The Foresterhill site, jointly owned by NHS Grampian and the University of Aberdeen, provides significant opportunities for the provision of high quality health services and education/research facilities in Grampian. The site extends to 56 hectares and has the ability to meet the strategic needs of both parties who have a clear vision of what is required to maximise the site’s potential over the next 10 years.

The Development Framework takes account of the current challenges resulting from incremental development over the past 20-30 years and provides strategic design guidance for redevelopment and modernisation. The process of preparing the Development Framework has also resulted in the agreement of a realistic approach which will create certainty for significant high priority projects over the next five years. The key features of the new approach are summarised below:

- A strategic development plan which will provide a template for managing change on the site over the next 10 years, including the identification of ‘character areas’ for an agreed range of NHS and University of Aberdeen functions;
- An access, wayfinding, traffic and car parking strategy based on the anticipated activity on the site in the short, medium and long term;
- The creation of a ‘sense of place’ i.e. improvement of the relationship between buildings to that of green space and transportation for patients, visitors and staff as promoted by current Scottish Planning Policy;
- Agreement with Aberdeen City Council on the above areas to ensure that there will be an organised process of change as far as formal planning regulations are concerned.

The site is organised into key character areas identified for development which will bring together complementary functions permitting co-location within the strategic development plan. These functions are:

- Hospital Core including:
  - Emergency Care/Unscheduled Care;
  - Complex Elective Inpatient Care;
  - Outpatients/Ambulatory Care;
  - Cancer Care;
  - Women’s and Children’s Care.
- University Core:
  - Education;
  - Research.
- Health related facilities.
- Site Services.
Executive Summary

Each of the character areas and functions within them will have its own specific entrance point for patients which will be accessed via an internal ring road providing dedicated drop-off areas and short stay parking at each point.

NHS Grampian is planning and implementing major changes in the way that health services are delivered across the northeast of Scotland. These changes, as set out in NHS Grampian’s Health Plan, will see the delivery of more services locally throughout the region. In support of this broad aim, acute hospitals such as Aberdeen Royal Infirmary and Dr. Gray’s Hospital in Elgin will focus more on providing treatment for patients who have specialist needs.

In Aberdeen, through a process of staff and public involvement, there is now greater clarity on the role that each of the main healthcare sites will have in the new pattern of services. Woodend will develop into an ‘urban’ community hospital with a focus on rehabilitation; Royal Cornhill will continue to focus on mental health services; the City Hospital will maintain a focus on intermediate and primary care; and Foresterhill will be re-shaped to provide modern specialist and educational facilities to support the Grampian area and the North of Scotland.

The NHS Grampian Board has approved the further development of the staged approach to redevelopment of the site as indicated in Option 2 based on the work undertaken as part of this study and subject to further feasibility studies as outlined in Section 7.0: Recommendations.

The Development Framework will guide the ongoing development of the campus and will set the quality, style and design for future detailed development to adhere to. Aberdeen City Council will use the Framework as supplementary planning guidance for assessing detailed applications and in achieving the aspirations expected by both NHS Grampian and the University of Aberdeen.

This document should be read together with a number of supporting strategic documents and service plans from both organisations which present the detailed cases for the major changes outlined in this study. From the NHS, these key supporting texts include NHS Grampian’s Health Plan and NHS Grampian Health Campus Programme Initial Agreement document (Appendix 1 & 2). From the University, documents include the University’s Strategic Plan, College of Life Sciences Academic Plan and the University Estate Strategy.
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1.0 Background
1.0 Background

1.1 Introduction

The Foresterhill campus covers 56 hectares and has been jointly owned and occupied by the NHS and the University of Aberdeen since the site was acquired in the early 20th Century. The campus was originally founded on the vision of Professor Matthew Hay, Medical Officer of Health for Aberdeen City.

NHS Grampian provides all healthcare services for the population of the Grampian area, and specialist tertiary services for the North of Scotland. The University of Aberdeen is one of the oldest Universities in the UK and remains at the forefront of teaching and research in medicine, the humanities and sciences.

Foresterhill provides the focus for a wide range of clinical related activity and within NHS Grampian Foresterhill is the workplace for approximately 7,000 staff and the place where over 2,000 patients are treated and 1,000 people visit every day. The University has 1,000 staff and 1,500 students based at Foresterhill while also attracting a wide range of visitors.

The campus has been developed in a piecemeal way and many buildings are no longer fit for purpose, or are nearing the end of their useful lifespan. This is particularly the case with respect to the NHS building stock. The commissioning of this study highlights a desire for change within both institutions, not only to ensure the delivery of educational and healthcare services to the highest standards, but also to create an attractive campus environment that will have a positive impact on the quality of life of patients, visitors, staff and students alike.
1.0 Background

1.2 Future Strategy

1.2.1 NHS Grampian

The driving force for service change and redesign in Grampian is the Health Plan. Within the NHS Grampian Health Plan, the Change and Innovation Programme sets out the main areas that need to be addressed to meet the challenges in the future arising from changes in population structure, need for services, workforce and technology.

