

18.140

Royal Victoria Hospital



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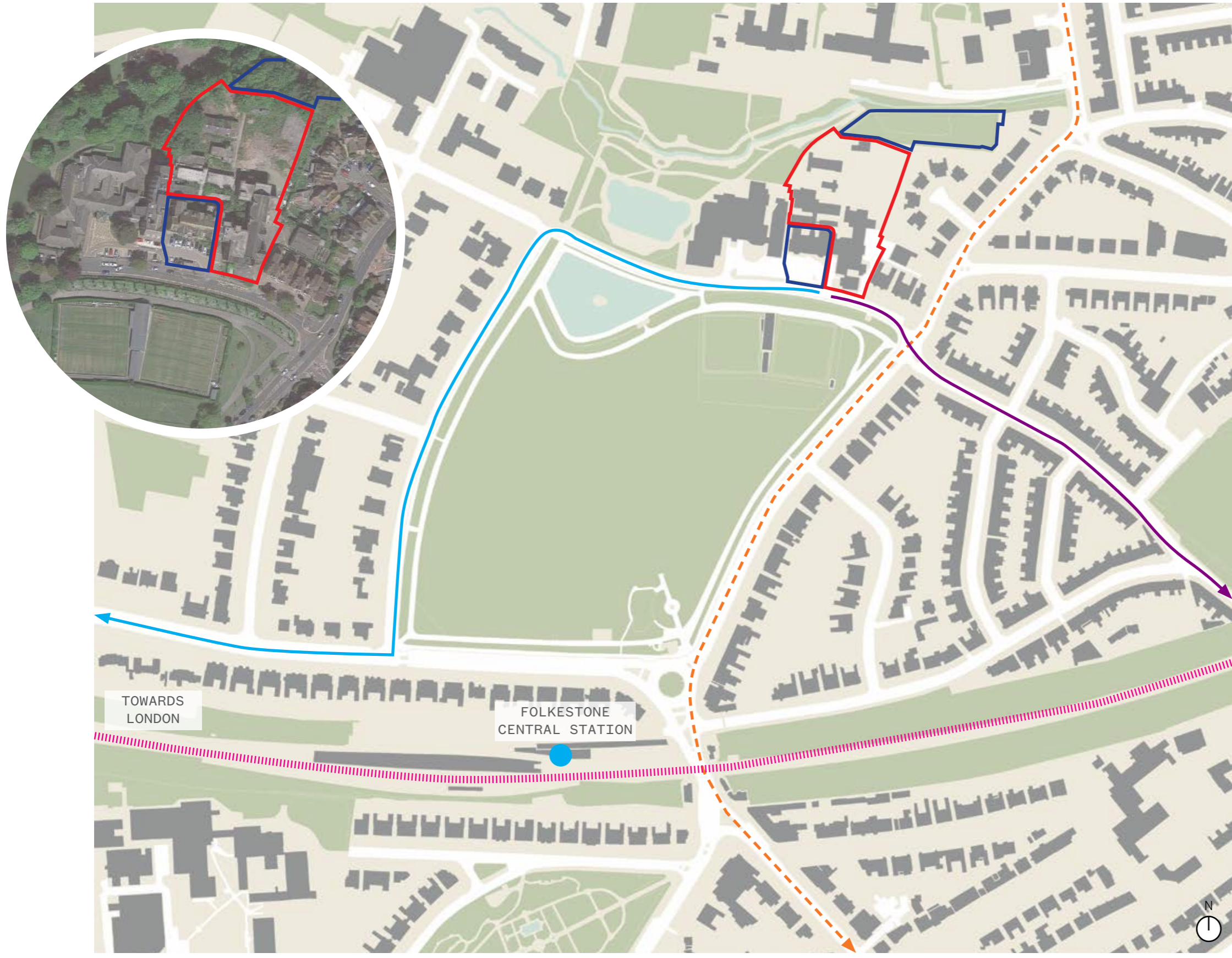
Scale

Materiality

SITE ANALYSIS

SITE LOCATION

Connections and Access



- SITE BOUNDARY
- NEIGHBOURING LAND WITHIN CLIENT OWNERSHIP
- TRAIN STATION
- HIGH-SPEED RAILWAY SERVICE TO LONDON
- ➔ DIRECT ROUTE TO FOLKESTONE HARBOUR
- ➔ MAJOR BUS ROUTE TO TOWN CENTRE
- ➔ ROUTE TO MAJOR HIGHWAY

The proposed application site is located off Radnor Park Avenue, at the Royal Victoria Hospital in Folkestone. The site formed part of the approved planning application for the renovation of the disused main hospital building. The site includes the East extension, the now demolish north extension and outbuildings and the land adjacent.

