

**APPLICATION FOR PLANNING PERMISSION
AT**

**PINEHILL HOSPITAL
BENSLOW LANE, HITCHIN.
SG4 9QZ**

FOR

PROPOSED NEW STATIC MRI UNIT.

DESIGN AND ACCESS STATEMENT



INTRODUCTION

Pinehill Hospital has been offering a large range of high-quality medical care to the local community and increasingly to NHS referred patients for many years. It has 41 bedrooms, three operating theatres, an out-patients clinic, a day unit for minor operations, a physiotherapy department and full X-ray and endoscopy facilities, providing medical procedures such as orthopaedic, spinal and hernia surgery, gynaecology, urology and arthroscopy. It also has a regular visiting MRI, CT and bone density scanning facility.

RELEVANT PLANNING HISTORY

There have been various planning applications made and consents granted for this property over the years, as the hospital has become increasingly popular in providing the valuable private and NHS healthcare service that it does. As demand for the service has increased, so the hospital has had to expand.

Following several extensions granted permission in recent years, including increased car parking areas

Extension of existing car park to provide an additional 23 spaces

Pinehill Hospital, Benslow Lane, Hitchin, SG4 9QZ

Ref. No: 02/01804/1 | Received: Fri 29 Nov 2002 | Validated: Fri 29 Nov 2002 |

Status: Decided

Two storey extension to provide goods lift/transfer lobby for sterile instruments associated with.

Pinehill Hospital, Benslow Lane, Hitchin, SG4 9QZ

Ref. No: 07/01094/1 | Received: Thu 26 Apr 2007 | Validated: Thu 26 Apr 2007 |

Status: Decided

Extension to car park to provide 18 additional spaces

Pinehill Hospital, Benslow Lane, Hitchin, SG4 9QZ

Ref. No: 08/00149/1 | Received: Wed 23 Jan 2008 | Validated: Mon 21 Jan 2008 |

Status: Unknown

Extension to car park to provide 18 additional spaces

Pinehill Hospital, Benslow Lane, Hitchin, SG4 9QZ

Ref. No: 08/01086/1 | Received: Tue 13 May 2008 | Validated: Tue 13 May 2008 |

Status: Decided

First floor rear extension and ground and first floor front extensions

Pinehill Hospital, Benslow Lane, Hitchin, SG4 9QZ

Ref. No: 08/02074/1 | Received: Wed 17 Sep 2008 | Validated: Wed 17 Sep 2008

Status: Decided

Temporary building to accommodate consultant's clinic

Pinehill Hospital, Benslow Lane, Hitchin, SG4 9QZ

Ref. No: 08/02075/1 | Received: Wed 17 Sep 2008 | Validated: Wed 17 Sep 2008 |
Status: Decided
Pinehill Hospital, Benslow Lane, Hitchin, SG4 9QZ
Ref. No: 10/01655/1TPO | Received: Fri 06 Aug 2010 | Validated: Fri 06 Aug 2010 |
Status: Decided

Retention of temporary building to accommodate consultant's clinic
Pinehill Hospital, Benslow Lane, Hitchin, SG4 9QZ
Ref. No: 11/02639/1 | Received: Wed 26 Oct 2011 | Validated: Wed 26 Oct 2011 |
Status: Decided

Single storey front extension to entrance and reception area
Pinehill Hospital, Benslow Lane, Hitchin, SG4 9QZ
Ref. No: 11/03138/1 | Received: Thu 29 Dec 2011 | Validated: Thu 29 Dec 2011 |
Status: Decided

Reconfiguration of internal access road and car parking including creation of 52 additional car parking spaces
Pinehill Hospital, Benslow Lane, Hitchin, SG4 9QZ
Ref. No: 18/00765/FP | Received: Thu 15 Mar 2018 | Validated: Thu 15 Mar 2018 |
Status: Decided
Not implemented on site.