The aims of service change in Grampian were first set out in 2002, when the ‘Healthfit’ planning and redesign process was conceived. A wide range of clinical professionals, managers, public/patient representatives, and politicians came together and agreed the way forward for the health system in Grampian. This Healthfit vision seeks to modernise the delivery of healthcare services in the region.

The Foresterhill campus will combine the strengths of primary care and acute services with the strong traditions of teaching and research, to provide a system that other NHS areas seek to emulate.

Whilst the planning assumptions are clear, a lack of certainty exists and health service planning needs to take account of issues such as the changing population structure and the potential increased health needs of an elderly population; advances in medical technology which not only improve health but also make more treatments possible; and the changing workforce needed to provide modern clinical services. This uncertainty means that the campus development framework needs to be capable of adapting to accommodate future changes in the delivery of healthcare services.

1.2.2 University of Aberdeen

The driving forces for the University are the University Strategic Plan, the College of Life Sciences and Medicine Academic Plan and University Estate Strategy which set out the focus and direction of the University’s academic development. The University has committed to an extensive multi-million pound capital investment on the Foresterhill campus in the last decade which has resulted in the creation of state-of-the-art research buildings and facilities: the Institute of Medical Sciences, the Health Sciences Building and the Lillian Sutton Building. It is anticipated that this growth and development strategy will roll forward into future years as the University responds to internal and external priorities and opportunities.

The University Estate Strategy will link with the Institutional Mission Statement which states its objectives as:

- To be recognised locally, nationally and internationally as a broad-based University that delivers innovative and excellent teaching and research;
- To be committed to positive change, to celebrating culture, to embracing enterprise, and to pioneering ideas and inventions;
- To build on the distinctiveness of its northern heritage, on its location in the energy capital of Europe, and on over five centuries of consistent service and outstanding achievement.

The University’s core purpose, as an ancient research driven University, which generates, explores, and teaches ideas must be at the core of future development.
1.3 Public Consultation

1.3.1 Public Involvement

NHS Grampian Community Forum has overseen the process and strategy for public involvement and consultation in line with current SPP guidelines relating to community involvement in planning. The Forum includes representatives of the public from across Grampian providing advice and guidance on all aspects of planning and strategy.

The proposals for the redevelopment of Foresterhill were the subject of specific consultation from September 2007. This consultation not only included the NHS Grampian Community Forum, but also a wide range of community groups and neighbourhood associations listed below:

- Aberdeen City Civic Forum (two consultation meetings);
- NHS Grampian Community Forum (two consultation meetings);
- Stockethill/Cornhill Neighbourhood Network;
- Westhill & Elrick Community Council;
- Grampian Society for the Blind;
- Church & Social Committee;
- Northfield Community Council;
- Fraserburgh Action Group;
- Association of Transport & General Workers Union;
- Kincorth & Leggart Community Council;
- Harlaw/Queens Cross Community Council;
- Mastrick Community Council;
- Neighbourhood Watch AGM.

The areas considered and debated with the above groups included:

- Healthfit concepts and the NHS Grampian Healthplan priorities;
- Activity shifts and the development of intermediate care services;
- Dedication of acute service facilities for the provision of specialist and complex care;
- Foresterhill Development Framework proposals and the identification of ‘zones’ for specific groups of services;
- Creation of a ‘sense of place’ for the campus;
- Car parking, travel and transport to, from and within Foresterhill.

There was widespread support for the strategy and the staged approach to the development.

1.3.2 Staff Involvement

Staff and staff organisations have been fully involved in the formulation of the Development Framework proposals. This has been achieved through the clinical advisory and management structures of NHS Grampian and the Grampian Area Partnership Forum. Specific committees and groups involved in the process are:

- Area Clinical Forum;
- Area Medical Committee;
- GP & Consultants Subcommittee;
- Area Committee of Physicians;
- Area Pharmaceutical Committee;
- Grampian Child Health Committee;
- Grampian Area Partnership Forum.

1.3.3 Aberdeen City Council’s Consultation Process

The local authority approved the Draft Foresterhill Development Framework for the purposes of their Public Consultation process. This took place between 11th August and 3rd October 2008. Anyone with an interest in the development was encouraged to submit comments on the draft document.

An advertisement was placed in the local press and copies of the documents could be viewed at:

- Central Library, Rosemount Viaduct;
- The University of Aberdeen, Queen Mother Library, Meston Walk;
- Cornhill Library, Cornhill Drive;
- Planning & Infrastructure Service at St Nicholas House, Broad Street, Aberdeen;
- The Council’s website.

Comments received were incorporated into the document where appropriate. The document recognises that parking and accessibility, as with any hospital campus, are issues which must be addressed. The document (Section 5) states that a Car Parking Management Plan must be developed for the site to address both the current shortfall in spaces and ensure that parking provision for future developments can be accommodated on the site. The Green Travel Plan for the site will also be updated, outlining proposals to improve access to the site by all modes of transport.