The site benefits from good vehicular transport link and link to Canterbury, Dover and Ashford via the M20 (6 minute drive) with wider links to London via the high-speed railway (6-8 minutes walking) as well as close proximity to the Eurotunnel at Cheriton (12 minute drive).

SITE CONTEXT



The proposed application site is within an area predominantly made up of large 2-3 storey Victorian dwellings well situated within walking distance to various local amenities, with view out towards Radnor Park, and neighboured by the existing Folkestone NHS Walk In centre which is a 20th century extension to former hospital.

- SITE BOUNDARY
- NEIGHBOURING LAND WITHIN CLIENT OWNERSHIP
- PARKS AND GREEN SPACES
- TRAIN STATION
- SCHOOLS
- SPORTS FACILITIES
- FIRE STATION
- ROYAL VICTORIA HOSPITAL & FOLKESTONE MINOR INJURY UNIT
- ➔ SHOPPING

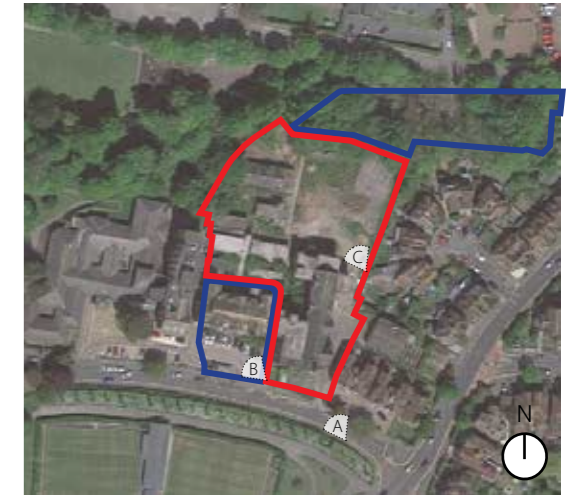




A. View looking at the East Wing of RVH to be demolished and existing access on the east boundary of the site



B. View from main access looking at existing car park and main Royal Victoria Hospital building.



C. View looking at rear of the site showing the now demolished outbuildings, steeply changing levels over the site, hard-standing areas and dense mature trees at the boundary of the site.

PRIOR TO DEMOLITION
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APPROVED PLANNING
APPLICATION Y12/0980/SH



D. View from the former tennis court looking towards the front of the site and the existing right of way access.



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E. View from lower Radnor Park looking up the slope on the rear boundary of the site

SITE HISTORY



1877

This image show that no structures were present on the existing site in circa 1877. Potentially used as grazing grassland by a nearby farm.



1897

During the next 30 years the site and the surrounding area undergoes a great deal of development, depicting the erection of the initial hospital building.



1907

10 years on, the surrounding area is further developed, whilst the hospital has been extended to support the increase in demand.



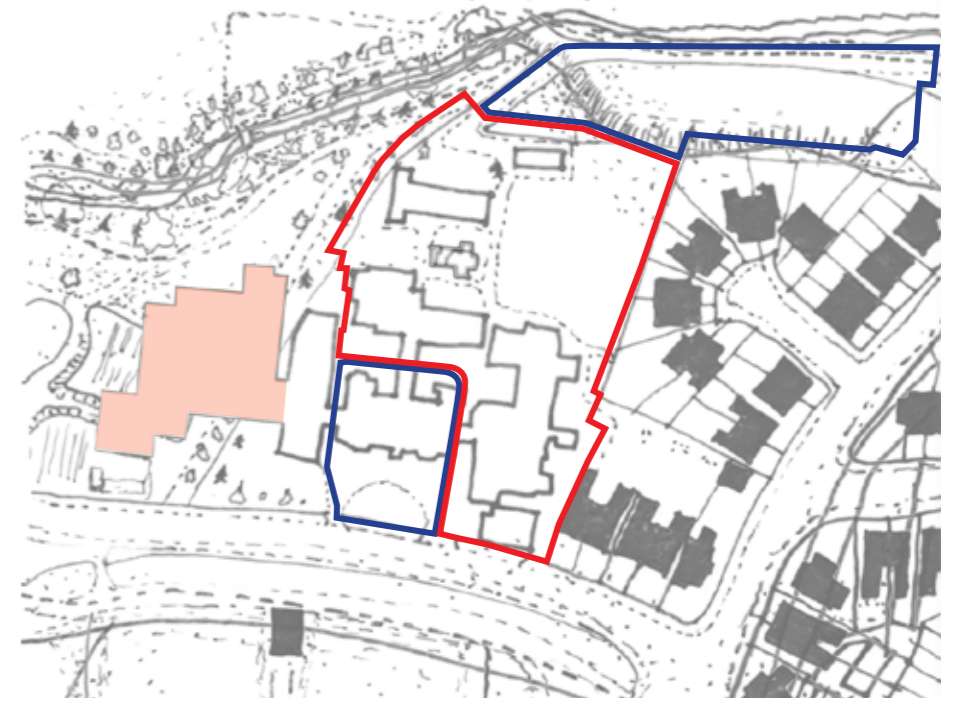
1937

The hospital was extended further after the World War 1, where the number of patients increased from 881 in 1920 to 1228 in 1925