Installation of 10M pole
Pinehill Hospital, Benslow Lane, Hitchin, SG4 9QZ
Ref. No: 22/00219/EC | Received: Thu 04 May 2022 | Validated: Wed 04 May 2022 |
Status: Decided

Proposed New MRI hardstanding area and associated canopy, lighting and landscaping
Pinehill Hospital, Benslow Lane, Hitchin, SG4 9QZ
Ref. No: 23/00143/FP | Received: Wed 22 Feb 2023 | Validated: Wed 22 Feb 2023 |
Status: Decided

PROPOSAL DETAILS

The proposals on which we seek planning approval relate to the delivery of and installation of a purpose-built Static modular MRI unit at ground floor level constructed at the side/rear of the Existing Lodge Building sat on the existing mobile MRI concrete base slab which is to replace the existing mobile MRI vehicle, supplied by and fitted out by a specialist provider with a single storey link corridor extension connecting the existing Lodge Building to the modular unit to house a lobby and change area.

This Static MRI unit has a floor area of approximately 60.0 m2 internal gross area and overall area of 68.0 m2 gross external including the link corridor area.

There will be an integral plant room within this unit.

The Existing Mobile MRI vehicle will be superseded/replaced by the Installation of this new Static modular MRI Unit.

Two of the existing car parking spaces opposite the plant room end of the New modular MRI unit are to be modified into one elongated space with the loss of one existing car parking space and demarcated with white lining.

STATEMENT OF NEED

With the demand for MRI Scans ever expanding, & due to its success in building up business, it is now essential to its healthcare service to the local community that this is corrected by the provision of a separate Static MRI Scanner on site so that it can carry out the required number of MRI scans now demanded.

DESIGN

The proposed new modular MRI Unit will consist a pre-fabricated modular unit sat on the existing Mobile MRI concrete base all as shown on the attached planning drawings.

Construction details of the above are as follows:

1. The construction of a single storey link corridor extension to the main lodge building comprising horizontal timber boarded clad timber framed/insulated link to match the existing to timber cladding on the main building extending above a flat roof area to form a parapet wall complete with pressed metal capping. Installation of a single white upvc window in end to match existing windows and double fire exit doors in white upvc . Flat roof area to be a light grey single membrane roof covering. This will house a lobby and change area.

2. The modular unit will be constructed as follows:

80mm composite panels consisting of two 12mm layers of ply with a 30mm insulated foam layer. The external surface will be a 1mm layer of GRP coloured white and the inner layer will be a 1mm coloured laminate.

80 mm composite insulated roof panel with non-slip top surface, coloured white with photovoltaic solar panel installation to roof all by specialist supplier.

3. A new fire door to be installed into the existing external door opening as shown on drawings.

4. Four new concrete bollards 1 Metre high to match existing bollards to be installed at the plant room end of the Static MRI unit as shown on the proposed site plan.

5. A new level landing and ramp approach with guardrails will be installed as shown on the attached drawings.

There will also be fitted a metal floor mounted Marachel MRI control cabinet to serve the mobile MRI Vehicle on the existing 800 x 800mm concrete slab.

NOISE ATTENUATION

The new plant will be fully noise attenuated.

ACCESS

Access to the hospital itself for members of the public will remain as existing via the main hospital entrance which is fully disabled-user compliant.

The proposals included within this planning application will not impact adversely on the existing infrastructure of the hospital, and none of the Building Regulation compliant building entrances will be affected.

Disabled access from the proposed disabled parking spaces is not affected.

TRANSPORT STATEMENT

The hospital is located off Benslow Lane in Hitchin. Public transport does not service the hospital directly due to its location. The long and steep hill leading to the hospital makes it difficult for patients and visitors to access the hospital; especially when their health conditions affect their ability to mobilise independently as is often the case.

Patients are likely to require a family member or friend to offer assistance in case this is required and the only practical arrangement at this time is to consider the use of a car or taxi.

We feel it is therefore reasonable to assume that most if not all visitors to the property will visit by car. It is therefore essential that on-site parking facilities are sufficient to cope with the demand.

ARBORICULTURAL STATEMENT

No works are envisaged being required to the existing trees as this should be a straight replacement for the Mobile MRI unit already installed on site and approved. No groundworks will be required.

PHOTOS



PHOTO 1 LOOKING TOWARDS LODGE ENTRANCE



PHOTO 2 LOOKING TOWARDS LODGE ENTRANCE (CLOSE UP)



PHOTO 3 EXISITING MOBILE MRI UNIT

HALL NEEDHAM LIMITED
6748/DAAS/HNA
SEPTEMBER 2026