As part of this process, a traffic model was developed and submitted to the Council. This model has enabled ACC to assess the impacts which future developments on the site will have on the wider road network.
2.0 The Vision
2.0 The Vision

2.1 Aims & Objectives of the Development Framework

This document proposes a long term strategy for the development of the Foresterhill campus. It defines principles to guide the development of the site whilst providing sufficient flexibility to accommodate future projects which cannot be clearly identified at this stage. The aims and objectives have been developed based on the existing strategies for both the NHS and University and the aspirations of the client team in order to create an integrated healthcare and educational campus.

The strategy seeks to:

1. Locate clinical service and educational facilities efficiently and logically and ensure future developments have flexibility to adapt to changing needs;
2. Enhance the linkages between the University and hospital buildings and services;
3. Improve access and circulation;
4. Create a sense of place;
5. Improving wayfinding;
6. Integrate the current high priority projects outlined in Section 4.3;
7. Develop a public realm and landscape strategy which will provide an attractive setting for the buildings and create a strong campus identity;
8. Establish strategic design guidance which will set the benchmark for design quality;
9. Develop a sustainable delivery strategy.

In accordance with current best practice, sustainability will be an integral part of the development framework to ensure that a holistic strategy is developed which considers the social, economic and environmental implications of any developments.
2.0 The Vision

The regeneration of Foresterhill will further integrate healthcare, education and research facilities. It will consolidate and improve Aberdeen’s international reputation for clinical teaching and research. Such a reputation is essential for the recruitment and retention of high quality clinical and teaching staff to provide first class specialised healthcare services to the people of the North East of Scotland in accordance with NHS Grampian’s Health Plan and the Healthfit Vision.

The site will comprise 4 key character areas:

- Hospital core;
- University core;
- Healthcare related facilities;
- Site services.

State of the art clinical facilities for outpatient/ambulatory and inpatient care are being provided on the site as Stage 1 of the redevelopment. The brief for design teams and planners is to create welcoming facilities that: provide easy access and wayfinding for the public and attractive fit for purpose flexible buildings set in a complementary landscaped environment maximising views across the city; provide privacy and dignity to patients and opportunities for healthcare and educational staff to meet, learn and share expertise. Buildings will require to be sustainable, energy efficient and flexible in use in accordance with current adopted Scottish Planning Policy.

Each character area will have its own identity, with each building/function within these areas having its own entrance, drop-off area and, where appropriate, short stay car parking. Each entrance will be clearly defined, welcoming and shall maximise natural daylight and where appropriate, incorporate supporting amenities such as retail areas and cafes for patients, visitors and staff.

There will be a network of public spaces throughout Foresterhill, ranging from informal green spaces to formal public squares. The internal road network and signage will be reorganised to aid wayfinding and provide a good separation for pedestrians, cyclists and vehicles. A new loop road will be created to allow easy access to all parts of the site. The central section of Foresterhill Road will restrict vehicular movements, apart from public and emergency transport services, promoting a harmonious and pedestrian-friendly environment.

Overall, the vision for Foresterhill is the creation of an integrated, user-friendly health and educational campus set in an attractive landscape that is easily accessible by patients, visitors and staff.

The key strengths and weaknesses of the site have been summarised in the SWOT analysis below. These issues have been taken into consideration when developing the strategy for the site.
3.0 Site Analysis
3.0 Site Analysis

### STRENGTHS

- Single campus site of 56 hectares.
- Concentration of hospital services, the medical school and research development.
- Good working relationship between hospital and University formalised in the Foresterhill Site Agreement.
- Large site with significant development potential.
- Existing public transport routes through the site.
- Good vehicular and pedestrian access points into the site.
- Southern views from and to the site.
- Surrounding network of roads provides good access to the site.
- Sloping topography of site.

### WEAKNESSES

- Existing building configuration through piecemeal development.
- Inadequate linkages between existing buildings and surrounding areas within the site.
- Poor quality public realm, landscape and open space.
- No sense of place.
- Various vehicular and pedestrian access points into the site.
- Existing road layout (Foresterhill Road) and car parking.
- No penetration of public transport into the site with the exception of Foresterhill Road.
- Poor pedestrian & cycle routes.
- Lack of wayfinding and no sense of arrival at site.
- Poor clinical adjacencies.
- Poor physical relationship between hospital and University.

### OPPORTUNITIES

- Long-term strategy for redevelopment of campus and reconfiguration of site layout.
- Create a legible campus within an attractive landscape setting and strong identity.
- Better integration along with redesign and rationalisation of services on the basis of well-planned logistics and layout. New ways of working become convenient and beneficial rather than difficult to effect and accompanied by unintended or unforeseeable adverse consequences.
- Reduce sprawl and improve clinical adjacencies.
- Provision of modern facilities.
- Improve connectivity through the site for all modes of transport. (utilising Foresterhill Road).
- Reduce inappropriate use of Foresterhill campus roads.
- Creation of a robust sustainably designed campus which can adapt to future requirements.
- Provision of a strong physical link between hospital and University.
- Define key approaches and entrances to the Foresterhill Campus.
- Enhance the landscape character of the site.

