

**SPRINGFIELD
JUNE 2010 MASTERPLAN
KEY ISSUES AND PLANNING ASSUMPTIONS**

1 EXISTING SITE

Site Area

33 hectares

Metropolitan Open Land (MOL)

14.95 hectares

Listed Buildings

Main Building (1840) and Elizabeth Newton Wing (1897), both Grade II

Curtilage Listed Buildings

All pre-1948 buildings are curtilage listed

Registered Garden

Part of MOL, Main Building and area to rear plus two access roads – Grade II

Tree Preservation Order (TPO)

Applies to 132 trees on South East part of site

2 MOL

Existing Built Development in MOL

18,145m², including the Shaftesbury Clinic, Diamond Estate and Stores

Proposed Built Development in MOL

16,760 m²

Existing car park adjacent to MOL

3,351m²

Total increase in undeveloped, open, MOL (including car park)

4,736 m²

3 PROPOSED DEVELOPMENT

Replacement NHS Facilities

25,000 m² (does not include Phoenix Wing or Wandsworth Recovery Centre)

Residential

850 dwellings

- 262 in converted listed buildings
- 532 new build units – over 50% are family houses
- 56 extra care apartments for people with learning disabilities

Care Home

9,200m² – 60-bed care home and 50 close care flats

Flexible Floorpace – retail/office/community uses

3,500m²

Retail (A1)

250m²

School site

3,200m²

Energy Centre

170m²

Number of trust staff on the site

Assumed to be 1,200

4 HOUSING

New build houses

296

Converted listed building apartments

262

House conversion

1

Extra care flats for people with learning disabilities

56

The breakdown is likely to be as follows (NB extra care flats not included):

Housing unit	Number	Estimated no. of people, based on two adults per unit (incl. shared ownership units) plus child yield figure
1 bed flats	154	369
2 bed flats	228	539
3 bed flats	116	315
2 bed houses	63	155
3 bed houses	124	310
4 bed houses	49	140
5 bed houses	60	172
Total	794	2000

The child yield figure has been taken from the GLA Data Management and Group report on Child Yield (2005).

5 SOCIAL HOUSING

Up to 30% of new build units, mainly 2 and 3+ bedroom houses with gardens, split approximately 60/40 between social rented and shared ownership. 56 rented one bed flats will provide supported accommodation for people with learning disabilities.

6 TRANSPORT

Travel Plans

- One for each land use, co-ordinated by site-wide Travel Plan manager
- Trust currently implementing voluntary Travel Plan

Walking and Cycling

- Approximately 10% staff are within 20 mins walking time of site
- Approximately 40% staff are within 20 mins cycling time of site
- Improved accessibility with 5 additional access points
- Improved access to public transport nodes

- Safe and secure cycle parking and shower facilities

Buses

- Extension of bus route 315, and possibly 127, to the site
- Infrastructure provided to support three bus services coming to the site, including layover facilities to reduce congestion at Tooting Broadway
- Re-routing of G1 through St George's Grove
- New and improved links to Tooting Broadway, Balham, Wandsworth Common and Streatham
- Total of 10 buses/ hour increase from 3/hour at present
- Provision of bus layover bays and ancillary facilities

Cars

- New junction control facilities on all key local junctions
- Reduction in number of hospital trips by car from 60% to 42%
- Shift of approximately 130 hospital staff to public transport, cycling and walking
- Controlled access to site
- Hebdon Road (80 units served):
Number of car movements 07:00 – 19:00 weekdays = 128
Number of car movements 07:00 – 19:00 weekends = 90
Trip rate at morning and evening peak periods approximately 20% of daily trips

Site	Future Base Without New Development Flows	Future Base With New Development Flows	Difference (number of cars)
Glenburnie Road (two way flows)	AM Peak (07:45 to 08:45) 257 vehicles	AM Peak (07:45 to 08:45) 242 vehicles	- 15
	PM Peak (16:30 to 17:30) 222 vehicles	PM Peak (16:30 to 17:30) 230 vehicles	+ 8
Burntwood Lane (two way flows)	AM Peak (07:45 to 08:45) 1377 vehicles	AM Peak (07:45 to 08:45) 1429 vehicles	+ 52
	PM Peak (16:30 to 17:30) 1334 vehicles	PM Peak (16:30 to 17:30) 1357 vehicles	+ 23

7 PARKING

Hospital

- Hospital parking management strategy now prepared and implemented:
 - Parking on-site reduced from around 900 to 531 spaces
 - Permit parking introduced and enforced
- Planned further reduction in Trust parking facilities from 531 to 400

Residential car parking ratio

0.76 spaces per unit

8 PUBLIC OPEN SPACE

Springfield Park

13 hectares

Total public open space

17 hectares

9 PROGRAMME

Application submission target

End August/ beginning September 2010.

Initial site preparation

April 2012

Construction

Phased over 7 years

10 CONSTRUCTION TRAFFIC

Access

The Hospital and Construction sites will be accessed by the following main traffic routes:

- A214 (Trinity Road)
- A24 (Balham High Street / Upper Tooting Road)
- A217 (Garratt Lane)

The access point into the site is from Burntwood Lane (B229).

Period and movements

- The main period for construction traffic will be 2014 and 2017.
- The peak period for construction traffic will be 2014 with 40 – 45 vehicle movements per day.
- The peak period for construction traffic in 2017 will be 22 – 27 vehicle movements per day.