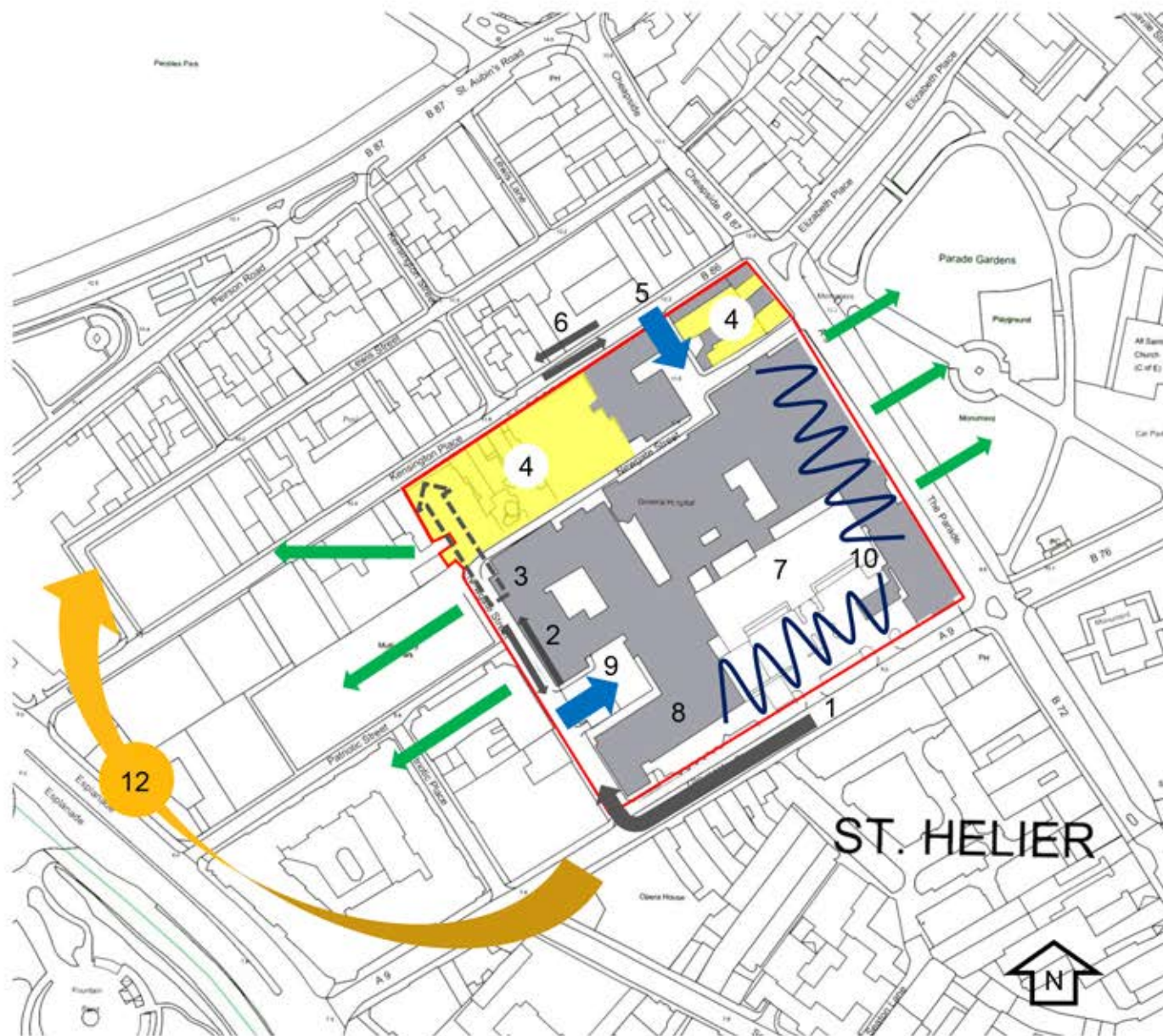

JERSEY FUTURE HOSPITAL CO004 – SITE OPTION REPORT

APPENDIX 4 Site Appraisal Plans

QUALITY ASSURANCE

Sign off: Kieren Morgan

Position: Principal

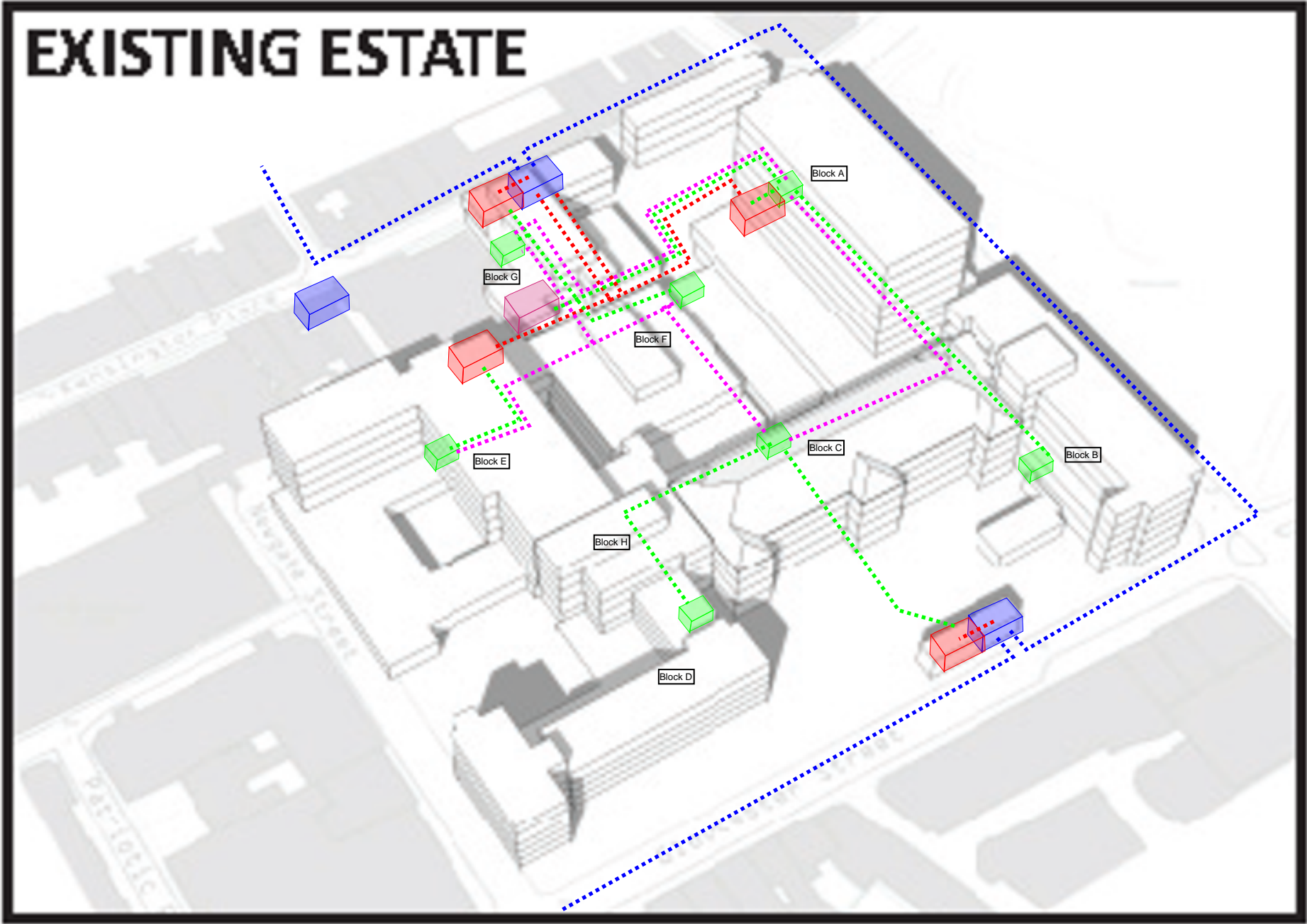


- 1 Primary emergency and blue light access via Gloucester Street and Newgate Street
- 2 Consider two way traffic on Newgate Street to provide access to proposed emergency department
- 3 Consider extending Newgate Street to Kensington Place to provide through route and alternative access for emergency vehicles
- 4 Consider purchase of existing sites in order to implement Option C
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- 10 Consider mitigation of traffic noise in final development proposals
- 11 Consider views to Parade Gardens and St Aubin's Bay at upper levels
- 12 Consider sun path to optimise natural light and minimise overshadowing (to patient rooms if possible)

— Jersey General Hospital Site

— Site Analysis

OPTION A - DUAL SITE | EXISTING GENERAL HOSPITAL SITE



Jersey General Hospital

Notes:

1. Removal / relocation of existing JEC equipment to be developed following receipt of information from JEC and architectural phasing plans.

- Legend**
- Existing JEC HV route
 - Hospital HV Route
 - Hospital LV Route
 - Hospital LV Building Interconnections
 - LV switchgear serving building (existing)
 - Hospital HV / LV Substation / Transformers (existing)
 - JEC HV Switchgear (existing)
 - Generator Compound (existing)

P2	20/03/15	DF	PT	DP
Final Preliminary Issue				

P1	13/02/15	DF	PT	DP
For Internal Review and Comments				

Issue	Date	By	Chkd	Appd
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Client

