park could be retained, creating a natural progression.



Area viewed from beyond buildings: pleasant aspect but no physical barrier such as fencing or walls.

THREE RIVERS (ABBOTS LANGLEY & LEAVESDEN HOSPITALS)
 NORTH No.1) TREE PRESERVATION ORDER 1991. T.P.O. 2 84



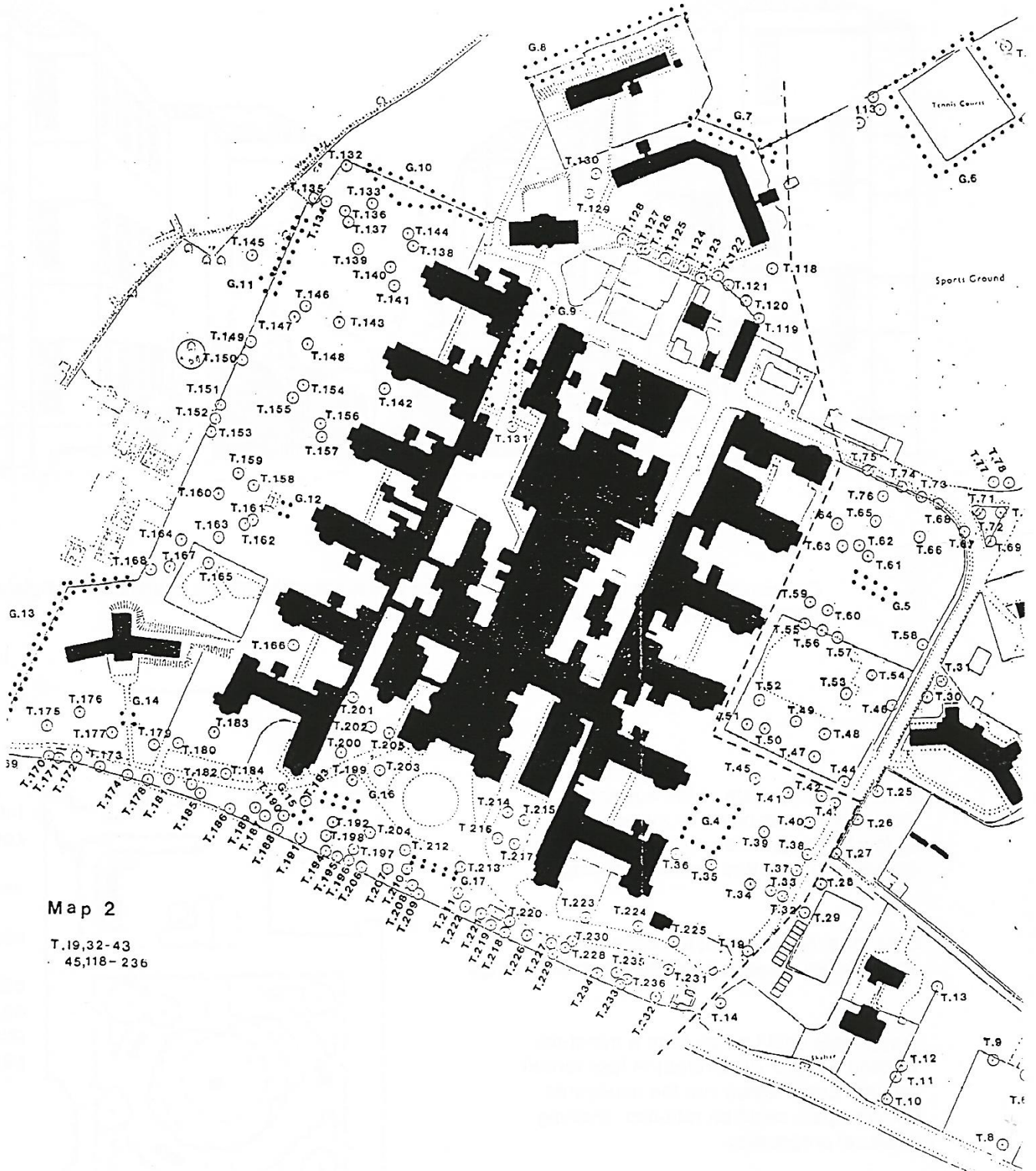
P. Brooker
 Head of Environmental Services
 Three Rivers District Council
 Three Rivers House
 Northway
 Rickmansworth
 WD3 1RL

Date 10/6/91

Scale 1:250

O.S. Ref. Location

North



Map 2
 T.19,32-43
 45,118-236

produced by:

**Development Plans & Transportation Section
Planning & Engineering Department
Three Rivers District Council
Three Rivers House
Northway
Rickmansworth
WD3 1RL**