### THREATS

- Affordability.
- Committed projects.
- Pressing timescales.
- Operational continuity.
- Poor condition and functionality of NHS built estate.
- Sloping topography of site.
- Reduce sprawl and improve clinical adjacencies.
3.0 Site Analysis

Topography and key views

Existing Accident & Emergency signage

Main entrance to the University

A&E entrance
3.0 Site Analysis

View to Phase 1 & 2

New Children’s Hospital

Institute of Biological Research

Building age

Pre-NHS buildings

Legend:
- Pre NHS Development
- 1960s - 1980s Development
- Ancillary Development
- Late 20th C Development
- 21st C Development

Pre-NHS buildings
3.0 Site Analysis

Access & Circulation

Existing roadside parking
Existing underpass to the north of the hospital site
Existing Accident & Emergency entrance and signage
Existing roadside parking
3.0 Site Analysis

- Existing Route to Services & Estates
- Existing Pedestrian Route to A&E
- Access to Pathology Laboratory
- Existing Cycling Parking Provisions
- Existing Hospital Entrance Point
- Access to Pathology Laboratory
- Existing Cyclists Parking Provisions
- Existing Hospital Entrance Point

Legend:
- Bishop
- Bus Route
- Site Access Points
- Site Boundary
- Buildings Entrance
- Pedestrian Routes
- University Buildings
- Hostel Buildings
- Servo Buildings
4.0 Development Influences
4.0 Development Influences

4.1 Introduction
There are a number of factors which must be taken into consideration when developing the strategy for the Foresterhill campus. These include:

• Site ownership and occupation principles;
• Confirmed/approved NHS projects;
• Confirmed/approved joint University/NHS projects;
• Confirmed/approved University projects;
• Current national and local planning policy and guidance;
• Compliance with modern healthcare standards;
• Site infrastructure constraints;
• Transportation and parking.

In preparing the Development Framework for the site cognisance has been taken of the relevant adopted national and local planning policy and guidance including the most recent Scottish Planning Policy; the Aberdeen City & Shire Strategic Development Plan (2014) and Aberdeen Local Development Plan (2012), as detailed in Section 4.

4.2 Site Ownership and Occupation
The 56 hectare site is jointly owned and occupied by NHS Grampian and the University of Aberdeen. The current site agreement divides the campus into clearly defined development sites which are allocated to each institution.
4.0 Development Influences
4.0 Development Influences

4.3 NHS Projects
The hospital must aspire to continue to provide the highest quality of care possible to the people it serves. A number of projects were already being considered by NHS Grampian and the University prior to the development of the strategy and whilst some have been completed others continue to be advanced. These projects are listed as follows:

1. New Cardiac Catheterisation Laboratories: **Completed.**
2. MRI and Outpatient Centre/Ambulatory Care: Integrates a number of smaller projects to provide for a modern ambulatory care centre on the Foresterhill site, and facilitating the relocation of acute outpatient services from Woolmanhill.
3. Endoscopy and other Outpatient Facilities: **Completed.**
4. Emergency Care Centre: Located to the immediate east of the existing Accident and Emergency department and to the north of the existing Royal Aberdeen Children’s Hospital: **Completed.**
5. Aberdeen Dental Institute: New clinical facilities for Orthodontics, Restorative Dentistry, special care and immediate care. The result will be a unique high quality service and educational centre: **Completed.**
6. A combined Heat an Power Energy Centre: Whilst the centre is complete and running, there are further plans on how to expand its uses and capabilities. This could include expanding the operational capability of the Centre beyond Foresterhill to other NHSG sites such as Cornhill.
7. Replacement Laundry facilities.
8. Replacement Estates accommodation.
9. Sterile Service Department: To be relocated into a part of the developed hospital so that it has a closer relationship with the areas it serves such as the main theatres.
10. Replacement Laboratory Services.
11. New Cancer Centre: Preliminary work has commenced to provide a modern cancer centre at the east end of Aberdeen Royal Infirmary.
12. Replacement Aberdeen Maternity Hospital as well as other associated women’s health services.
15. Hotel: Could be used for visitors, prospective employees, patients and to support the Matthew Hay Project.

**Additional NHS Projects**

- a) Replacement Surgical Ward & Theatre Block.
- b) New Cardiac Centre.
- c) New Medical Physics Building.
- d) Relocated Mortuary.
- e) Provision of key worker accommodation on site.

4.4 Joint Projects

16. The Matthew Hay project provides a purposes-build teaching centre and commenced construction in 2007.
17. Dental School: A business case for this has been approved by the Board of NHS Grampian.

4.5 University Projects

18. Life Science Innovation Phase 1 and Phase 2 (19): Phase 1 was completed in 2009 and scoping for Phase 2 is underway.
19. Institute for Nutrition and Health: This research facility is due to be completed and occupied in summer 2015.