States of Jersey

Job Title

Jersey Future Hospital

Option A - Existing Site Existing
Electrical Infrastructure

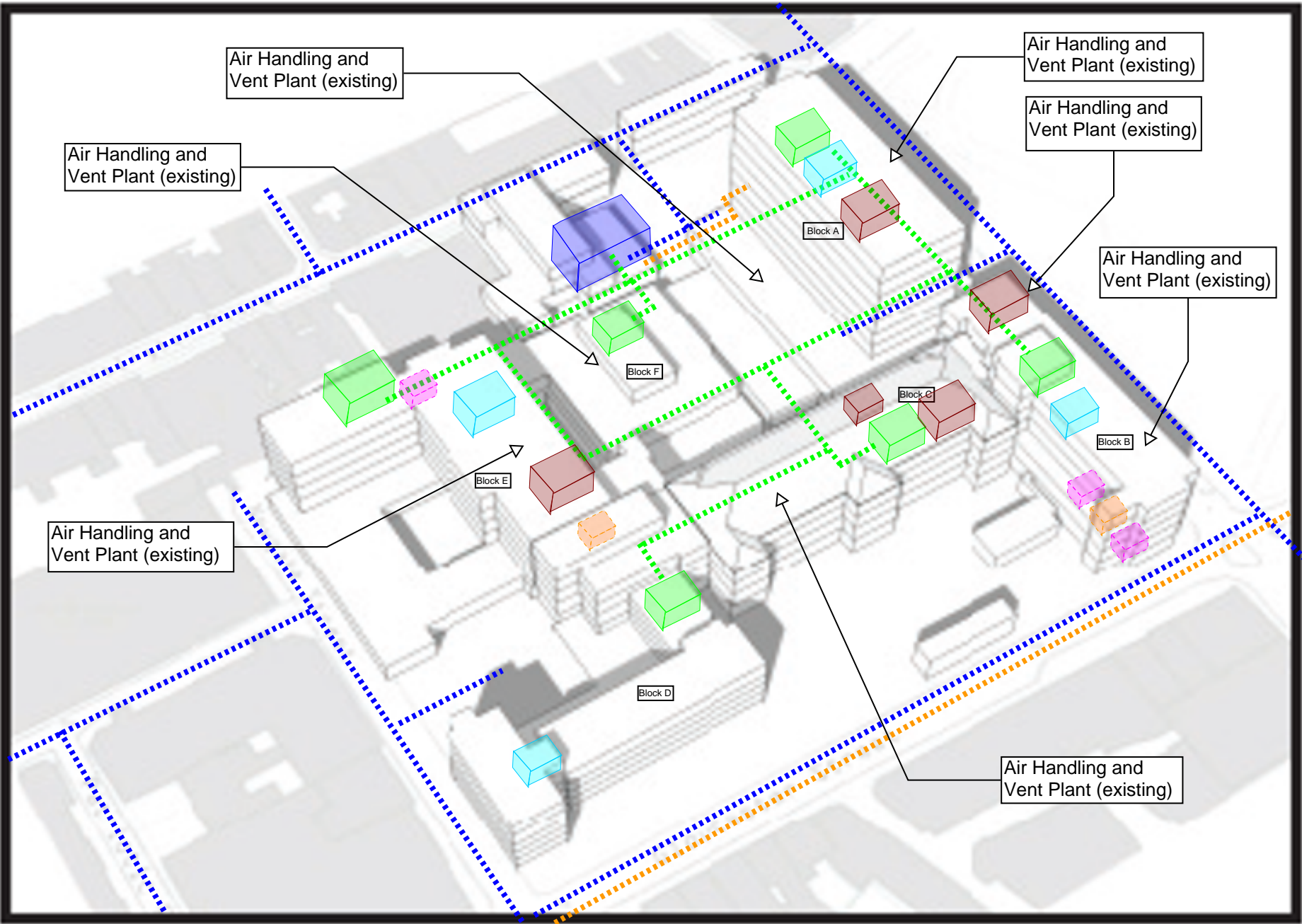
Scale at A3
NTS

Role
Electrical










Drawing Status

S3 - Final Preliminary Issue

Job No	Drawing No	Issue
237035	SK-E-OPTA-001	P2



Legend

-  Energy Centre (existing)
-  HWS Calorifier Plantrooms (existing)
-  Chiller / Cooling Plantrooms (existing)
-  Cold Water Storage Tanks (existing)
-  Heating Distribution Route (existing)
-  Below ground Jersey Water main (existing)
-  Below ground Jersey Gas main (existing)
-  PSA Oxygen Generation plantroom (existing)
-  Medical Gases plantroom (existing)

P4	08/04/15	AH	PT	DP
Final Preliminary Issue				
P3	02/04/15	AH	PT	GW
Final Preliminary Issue				
P2	20/03/15	AH	PT	DP
Final Preliminary Issue				
P1	13/02/15	AH	PT	DP
For Internal Review and Comments				
Issue	Date	By	Chkd	Appd

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Client
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Job Title
Jersey Future Hospital

