

Dorset County Hospital Multi-storey Planning Application Public Engagement Comments and Responses

<p>The car park should be bigger/the hospital provide more parking spaces</p>	<p>Currently there are 930 spaces at DCH.</p> <p>In developing the proposals the current parking provision has been assessed against parking standards. This identified a range of between 1050 and 1300 spaces should be provided to support the services currently delivered at DCH.</p> <p>Through surveying staff and patients, it has been identified that at least 100 staff and patients regularly park on the surrounding roads because of difficulties parking at the hospital.</p> <p>The hospital must consider the traffic implications caused by people accessing DCH and the impact this has on the surrounding roads and traffic. As such, the hospital has prepared a new Green Travel Plan in order to incentivise alternative modes of travel to the private car.</p> <p>Therefore, the increase on site of 150 spaces overall to 1070 is considered to be reasonable and within the parking standards range and the new Green Travel Plan will help to reduce the demand on parking by encouraging users to travel by other methods.</p>
<p>The car park is too big</p>	<p>The car park itself will enable the DCH masterplan to be delivered by freeing up space on other areas of the hospital site. The masterplan is focusing on delivering the identified hospital clinical services needed, including the Emergency Department extension, as well as supporting the wider community through new development such as key worker and extra care housing.</p> <p>At this stage, the approach to parking on site is to consolidate the existing parking spaces (based on parking standards), which will lead to on site vehicle and wayfinding improvements.</p> <p>A series of alternatives, including a number of smaller car parks around the hospital, have been considered. However, each would compromise the masterplan and/or the simplified approach to wayfinding and vehicle movements.</p> <p>The parking requirements for the proposed uses that will be delivered by the masterplan have not yet been calculated. These will be considered as each individual project comes forward in time.</p>

	<p>If the proposed car park is not constructed to contain at least 650 spaces, this will stop the delivery of the masterplan or significantly reduce the clinical and social benefits which the hospital is trying to achieve.</p> <p>The design of the car park has considered the size of the building, including its height and visual appearance. The concept has always acknowledged that it will change the amount of built form within the hospital, however, such change should be considered in light of the current character and setting of the hospital and immediate surroundings.</p> <p>The design approach has looked at what can be done to incorporate elements to break up the building mass, including green walling and the use of artwork to make a feature of the elevations. The height of the car park has always been designed to be lower than the main hospital buildings, so that when it is viewed from near and far it is seen within this context. To further assist, the roofline of the building will be staggered to break it up.</p> <p>The impact upon the immediate residents along Damers Road has led to the positioning of the car park being adjusted to move it further away from the houses. The proposals are now 40m away, previously the car park was 26m away.</p>
Vegetation and trees	<p>The proposals have made sure that as many of the existing trees can be retained as possible. This includes the strong tree line forming the boundary with Williams Avenue and the group of trees next to Damers Road. The benefit of these trees is that they can be used to screen and help to break up the appearance of the car park from the east and south.</p> <p>Green walling has been included within the proposals in areas where there are less trees to provide screening.</p> <p>Through the relocation of the car park away from Damers Road, a greater amount of the low level natural ground cover and planting can be retained. This provides important spaces and safe places for small animals and wildlife.</p>
Lighting	<p>The proposed car park cladding has been designed to minimise the amount of light spill out of the car park, this will be worked up further during the selection of artwork to be incorporated.</p> <p>Smart lighting will be used within the car park to ensure that light levels are appropriate to the time of</p>

	<p>day and year, as well as ensuring that areas are properly lit when people are within the car park.</p>
Safe access to the hospital	<p>The design of the car park has incorporated areas of glazing within the main stair and lift core which will provide overlooking from the car park to the adjacent open areas around the hospital buildings.</p> <p>Within the car park a CCTV system will be included.</p> <p>Pedestrians leaving the car park will be able to walk via two routes into the hospital. The first will be along a pedestrian route leading between the east wing and main hospital buildings towards the main entrance, the second will be to along the pedestrian footpath the east of the east wing, alongside the vehicle access road. Each route is already street lit and overlooked by hospital buildings.</p> <p>The existing footpath between Damers Road and the hospital buildings will be retained and improved.</p>
Increased traffic and congestion	<p>The proposals do not seek to increase the numbers of vehicles on the local roads coming to the hospital site. There is a marginal increase in the number of spaces at the hospital, however this is to respond to the known demand of users parking on the surrounding roads who do so because of difficulties parking at the hospital at the moment.</p> <p>Analysis of existing traffic has identified vehicle flows to make sure that any changes to routes that are travelled to get to the hospital do not have a demonstrable impact.</p>
Environmental impact	<p>The proposals seek to improve the environmental impact of parking by hospital users. The hospital is aware of pollution caused by queuing cars in the hospital car parks and those travelling along and clogging up surrounding roads to find parking spaces. This should be reduced as the layout on site is improved and simplified to reduce queuing time and the number of spaces has increased to respond to feedback from those who park off site due to difficulty in finding a parking space.</p> <p>The project will further better the current situation by providing a significant number of electric vehicle charging points. In Dorchester there are currently 10 EV charge points, three of these are at the hospital already. The proposals look to provide a further 12 active Electric Vehicle charging points located in a 'premium' position within the building in order to incentivise their use. A further 56 passive spaces are provided with infrastructure for future connection as demand grows.</p> <p>This will significantly increase the availability of charge points in the town and reduce the environmental</p>

	<p>impact of vehicles.</p> <p>During the design process, consideration was given to making the car park partly or wholly underground. This was discounted as underground car parks require a far greater amount of energy and therefore pollution created during construction. This is through the energy required to extract the material (fuel etc for machinery), the energy required in transporting the material away (lorry fuel), the concrete necessary to retain the surrounding land and finally the additional energy needed to operate the lighting and air handling that would be necessary at all times (24/7 365 days) once the car park was open.</p>
Biodiversity	<p>As part of the proposals, the whole hospital has been assessed for current biodiversity assets and habitats. The multi storey car park includes areas of green space which whilst found to not contain any protected species, the hospital is aware of the local importance of these green spaces.</p> <p>Within the design features have been incorporated to support local wildlife, including rock gabions and low level planting which provide hiding and nesting places for small animals such as hedgehogs.</p>
Impacts views from/of local landmarks	<p>How the car park will be viewed from local landmarks is an important aspect and has been well considered during the design process, whilst always being mindful that the multi storey car park will be viewed as part of the wider urban Dorchester area.</p> <p>Views from key locations such as The Keep and Maiden Castle have been taken and photo montages compiled to consider the appearance. The cladding choice, colour and the roofline have all been selected and designed to minimise the impact of the car park from close and far views. Likewise, the trees around the car park make up an important part of the setting and as such will be retained to help screen the building.</p>