Core University Buildings:

20. The Biomedical Physics Building is approaching the end of its useful life and will be part of a renewal programme. Additional space may become available within the university core when the mortuary and laboratories are relocated.
21. Polwarth Building West Block is a single storey former refectory building. If additional space is required, this building could be demolished and the site redeveloped.
4.0 Development Influences

4.6 Planning Policy Context

This Development Framework for Foresterhill gives consideration to relevant national, regional and local planning policy currently in operation relevant to the site and its objectives.

4.6.1 National Planning Policy & Guidance

- National Planning Framework (NPF3);
- Scottish Planning Policy (SPP 2014);
- Creating Places - A Policy Statement for Scotland;
- Designing Streets - A Policy Statement for Scotland;
- PAN 46: Planning for Crime Prevention;
- PAN 65: Planning & Open Space;
- PAN 68: Design Statements;
- PAN 75: Planning for Transport;
- PAN 76: Designing Safer Places;
- PAN 78: Inclusive Design;
- PAN 83: Masterplanning;

4.6.2 Aberdeen City & Shire Strategic Development Plan 2014

In accordance with the adopted Strategic Development Plan for the region, the Foresterhill Site seeks to ensure a strong identity for the North East through the delivery of a high quality healthcare and education facility that will benefit existing and future generations. The proposal also follows that any new developments should be based in locations where good access to facilities and transport already exists or can be enhanced.

4.6.3 Aberdeen Local Development Plan 2012

As indicated upon the LDP Proposals Map, the Foresterhill site is currently designated as Existing Community Sites & Facilities (CF1) use. Policy CF1 advises that existing healthcare sites shall be used principally for healthcare and for related medical and educational purposes. Proposals for new or extended uses of these types on those sites will be supported in principle.

The consolidation and development of the Foresterhill complex as a hub for healthcare and educational facilities is therefore recognised within the extant Local Development Plan, with further appropriate development encouraged on site.

Policy CF2 states that ‘proposals for new community facilities shall be supported, in principle, provided they are in locations convenient to the community they serve and are readily accessible, particularly to public transport, pedestrians and cyclists.’

The standard of design is a key issue that should be given consideration. Policies D1 Architecture & Placemaking, D2 Design & Amenity, D3 Sustainable & Active Travel, D4 Aberdeen’s Granite Heritage, D5 Built Heritage and D6 Landscape will be used to guide the proposal and to ensure it will conform to the high standards set by the council. The framework is in accordance with other Local Plan policies (urban green space, nature conservation and amenity considerations) and will play an important part in regenerating healthcare and educational facilities for the wider Grampian area.

Policy D5 Built Heritage encourages the retention of granite buildings, however as a result of detailed assessment, many of the granite buildings on the site will not be retained for the following reasons:

- are outdated and do not conform to modern healthcare standards;
- replacement of the buildings will provide for new state of the art facilities; and
- replacement of the buildings will ensure a more interconnected built form.

However, residual granite will be applied, where possible, to street furniture and throughout the public realm of the site in order to reflect the character of the surrounding area.
4.0 Development Influences

Extract from Aberdeen City LDP 2012 Proposal Map
5.0 The Strategy
5.0 The Strategy

5.1 Introduction

This study establishes that it is possible to outline a development strategy for the Foresterhill site. The development strategy for the site sets out the general parameters for the future development of the Foresterhill site. The strategy is sufficiently flexible to accommodate changing needs whilst being robust enough to ensure that a piecemeal approach to development is avoided. Strategic guidance contained in Section 6.0 will be used to assess all future developments on the site. An initial development options appraisal has also been undertaken for the hospital core to demonstrate that the area proposed for its future development can accommodate the required facilities.

Development for all uses should be restricted to these character areas unless appropriate justification is provided. These guidelines broadly match the provisions of the current Foresterhill Site Agreement which was reviewed to ensure complete integration with the development framework. The main elements of the strategy are outlined below.
5.0 The Strategy

Loop road diagram

Land use strategy indicative of possible loop road development
5.0 The Strategy

5.2 Land Use

5.21 Hospital Core
The final form of the hospital core will be determined by a number of factors, including:
• Further clinical planning studies;
• Further phased development studies;
• Financial expenditure planning.
The above diagram indicates a possible general disposition of the clinical groupings within the hospital core.

5.2.2 University Core
While the University has general aspirations for redeveloping much of its estate, specific detailed proposals for the University have not been explored as part of this study. The orientation of buildings towards external public spaces and the redevelopment of the hospitals will be critical to reinforce the relationship between the two institutions. The Matthew Hay Project and the adjacent public space define the new entrance to the University and connect to a new outpatient entrance to the Aberdeen Royal Infirmary south of the loop road.

It was recognised that the changes to the access strategy and the partial closure of Foresterhill Road may have an impact on the external traffic patterns on the network around the Foresterhill site. A Paramics model was constructed to assess the impact of those changes on the surrounding network.

5.2.3 Health Related Facilities
Development of the Dental School, Life Sciences Innovation and the Institute for Nutrition and Health effectively determine the boundaries of potential development land in the east of the site. It is envisaged that this part of the site will continue to be developed for healthcare related facilities.
The remaining development sites will accommodate a variety of uses including:
• Research facilities;
• Class 4 office use (for NHS or University use);
• Future expansion areas of Aberdeen Royal Infirmary or the University;
• Ancillary facilities such as health centre or patient hotel.
The area of the site which contains the helipad will remain undeveloped and safeguarded for the helipad.