Option A - Existing Site
Existing Mechanical Equipment
and Infrastructure

Scale at A3
NTS

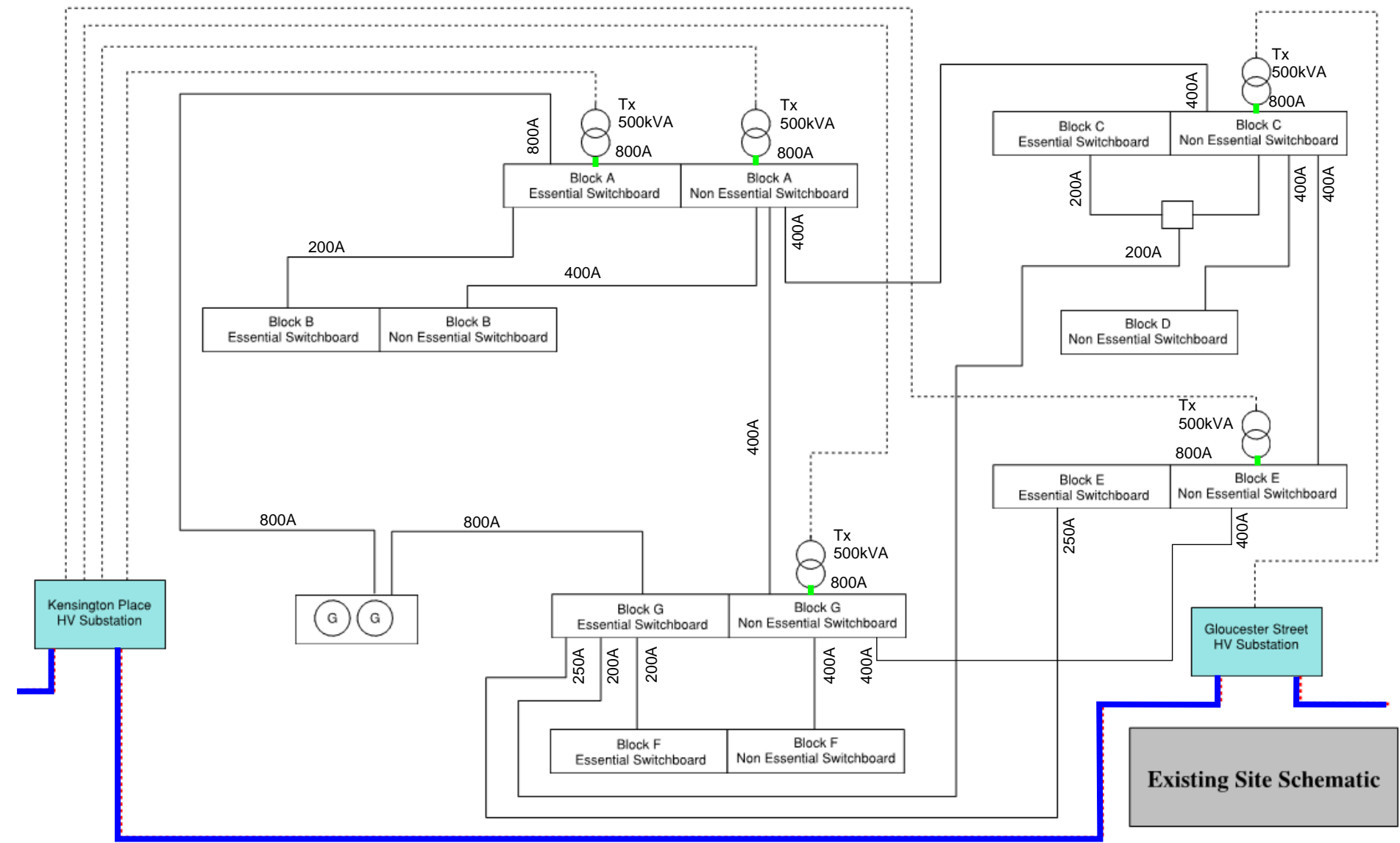
Role
Mechanical

Drawing Status
S3 - Final Preliminary Issue

Job No	Drawing No	Issue
237035	SK-M-OPTA-001	P4

OPTION A - DUAL SITE | EXISTING GENERAL HOSPITAL SITE

- Existing JEC HV route
- Hospital HV Route
- Hospital LV Route
- Hospital LV Interlinks



Notes

1. Schematic based on information obtained from Henderson Green 'Main LV Distribution Network' drawing - J250101-E/001 Revision P2

P3	09/04/15	DF	PT	DP
Final Preliminary Issue				
P2	20/03/15	DF	PT	DP
Final Preliminary Issue				
P1	13/02/15	DF	PT	DP
For Internal Review and Comments				
Issue	Date	By	Chkd	Appd

ARUP

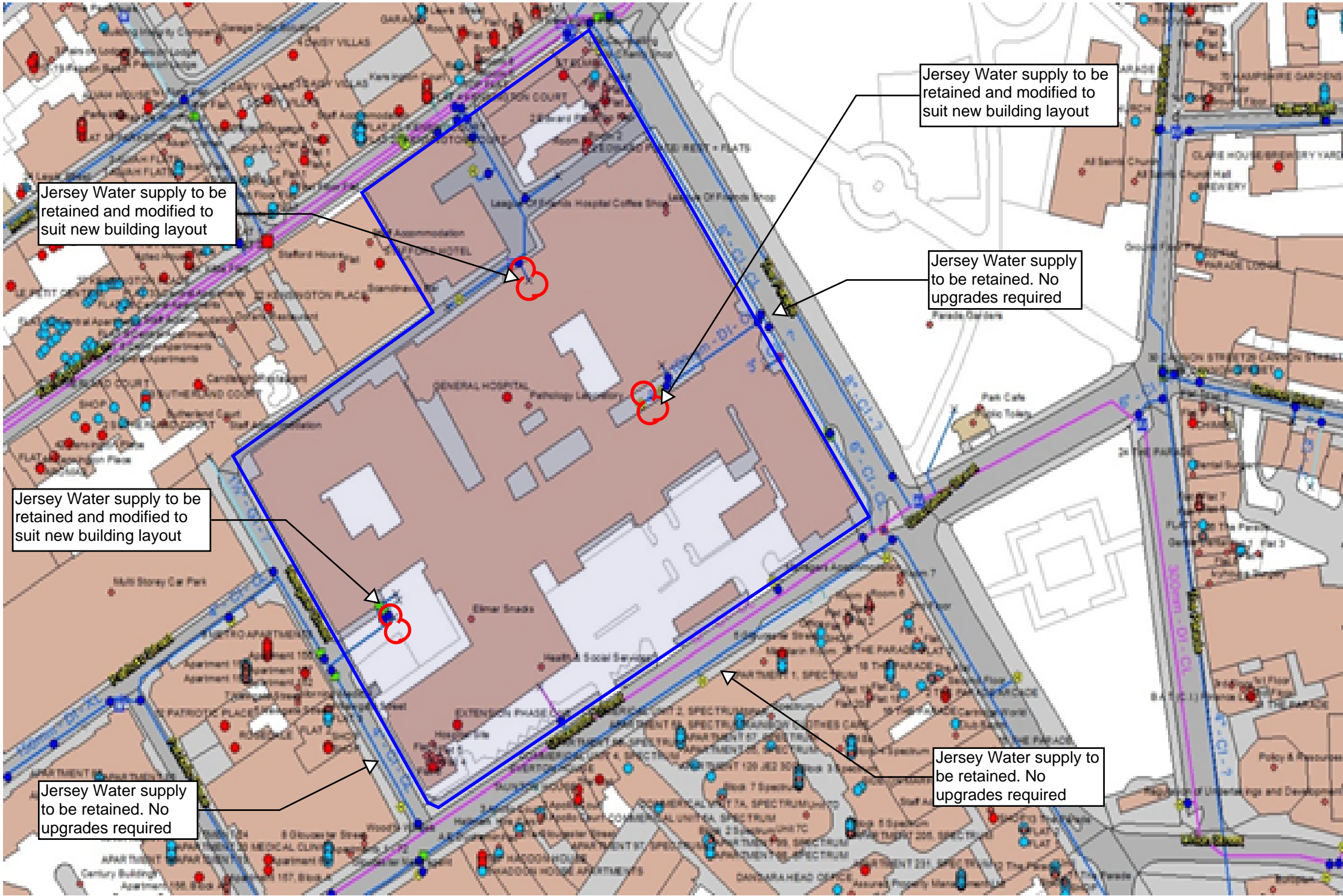
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Client
States of Jersey

Job Title
Jersey Future Hospital

Option A - Existing Site
Electrical Schematic

Scale at A3			NTS		
Role			Electrical		
Drawing Status			S3 - Final Preliminary Issue		
Job No		Drawing No		Issue	
237035		SK-E-OPTA-002		P3	



Legend

Notes:

