

4 ALTERNATIVES AND DESIGN EVOLUTION

- 4.1 Schedule 2 of the Planning and Building (Environmental Impact Statement) (Jersey), Order 2006 (the EIA Order) requires “an outline of the main alternatives studied by the applicant and an indication of the main reasons for his or her choice, taking into account the environmental effects” to be included within the EIS.
- 4.2 As discussed in Chapter 1 of the EIS and the Planning Statement, the site location for a new hospital has been decided as a result of careful site selection studies over several years and a States (Government) decision being made on the matter in December 2016. The selection of the application site as a result of this process led States of Jersey Property Holdings (as the applicant at the time) to conclude that it was not appropriate to investigate potential alternative sites further at this application stage.
- 4.3 The development proposals for JFH have evolved as a result of careful consideration and evaluation of design alternatives. An initial outline planning application (PP/2017/0990) was submitted in July 2017 and included a proposal for the hospital on a smaller footprint within the same site. Due to the smaller footprint, which had been dictated at that time by the land available, the proposals included a main building which was of a greater mass and scale. Following a public inquiry held in November 2017, those proposals were rejected due to the proposed building height and the adverse impact that it would have on the skyline and townscape, heritage assets and the amenity of neighbouring residents.
- 4.4 The 2017 proposal included a large energy centre. For the revised design included in this application however, the hospital will be fully electric and connected to mains electricity, therefore no discrete on site form of generation for heating (previously contained in the energy centre) is required. The space that this releases, in addition to the introduction of a phased approach to construction has meant that there is a larger area of the existing Jersey General Hospital (JGH) site that can be utilised for new hospital buildings.
- 4.5 Building layout within the site boundary is a result of the evaluation of a number of options over the last year; particularly during the development of the 2018 proposals. It has addressed issues identified during the public inquiry and responded to detailed discussions with both the Jersey Architecture Commission (JAC) and Department and the Environment whilst also being sensitive to environmental constraints and the overall vision for a new hospital. The issues concerning heritage impacts are addressed in Chapter 11 and the issues concerning townscape and visual impacts are addressed in Chapter 15.

- 4.6 The new proposal will be delivered in two phases (described in Chapter 3), over a greater site area of the existing JFH site and on Westaway Court. This allows for JFH to be built with a reduced height. Figures 4.1 and 4.2 illustrate the comparison between site area of the previous and current proposals.

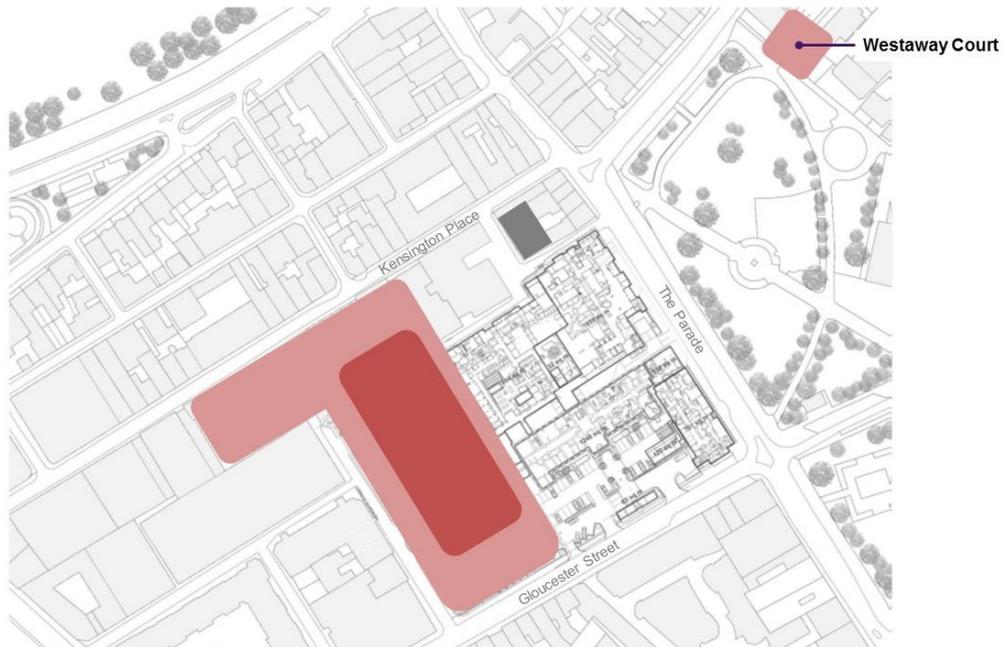


Figure 4.1 Previous scheme (2017) proposals footprint



Figure 4.2 Current proposals footprint (2018)

- 4.7 Figure 3.5 within EIS Volume III shows the proposed phasing of the JFH buildings.
- 4.8 The following sections outline the evaluation processes, setting out the evolution of the proposals.

Main hospital building

- 4.9 The indicative design for the proposed JFH has been developed in consultation with end users of the existing JGH under Divisional Leads to facilitate a new building design that would be fit for purpose and designed collaboratively.
- 4.10 The four main clinical characteristics that needed to be considered included:
- Key departments to be located together (e.g. A&E and Radiology);
 - Separation of patient, visitor and logistics flows;
 - Largest footfall on lower floors; and
 - Separation of outpatient and inpatient flows.
- 4.11 Initial designs for the hospital included a block design with setbacks at levels above street level in order to create a more suitable massing within the context of St Helier and to allow for consideration of issues related to the setting of cultural heritage assets such as the Opera house on Gloucester Street and the Grade I listed Granite Block, amongst others. However, these original plans were rejected by the Planning Inspector on grounds of massing and scale and therefore the design was revisited.
- 4.12 The updated proposals contain the same amount of clinical provision, but spreads the buildings over a wider site which means the buildings are lower and less intrusive, addressing the impacts that were criticised by the Inspector.
- 4.13 Figure 4.3 provides a comparison of the JFH proposals over the last year to illustrate the evolution of design.

