

Planning Statement

1.0 Introduction

This Planning statement is in support of the application for a new dropped kerb and associated works adjacent to Redlands Ward of the Royal Berkshire Hospital.

The site is located off Redlands Road and consists of a small area of Council-owned roadway and path.

2.0 Project Background

The Fire Brigade has assessed the site and discovered a number of safety concerns, one of which is addressed by this application. Currently, fire appliance access to the building's fire main for firefighting is insufficient. Existing parking bays block the vehicular access and there is no dropped kerb to allow for fire appliances to enter the site at this location.

The NHS Trust has applied for a dropped kerb in this location, reference PR202608-1281938. However, as Redlands Road is a classified road, they have been advised to apply for Planning permission.

The Trust aim to carry out these works as soon as possible to prevent any further risk to staff and patients from the insufficient fire brigade access.

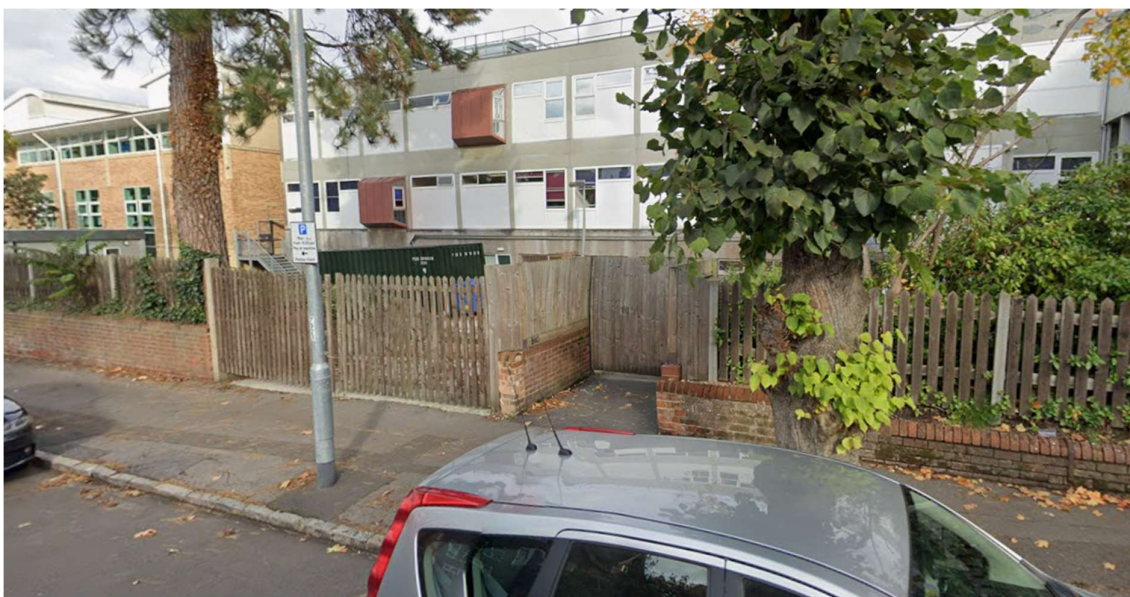


Fig 1 – The existing Redlands Road vehicle and pedestrian gates

3.0 Proposal

The main proposal is for a dropped kerb to allow fire brigade access. As part of this work, the parking bays along Redlands Road will need to be cut short by approximately 3 car lengths and 'Keep Clear' text & zigzag lines painted on the road in front of the dropped kerb to ensure access is clear at all times. An existing lamp post will also need to be relocated approximately 2m further along the road.

This dropped kerb is intended for fire brigade use only as the area is accessible for any other maintenance work etc from within the hospital site itself. Therefore we do not believe any analysis of visibility splays etc is required as the access will only be used in case of an emergency.

4.0 Conclusion

These works are vital for the safe operation of the hospital and cause a minimum disruption to the existing highway. We therefore hope you will consider the scheme for approval.