1. Blue denotes proposed site boundary
2. Below ground mains water services background provided by Jersey Water

P1	20/03/15	AH	PT	DP
Final Preliminary Issue				
Issue	Date	By	Chkd	Appd

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Client

States of Jersey

Job Title

Jersey Future Hospital

Option A Existing Site
Existing Mains Water Layout

Scale at A3

NTS

Drawing Status

Mechanical

Role

S3 - Final Preliminary Issue

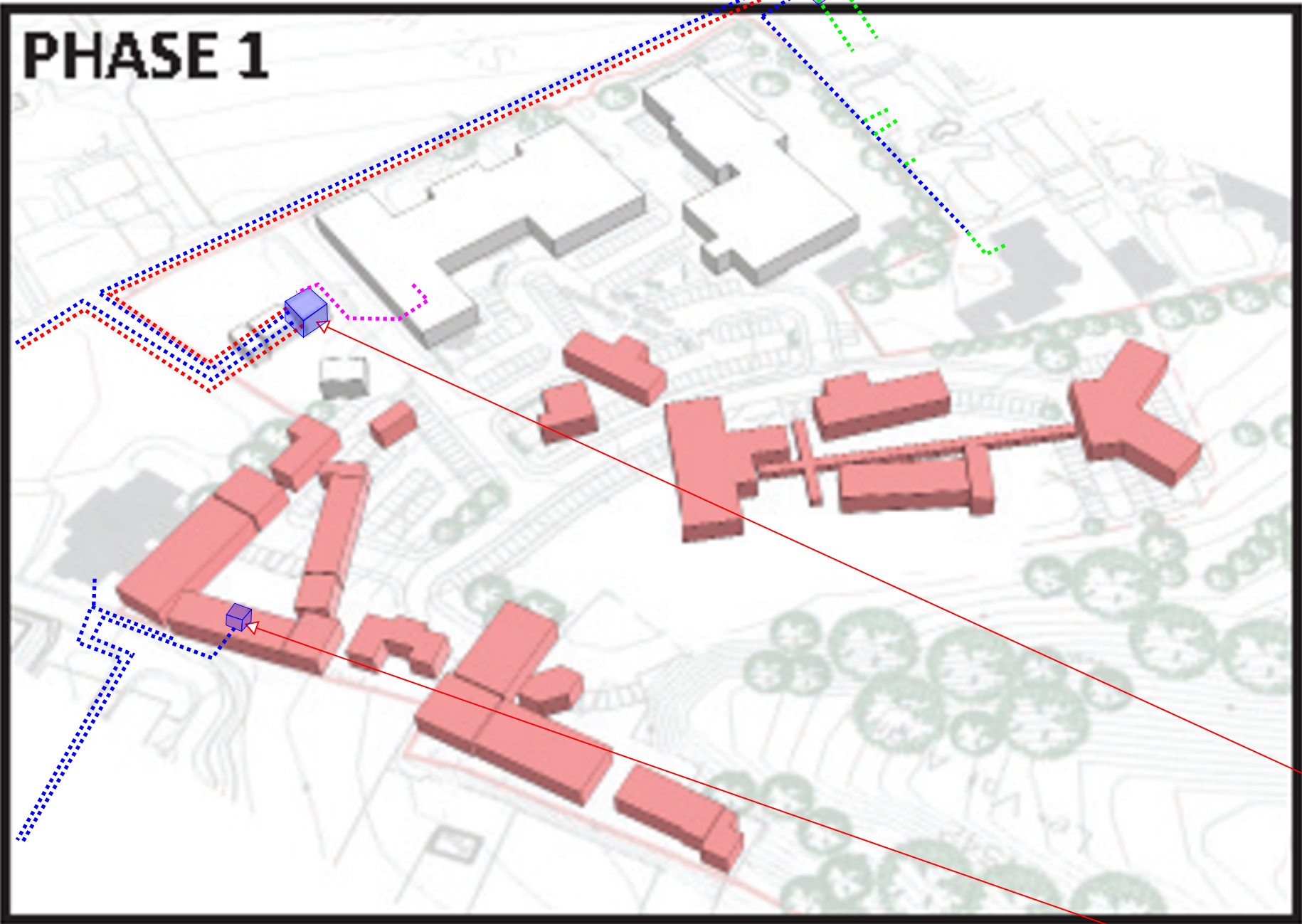
Job No	Drawing No	Issue
237035	SK-M-OPTA-006	P1



_ Overdale Site

_ Site Analysis

HASSELL



Demolition of existing buildings at Overdale Hospital and preparation for construction

Existing Ocean Hotel
JEC Substation (to
be retained)

- Notes:
1. Existing hospital site in ground infrastructure routes to be provided by SoJ to assess impact of works. Information requested.
 2. Implications of demolishing boiler house to be discussed with JEC.
 3. Existing in-ground infrastructure serving buildings to be demolished to be removed back to source.

Existing Overdale Hospital
JEC Substation
1 No. 800kVA JEC
Transformer
Contains 3 No. outgoing LV
supplies to Overdale Hospital
and 2 No. LV supplies for JEC
LV Network.
Substation to remain.

400A supply to boiler house
supplied from remote JEC
substation. Supply to be
removed as part of works.