VIEW DOWN GLOUCESTER STREET

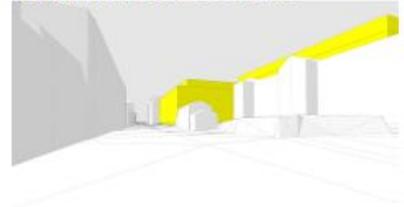
EXISTING



PREVIOUS SCHEME



NEW PROPOSED SCHEME



VIEW DOWN KENSINGTON PLACE

EXISTING



PREVIOUS SCHEME



NEW PROPOSED SCHEME

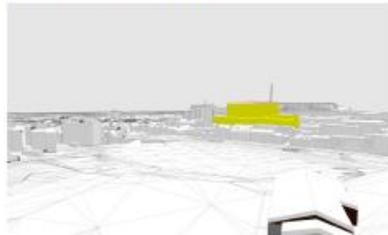


VIEW FROM WESTMOUNT

EXISTING



PREVIOUS SCHEME



NEW PROPOSED SCHEME

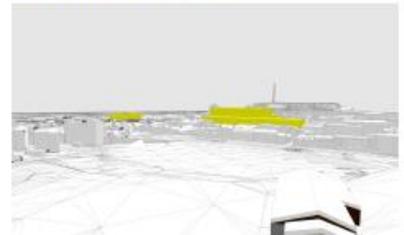


Figure 4.3 Comparison of existing, previous scheme (2017) and the proposed scheme (2018)

Patriotic Street Car Park

4.14 Several options for the additional deck on Patriotic Street Car Park have been considered. This includes:

- Open to the sky;
- Shade canopy (above the additional deck) – to potentially include lighting, light planting or photovoltaic;
- Solid deck (above the additional deck) – could potentially include café space or community garden.

4.15 All of these options would need to be considered further and would be subject to structural design and cost impact. The information has been included for this outline

stage because it demonstrates the types of design options that would be investigated further at detailed design stage.

Demolition of 1980's and 1960's block

- 4.16 One of the main changes to the proposals for the JGH site is the demolition of the 1980's and 1960's hospital buildings that face The Parade. Their demolition allows for a phased construction programme facilitating continuation of hospital services throughout the construction phase. Their removal will also bring benefits to the setting of the Granite Block and also allow for the provision of some landscaped areas and the creation of a prominent new frontage to the hospital from The Parade.

Public realm

- 4.17 During design evolution, the importance of establishing a public realm network that could both improve the setting of the existing Granite Block and also create a positive pedestrian link from the new hospital through to the Parade Gardens has been recognised.
- 4.18 Initial designs included a patient drop off zone in front of the Granite block. However, this area is now proposed to be green space which will open up the front of the building. Public realm is also proposed at the main entrance to the hospital on the Parade which will also include patient drop off. This has evolved from initial plans to have patient drop off outside the Granite Block.

Access routes

- 4.19 The initial routes for emergency and operational vehicles associated with the hospital were designed to be separate from those of general hospital associated traffic including visitors and patient routes. All revisions of the site configuration reflected this approach with proposed routing being primarily from Esplanade and Kensington Place for blue light and delivery traffic and from The Parade and Newgate Street for patient and visitor access.
- 4.20 As the design of JFH progressed, the location of the proposed ED ambulance bay was relocated from Kensington Place to Newgate Street. The relocation of the ambulance bay will improve connectivity for ambulances serving the future hospital, providing an overall improvement in terms of operation and reduces the impact of localised congestion.
- 4.21 The potential for a direct emergency vehicle route from Elizabeth Place to Kensington Place by splitting the existing pedestrian refuge island was explored. However, after consultation with the Ambulance Service, DfI and Parish of St Helier (PoSH), it was

agreed that any potential benefits would not outweigh the resulting constraints and initial build cost.

- 4.22 As the design has evolved, the position of the main entrance for JFH has changed. In initial designs (2017) the main entrance was to be located at the Granite Block entrance. In the 2018 redesign, the inclusion of a new entrance block on the Parade side of the building has moved the main entrance to the Parade.

Westaway Court

- 4.23 In earlier designs, Westaway Court was not included within the main application and was to be developed separately. Due to the changes in phasing of the main hospital along with the changes to the overall design, designs for Westaway Court have evolved to meet the revised phasing requirements and functionality of the overall JFH.

Enabling schemes

- 4.24 As described in Chapter 3, there are a number of enabling schemes which are required to ensure that the JGH functions fully alongside the construction of the proposed JFH. In order to identify and plan for these enabling schemes, careful consideration has needed to be given to logistics, feasibility and potential effects arising from their implementation.
- 4.25 As with designs for the new hospital, options for internal relocations within JGH main buildings (1960's and 1980's block as well as the Granite Block) that are required during construction and before the proposed JFH is commissioned, have been discussed at length with end users of the existing JGH under Divisional Leads. This has also been the case where services are proposed to be relocated off-site, e.g. St Peter Technical Park existing light industrial unit (see Table 3.5., Chapter 3 for full list of enabling schemes).