1956

After WW2, the change in management and the birth of the NHS, the hospital building continued to grow with the addition of two outbuildings on the site.

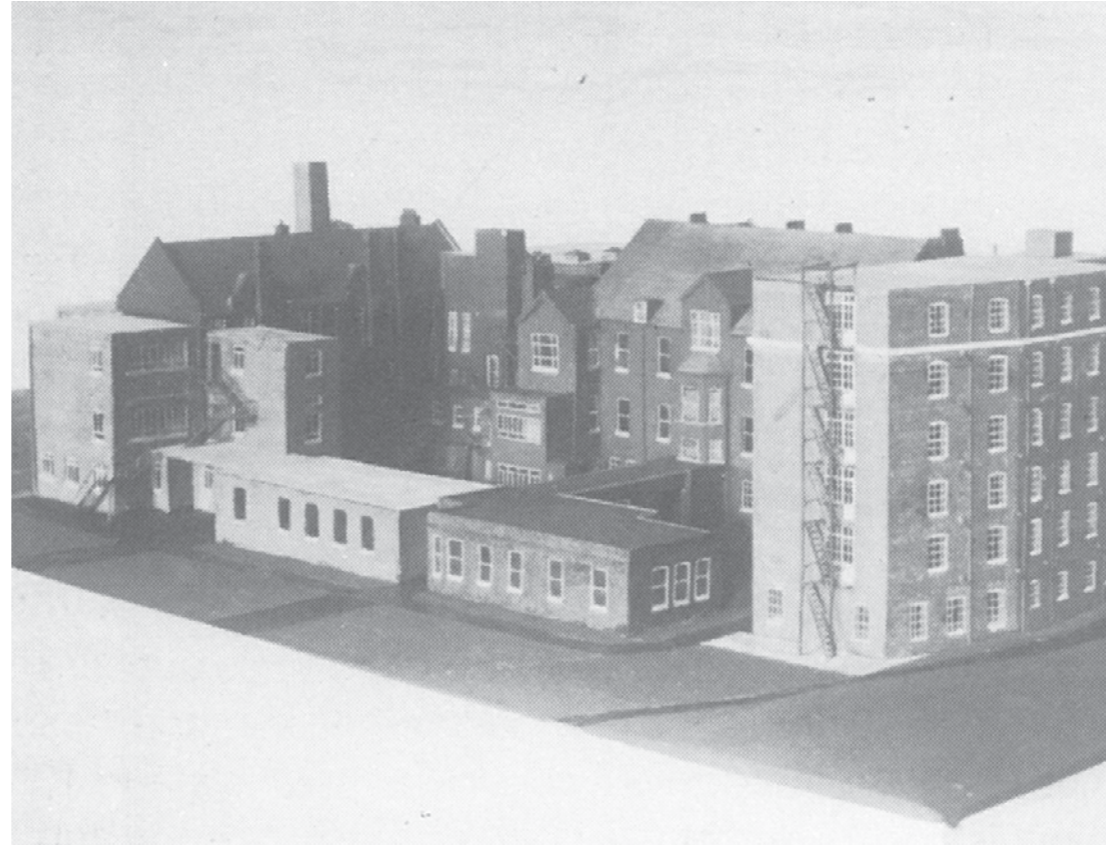
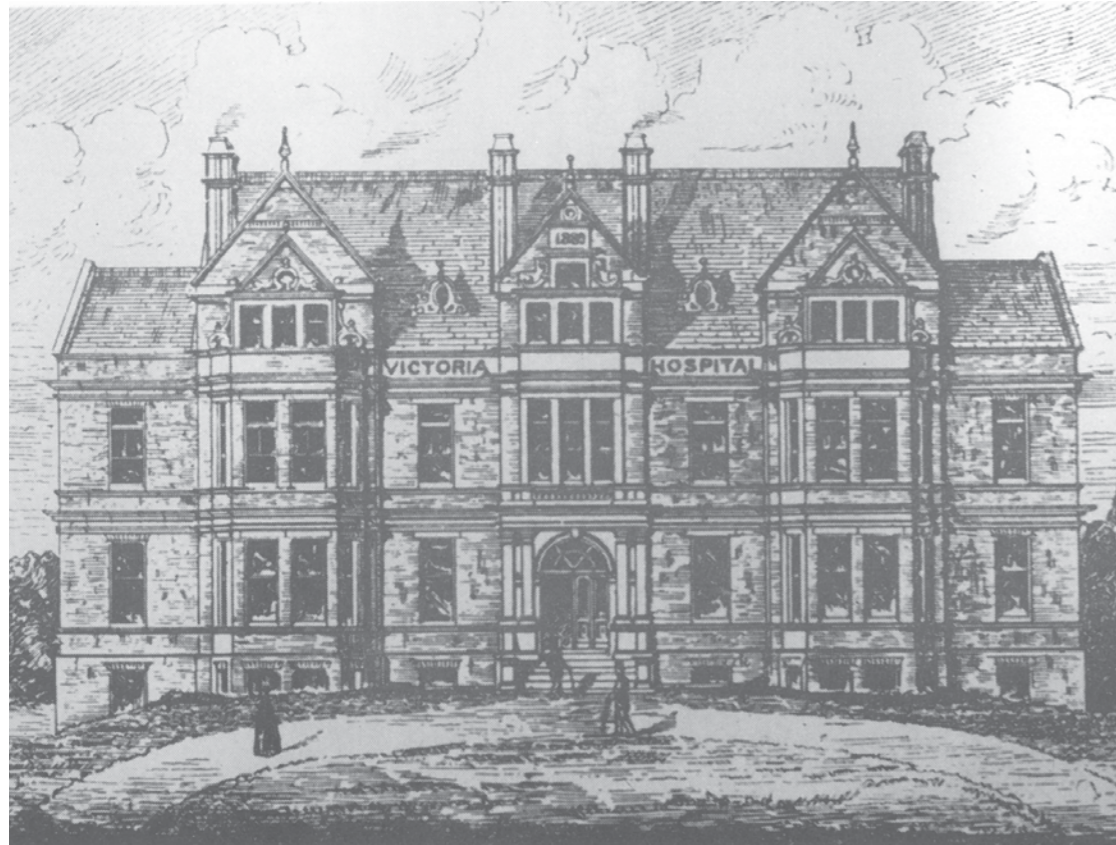