- Legend**
- JEC 11kV Network
 - JEC LV Network
 - Hospital LV Network
 - Domestic LV Supply

P2	20/03/15	DF	PT	DP
Final Preliminary Issue				

P1	13/02/15	DF	PT	DP
For Internal Review and Comments				

Issue	Date	By	Chkd	Appd
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Client
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Job Title
Jersey Future Hospital

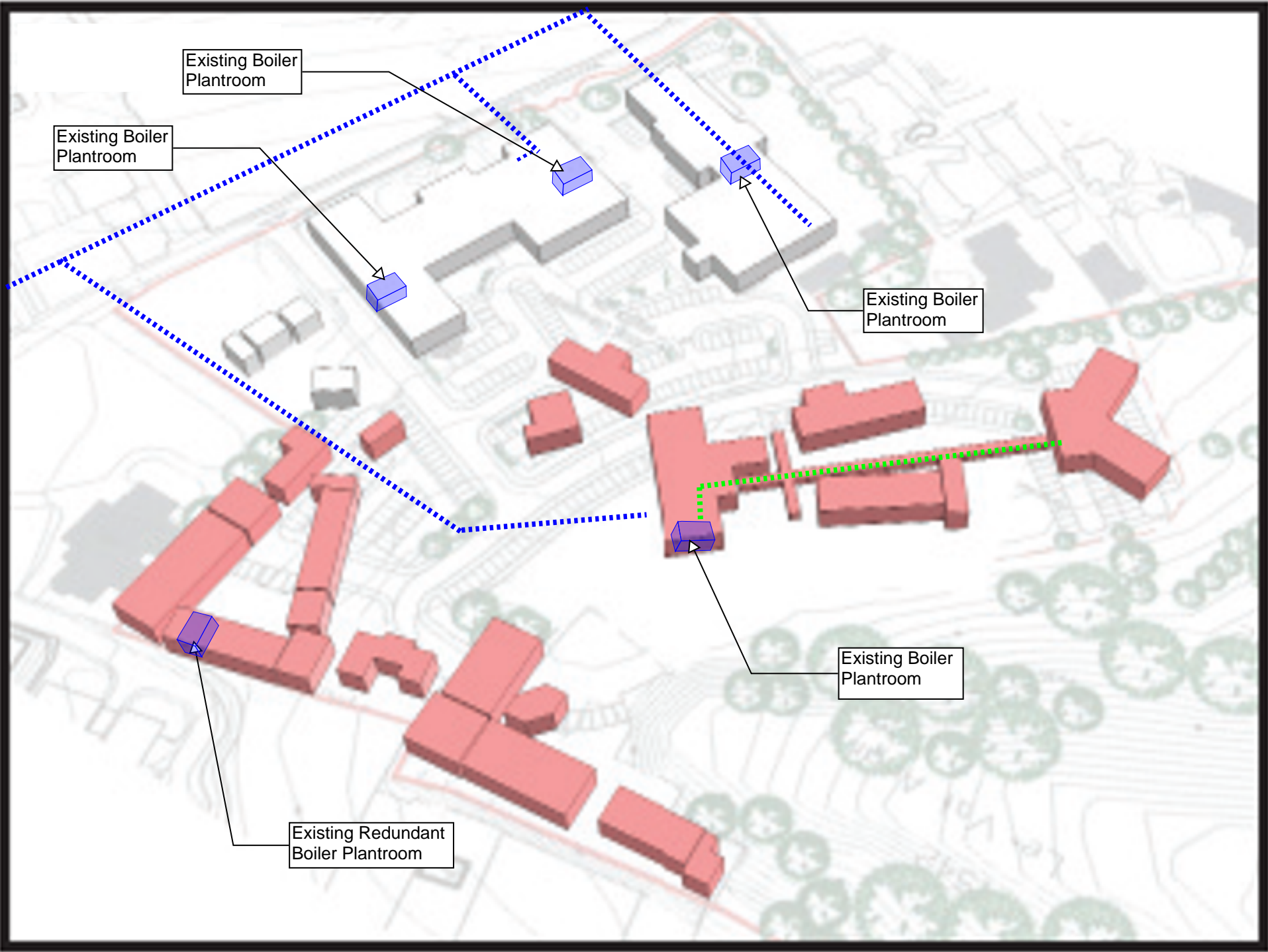
Option A - Overdale Existing
Electrical Infrastructure

Scale at A3
NTS




Role
Electrical

Drawing Status
S3 - Final Preliminary Issue

Job No	Drawing No	Issue
237035	SK-E-OPTA-003	P2



Legend

-  Boiler Plantroom (existing)
-  Below ground mains water (existing)
-  Heating Distribution Route (existing located in service duct)

P3	08/04/15	AH	PT	DP
Final Preliminary Layout				

P2	20/03/15	AH	PT	DP
Final Preliminary Layout				

P1	13/02/15	AH	PT	DP
For Internal Review and Comments				

Issue	Date	By	Chkd	Appd
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Client