5.2.4 Site Services
The proposed service quarter to the south west of the site contains a number of hospital support functions of an industrial nature such as the new boiler house and fuel store, estates buildings, central stores, laundry, etc. The mature tree belt to the south of this area screens it from Westburn Road and complemented by its low position on the site, reduces its visual impact from the north. This will not extend as far as the western boundary, allowing the development of the south west corner for the replacement of Foresterhill Health Centre, and to the north of this area, other possible hospital or University uses with direct access from the loop road.
5.0 The Strategy

5.3 Transportation

5.3.1 Creation of an Internal Loop Road
Improving and rationalising the existing access and circulation within the site remains critical to the creation of a more integrated campus environment. In analysing the site and the need to improve connectivity between the various character areas, the decision was taken early in the study to use a loop road system.

The key elements of the concept are as follows:

- The hospitals are located centrally to a loop road system.
- The University, related healthcare facilities and services would be accessed from the loop road.
- Access is provided to the loop road at several points from the external road network.
- Drop off areas and short term parking designated for the main entrances to the hospitals are provided within the loop road.
- The loop road simplifies wayfinding and signage.
- Long term parking is provided at the east and west end of the site.
- It permits a high level of public transport penetration, and reduces walking distances.
- The loop road concept reduces short-cut (non-hospital) trips through the site.
- The loop road keeps the majority of circulating traffic away from the main pedestrian entrances. Controlled crossing points are provided to facilitate crossing of the loop road.

5.3.2 Access to External Road Network
Primary access to the site is be provided by Foresterhill Road via traffic signal controlled junctions with Westburn Road and Ashgrove Road West. Foresterhill Road is used for public transport and blue light access but use by general car traffic is prevented. The purpose of this strategy is to discourage through-traffic from using the routes across the site whilst creating a dedicated route for public transport and blue light vehicles. This also creates a more pedestrian-friendly environment in this area.

5.3.3 Partial Closure of Foresterhill Road
NHS Grampian has already taken the first steps towards the permanent creation of an internal loop road by obtaining approval from Aberdeen City Council to have a new Traffic Regulation Order to allow the central section of Foresterhill Road closed to general traffic. The prohibition of driving order allows the existing route to be used only by blue light traffic and by public transport vehicles. Cars access the site via the loop road. A Paramics micro-simulation model was prepared to assess the potential impact of all future development proposals for the site on the internal road network, the external road network and the strategic road network (A90 Trunk Road). It was also used to model the effects of the Prohibition Order for Foresterhill Road and the impact of changing the access strategy from the external road network, and test the number of parking spaces thought required for the Foresterhill site. This completed model was submitted to ACC Roads and Planning (August 2008) along with a model development report which included model validation and option testing.

5.3.4 Walking and Cycling
The redevelopment of the hospital offers an excellent opportunity to enhance routes and facilities for walking and cycling on the site to ensure a coherent network is created to link with the existing external networks and allow free movement between various elements of the hospital and University campus. Some of the measures to be provided in this context include a network of footpaths, shared pedestrian/cycle routes, covered cycle parking close to main pedestrian entrances, better facilities for cyclists (changing facilities, showers etc.) and a safer pedestrian environment, bearing in mind that traffic would primarily be focused on the loop road.

5.3.5 Public Transport
One of the failings of the earlier public transport strategy and site penetration was the considerable walking distance between many elements of the site and the existing bus stops. The creation of the loop road concept aids the delivery of improved bus penetration and creates the opportunity for buses to be routed around the site as well as through the site. This should ensure that walking distances to any part of the hospital from taxi and bus stops on the loop road are acceptable. In these circumstances, taking the bus should become more attractive to staff and visitors alike, especially if supplemented by new on-site infrastructure such as high quality waiting facilities.
5.0 The Strategy

5.3.6 Car Parking

In terms of the development framework, long stay car parks are shown at the east and west of the site and are primarily intended for hospital and University staff who will spend most of their day on site. Short stay car parks are located close to the entrance of the facilities they are intended to serve. The intention is to reduce the number of car parking areas from the current 17 locations to perhaps 8 or 9 larger facilities which will better serve individual elements within the site.

In terms of car parking numbers, it is proposed to increase the number of spaces from the existing level of provision (2,663). Work undertaken to date has indicated that there is scope available potentially to provide an additional 1,000 parking spaces on site. These additional spaces could be used to alleviate existing parking supply problems and cater for potential new development, primarily at the east end of the site where the University propose new research-based development. The actual parking provision associated with any new development will require to be agreed with Aberdeen City Council. Work to date has been informed by a theoretical calculation of demand based on existing staff numbers, patient/visitor activity, student activity and University staff numbers, indicating that the site was about 350 spaces short of demand.

