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**JERSEY FUTURE HOSPITAL  
CO004 – SITE OPTION REPORT**

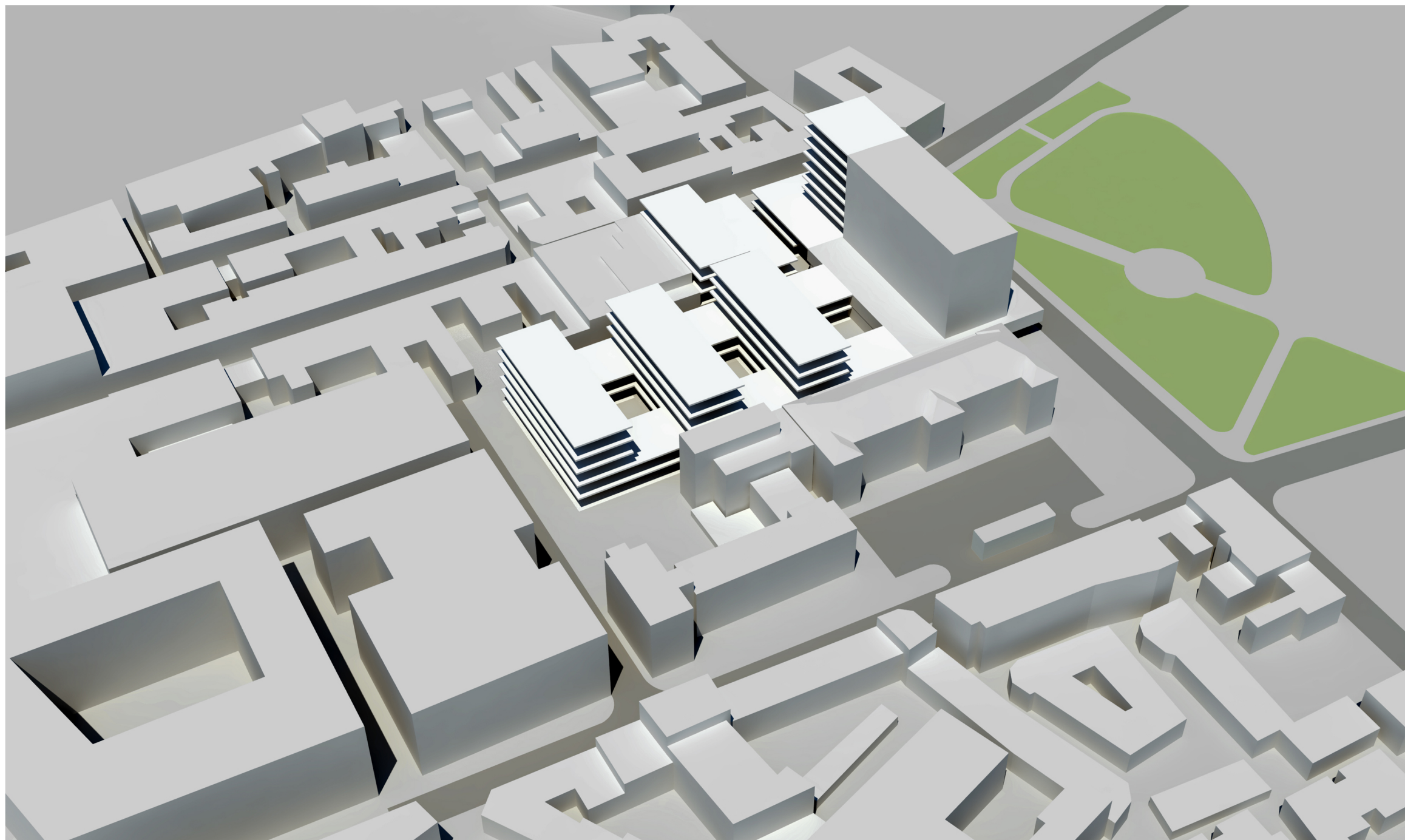
**APPENDIX 32 Discounted variants**

QUALITY ASSURANCE

Sign off: Kieren Morgan

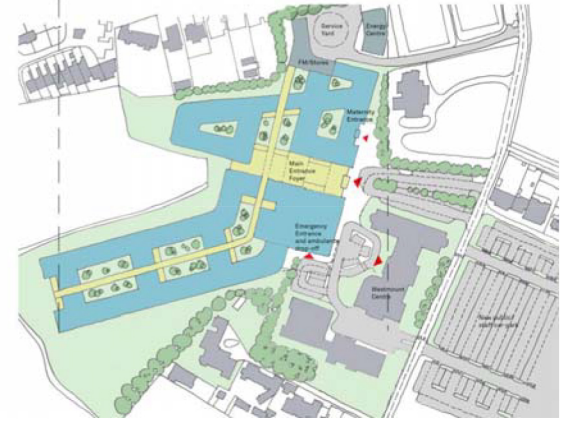
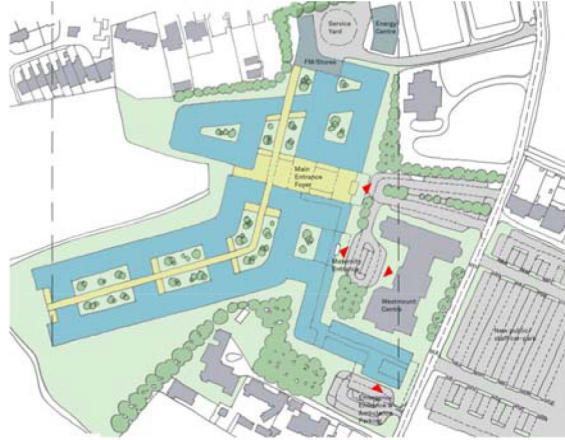
Position: Principal