States of Jersey

Job Title

Jersey Future Hospital

Option A - Overdale Site
Existing Mechanical Equipment
and Infrastructure

Scale at A3

NTS

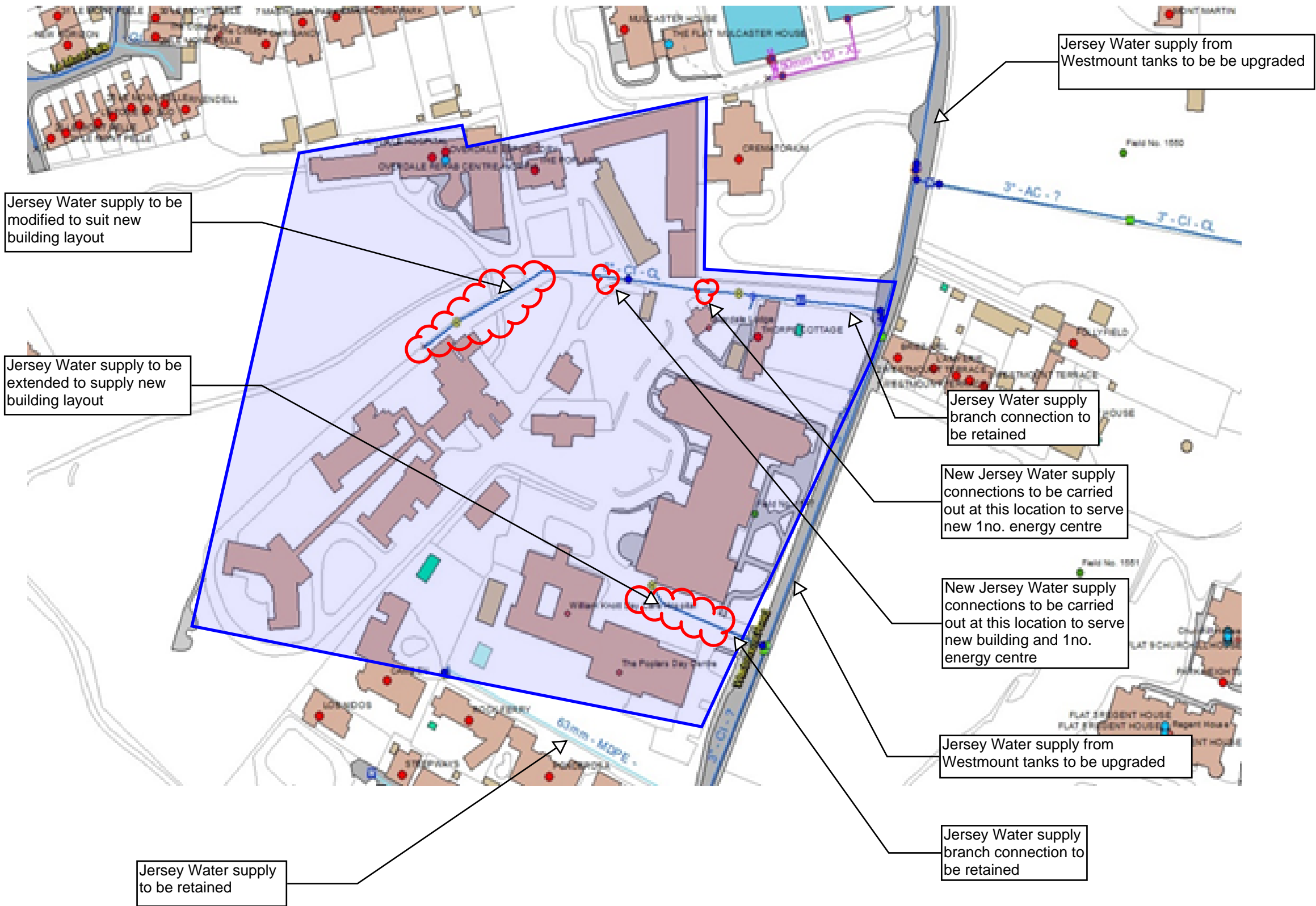
Role

Mechanical

Drawing Status

S3 - Final Preliminary Layout

Job No	Drawing No	Issue
237035	SK-M-OPTA-002	P3



- Legend**
- Notes:**
1. Blue denotes proposed site boundary
 2. Below ground mains water services background provided by Jersey Water

P1	20/03/15	AH	PT	DP
Final Preliminary Issue				
Issue	Date	By	Chkd	Appd

ARUP

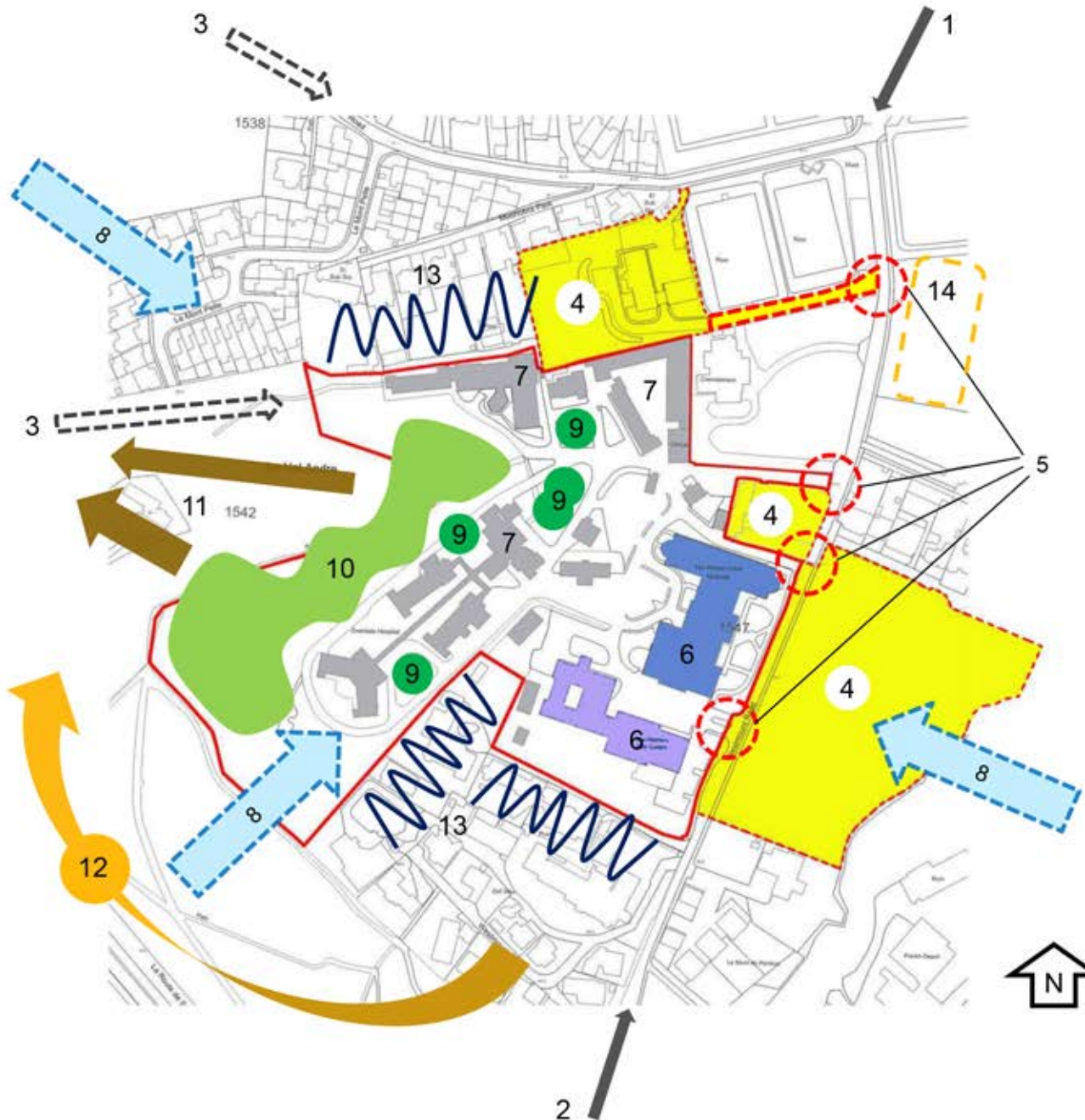
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Client
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Job Title
Jersey Future Hospital