Issues arise where parking takes place on streets external to the site, some internal spaces are used by non-hospital users (using as a park and ride into Aberdeen city centre) and queues form at peak times to get into the car parks which are full. NHS Grampian and the University continue to address these issues.

To assist, a balanced Travel Planning approach is required to formulate a strategy which involves the provision of a sufficient level of parking to ensure that on-site problems are removed while at the same time, the level of demand can be controlled through provision along with a control regime to regulate car use to an acceptable level. A key objective of the strategy is to ensure that spaces are available for patients and visitors to the site. The Foresterhill site serves a large geographical area, and for many people travelling from rural areas, accessing timely public transport can be problematic.

NHS Grampian continues to review its car parking arrangements and recognise that parking is a major concern for the site. The finalised arrangements will be developed through a car parking strategy. This will include taking into account the views expressed about parking and access resulting from the public consultation exercise.
6.0 Strategic Design Guidance
6.0 Strategic Design Guidance

6.1 Introduction

To ensure that the Foresterhill campus is developed in a cohesive manner, a set of strategic design principles have been established. These principles will provide a mechanism for assessing future development for the site. They reflect current best practice as well as the relevant national and local planning policy and guidance.

The strategic guidance can broadly be categorised as follows:

- Built Form;
- Green Space and Landscaping;
- Public Realm and Civic Space;
- Access and Circulation.
6.0 Strategic Design Guidance

6.2 Built Form

The strategy seeks to create a campus environment which positively contributes to the recovery time of patients and provides a pleasant environment for staff, students and visitors to enjoy. All future developments on the site should adhere to the following principles:

- Taller buildings should be permitted in the centre of the site to take advantage of its natural topography and to provide new landmarks on the city skyline.
- All new development should be orientated towards pedestrian routes and public spaces wherever possible, to provide an attractive outlook for the users of these buildings and provide natural surveillance to the public realm.
- Any new development must be considered in the context of the existing and proposed uses on the site, to avoid the creation of unnecessary entrances, ensure that it is linked to the relevant departments and ensure that the place legibility of the site is not compromised.
- Consideration should be given to clinical adjacencies to ensure patient journey time is minimised and efficiency is maximised.
- Where possible, ward areas and patients bedrooms should overlook areas of public space within the hospital site or should take advantage of the sloping site topography with its long distance views over the city of Aberdeen.
- Provide gateway buildings at key entrance points within the site to ensure that various location-identities are created within the campus.
- The design of the public realm and the establishment of a palette of materials for its implementation will help create a unified campus environment whilst allowing each individual building to have its own identity.
- All developments on the site will be subject to the appropriate assessment to determine their sustainability (NHS use the NEAT criteria and the University use BREEAM).
- Energy efficient techniques will be used to conserve energy, water and other resources such as the use of Combined Heat and Power (CHP) boilers, preferably fuelled by renewables.
- Provide facilities to recycle or compost at least 25% of household waste by means of separated dedicated storage space.
- Specify use for recycled construction materials where appropriate.
6.0 Strategic Design Guidance

6.3 Green Space and Landscaping

It is important to recognise that a balance between the built form and the surrounding campus environment must be achieved. Good quality green space improves the image of an area and constitutes a powerful means of transforming health through reducing stress, lowering blood pressure and improving mental well-being. The landscape strategy for the site seeks to outline a general approach for the design of the new campus and will provide the basis for any future detailed designs.

The landscape strategy for the site will promote the creation of an attractive landscape setting which is sensitively designed to promote improved biodiversity within the site and incorporates features including the burn to the west and existing trees as far as possible.

- The redesign of the site will identify key approaches to the site and improve the sense of arrival. These routes and key entrances will be defined through the use of materials and incorporation of public art and landscape features.
- The landscape must integrate with the new redevelopment of the hospital and University campus as well as the existing landscape of the surrounding built environment.
- A network of public open spaces should be incorporated into any design scheme to create space for patients, visitors, relatives and staff to sit, relax and enjoy.
- Areas of open space should be well overlooked by surrounding development to encourage natural surveillance.
- Encourage a mix of both active and passive uses within areas of open space. This will attract different kinds of activity throughout the day.
- Boundary treatments are encouraged to minimise any potential impact upon neighbouring properties.
- In areas that are not aesthetically pleasing to the eye such as the estate and services zone, landscape treatment such as tree and shrub planting is encouraged to soften the development and integrate this within the rest of the campus development.
- Seek convenient locations for visitors, staff and where appropriate, patients to gain access to the open air.
- Public spaces should be created within all the character areas to provide external social spaces around which buildings are orientated so as to create a sense of place while providing natural light and air into the surrounding buildings.
- The incorporation of SUDs will be encouraged but must be sensitively designed to ensure that the wildlife it attracts to the site does not have an adverse impact on the function of the hospital. This is particularly important in the context of the helicopter flight path.
- A planting specification plan and landscape maintenance strategy will be developed for the site.
6.0 Strategic Design Guidance

6.4 Public Realm and Civic Space

In conjunction with the landscape strategy, the creation of a new public realm within the campus is essential in improving the environment. Valuable spaces have been lost through the previous piecemeal development approach, and new spaces will create a more interesting and attractive environment for both patients and visitors. A well-designed, well-maintained, clean, safe and accessible series of spaces can provide areas for people to integrate as well as contribute towards strengthening the functionality of the campus. The public realm will define a clear pedestrian hierarchy of primary, secondary and tertiary routes which can be broadly defined as follows:

- Primary: key entrances, main approaches and central spaces;
- Secondary: building entrances and pedestrian/cycle routes;
- Tertiary: services routes and the remaining vehicular routes.