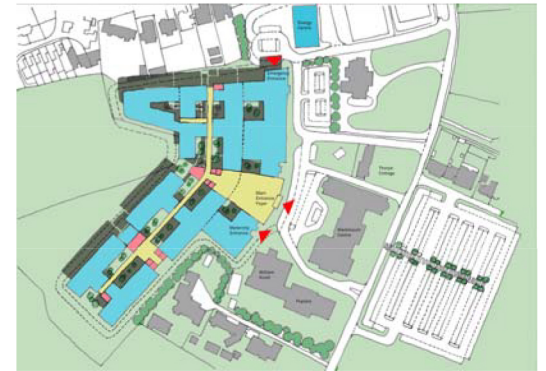
**Option considered but dismissed due to the following factors:**

- \_ Insufficient cognisance of principles established in SOC
- \_ Unaffordable due to the above and the extended programme requirements to achieve final phases of development
- \_ Phasing and decant strategy problematic compared to SOC



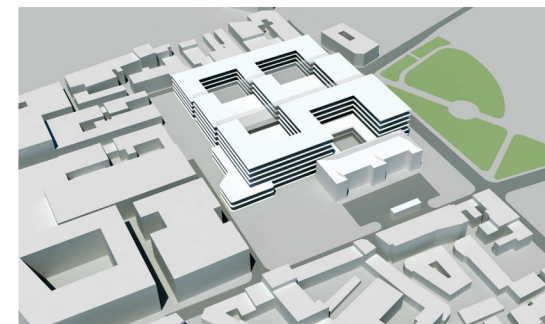
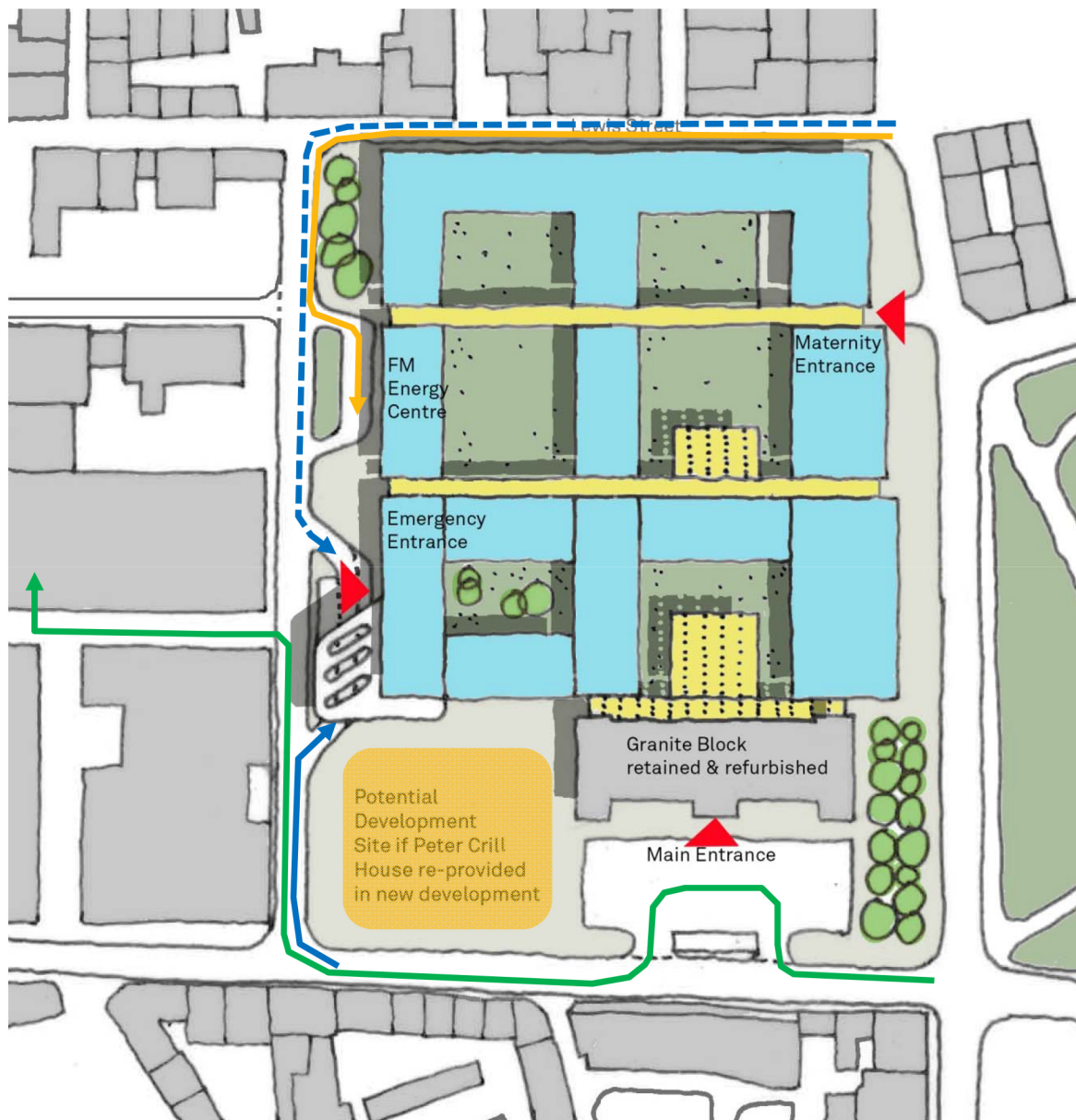
**Options considered but dismissed due to the following factors:**