1994

Here is the extent of the hospital before the closure of main building, showing the extension to what is currently the Folkestone minor Injury Unit.

SITE HISTORY

Historic Photos



The Royal Victoria Hospital founded by a retired naval surgeon called Dr Donnelly in 1846, as a charitable clinic providing health care for the poorer residents of Folkestone. The original Victoria Hospital main building opened in 1890 and was built on a piece of land donated by Lord Radnor, and paid for with donation and fund raising from the local community, managed mainly by volunteers, to continue supporting Folkestone's growing population.

During WW1 and WW2 thousands of wounded soldiers were treated at the hospital, and with the increase in demand further extensions were built primarily from donations by the local community incurring debts as funds were insufficient.

In 1948 the hospital was passed to the Ministry of Health under the NHS, which led to further extensions and the erection of the now demolished out buildings. But after multiple decades of service and royal visits, the lack of funding led to the closure of various services at the hospital.

Although the erection of the current Folkestone Minor Injury Unit to the west wing in 1988 gave promising signs of regrowth, the remaining units with the Royal Victoria closed.

The existing building has been closed and boarded up for a number of years, with parts in a state of disrepair, and a significant portion now demolished.



Source: *The Grand Old Lady* By Martin Eastdown

SITE CONSTRAINTS

EXISTING SITE



The existing site has currently received planning approval for conversion and part demolition of the existing building, with the north extension and outbuildings and ready demolished, with the demolition of the east Extension underway under approved application Y12/0980/SH.

The main statutory constraint on the application site can be found on its northern boundaries which is adjacent to lower radnor park and lies of the edge of area with a Tree Preservation Order in place. A tree survey was then undertaken showing the conditions of the trees surrounding the site on a British Standards Condition scale from high quality trees of over 40 years old (BSC A) to lower quality trees in poor condition (BSC U).

- SITE BOUNDARY
- NEIGHBOURING LAND WITHIN CLIENT OWNERSHIP
- DEMOLISHED BUILDINGS
- BUILDINGS TO BE DEMOLISHED
- CONCRETE TENNIS COURT REMOVED
- APPROVED REFURBISHMENT OF MAIN BUILDING
- TREES WITH T.P.O
- BS CONDITION A
- BS CONDITION B
- BS CONDITION C
- BS CONDITION U