These spaces should:

- Vary in space, hardscape and material to create diversity throughout the campus.
- Create an opportunity for all users of the campus to interact.
- Connect to walking and cycling routes within the campus.
- Relate to surrounding buildings and uses and encourage pedestrian activity through the spaces.
- Be overlooked by surrounding development to diminish fear of crime.
- Not be allowed to deteriorate through inadequate management, with a maintenance scheme provided prior to any development.
- Encourage the use of public art within the campus to contribute towards the creation of a distinctive environment. This should be integrated into the design of the space at the outset rather than being added on at the end of the design process.
- Reuse granite material from redundant buildings throughout public realm to ensure continuity of site character.

Additionally...

- It is envisaged that all street furniture and signage will be coherent and will be implemented throughout the campus. A lighting strategy will form an integral part of the landscape and public realm proposals for the site and will ensure that the site is well-lit during hours of darkness to ensure pedestrian safety.
- A palette of materials for the public realm will be developed in consultation with Aberdeen City Council.
- The establishment of a palette of materials will help create a legible campus environment and help define the hierarchy of routes as defined in Section 6.3 and also define:
  - Key Arrival Spaces;
  - Public Open Spaces;
  - Main Entrances into Facilities.
6.0 Strategic Design Guidance

6.5 Access & Circulation

Accessibility within the site is essential in terms of walking, cycling, public transport and private car. In particular, the development should demonstrate that it conforms with current guidance on promoting sustainable modes of travel by placing emphasis on walking, cycling and public transport routes to and throughout the site in accordance with SPP.

Good design can significantly improve ease of movement within the site for all modes of transport. However, priority should be given to pedestrian movement both externally and internally within the campus site.

It is recognised that the hospital uses on the Foresterhill site will be catering for a large number of elderly people, as well as those with a form of disability. It is therefore essential that all aspects of the pedestrian infrastructure are fully compliant with the requirements of the Disability Discrimination Act (DDA) to ensure that all elements of the site are accessible.

Pedestrian access routes should:

- Embrace a broad, well-lit, pedestrian network that connects to all areas of the site.
- Ensure that all internal routes integrate with those existing in the surrounding urban context.
- Ensure that all routes are open and can be naturally surveyed from surrounding buildings and areas of public space, providing a safe and secure network for all users.
- Allow for the provision of an adequate surface drainage system.
- Provide high quality pedestrian crossing facilities where needed within the site to ensure that pedestrian safety is maintained at all times.
- Provide dedicated emergency access routes to minimise conflict between emergency vehicles and other hospital users.
- Ensure that vehicle and pedestrian conflict areas will be managed by the creation of key spine routes for pedestrians which provide formal crossing points where these cross the main development ring road. The ring road itself ensure that the areas of vehicle/pedestrian conflict within the area enclosed by the road is significantly reduced as the majority of parking areas are envisaged to be on the outside of the ring road.
7.0 Recommendations
7.0 Recommendations

The Project Working Group makes the following recommendations:

1. The Development Framework should be retained by Aberdeen City Council as Supplementary Planning Guidance.

2. All future development proposals for the site should be in accordance with the strategy of this document and form part of any brief issued by NHS Grampian or the University of Aberdeen.

3. The phasing programme developed for the site in accordance with the outline programme below should be reviewed and updated.

4. As early as possible, consider in more detail, and implement, infrastructure improvements, including accommodation which requires to be relocated and to keep these under review moving forward.

5. The NHS preferred option for the redevelopment of the hospital is Option 2 (refer Appendix 6), however further work must continue to be undertaken to demonstrate that this is a viable and deliverable option:
   - More detailed studies to ensure that the content, location and design of the earlier stages of development do not impede satisfactory solutions for later phases;
   - More detailed studies to confirm that it is both feasible and economically viable to bring Phases 1 and 2 up to acceptable standards, both physically and clinically, while retaining the operation of sections of the hospital in a phased manner;
   - Financial affordability is developed making use of the opportunities provided by the staged development approach (Option 2) to build the required financial resources into future NHS Grampian capital and revenue plan.

6. Keep under review the current Foresterhill Site Agreement, both in light of the development framework, and in response to individual development opportunities as they come forward.

7. Consider the procurement issues involved in a phased project such as this. The programmes that accompany the options study assume that steady progress is made, but on Option 2 there is a risk that the various phases will become fragmented, and on Option 4 there is a risk that the briefing and approvals process would significantly delay the start (a consideration in Option 2 being preferred).

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