- \_ Overlooking issues at boundaries
- \_ Challenges with topography
- \_ Sensitivity of location of emergency department
- \_ Loss of existing properties (William Knott, Poplars)
- \_ Loss of Thorpe Cottage



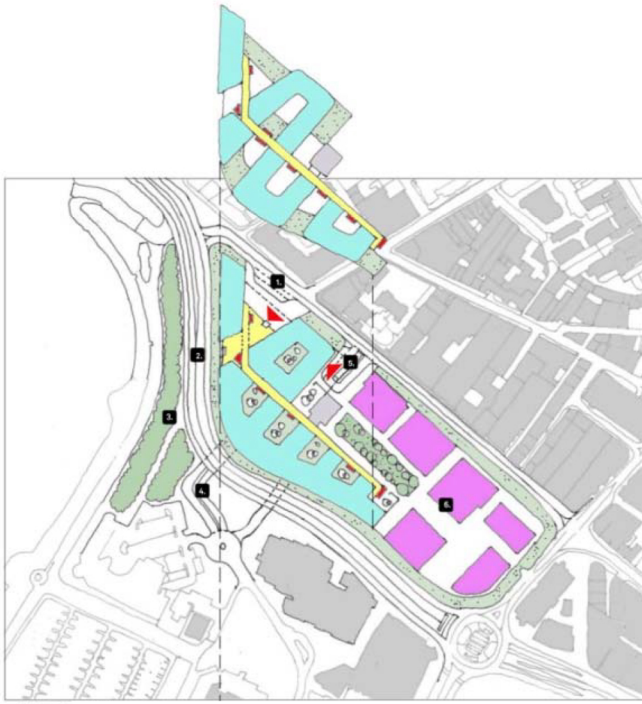
**\_ Option selected for further consideration**





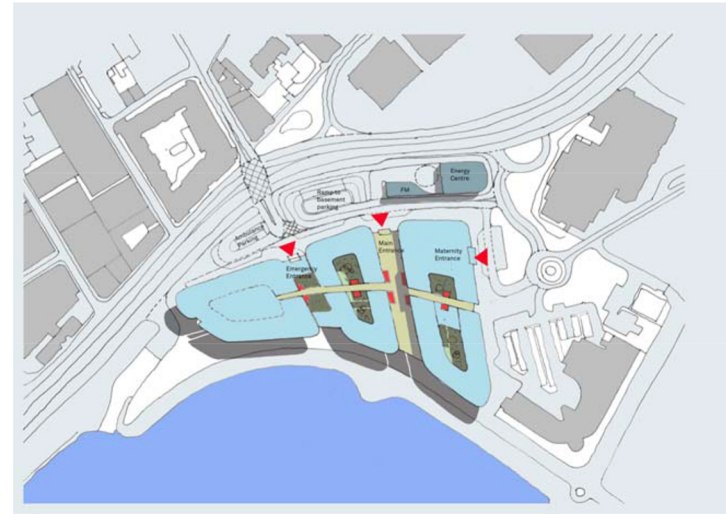
Option considered but dismissed due to following factors:

- Compulsory purchase and re-distribution of existing properties on Lewis Street deemed problematic and non-viable.
- Excessive programme requirements to achieve final operational phase



**Option considered but dismissed due to:**

- \_ Unlikely re-direction of dual carriageway could be achieved
- \_ Compromised Financial District development
- \_ Compromised new building form



**Option considered but dismissed due to:**

- \_ Lack of fit with the St.Helier visual context
- \_ Inability to achieve standardisation of key clinical functions, particularly the inpatient wards
- \_ Provision of full basement likely to be unaffordable due to land contamination and flood protection issues.

**Option D Single Site Provision at Waterfront Site - Reviewed & Discounted Variants**