Option A Overdale
Existing Mains Water Layout

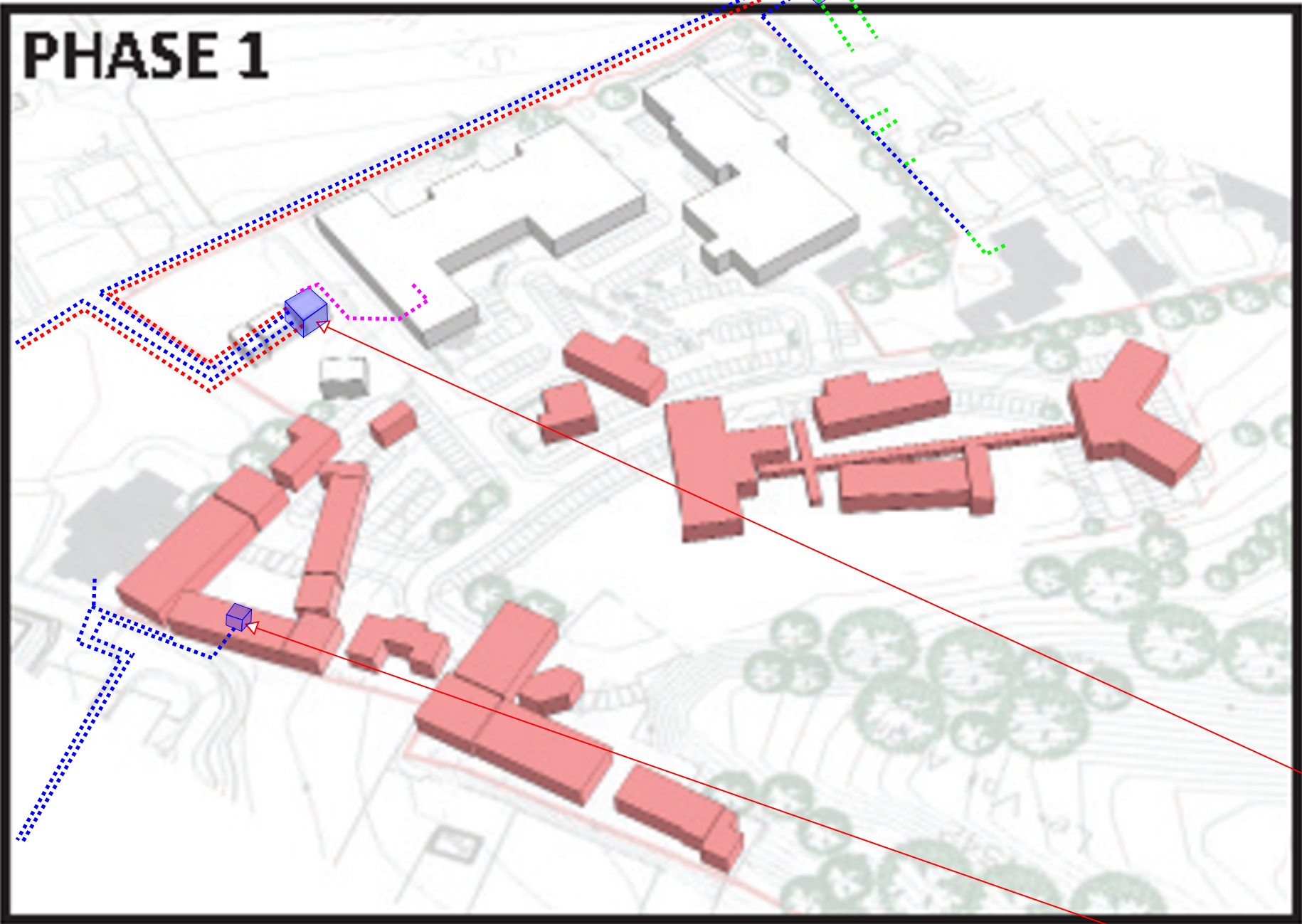
Scale at A3 NTS		
Role Mechanical		
Drawing Status S3 - Final Preliminary Issue		
Job No 237035	Drawing No SK-M-OPTA-005	Issue P1



_ Overdale Site

_ Site Analysis

HASSELL



Demolition of existing buildings at Overdale Hospital and preparation for construction

Existing Ocean Hotel
JEC Substation (to
be retained)

- Notes:
- Existing hospital site in ground infrastructure routes to be provided by SoJ to assess impact of works. Information requested.
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Substation to remain.

400A supply to boiler house
supplied from remote JEC
substation. Supply to be
removed as part of works.

- Legend**
- JEC 11kV Network
 - JEC LV Network
 - Hospital LV Network
 - Domestic LV Supply

P2	20/03/15	DF	PT	DP
Final Preliminary Issue				
P1	13/02/15	DF	PT	DP
For Internal Review and Comments				
Issue	Date	By	Chkd	Appd

ARUP

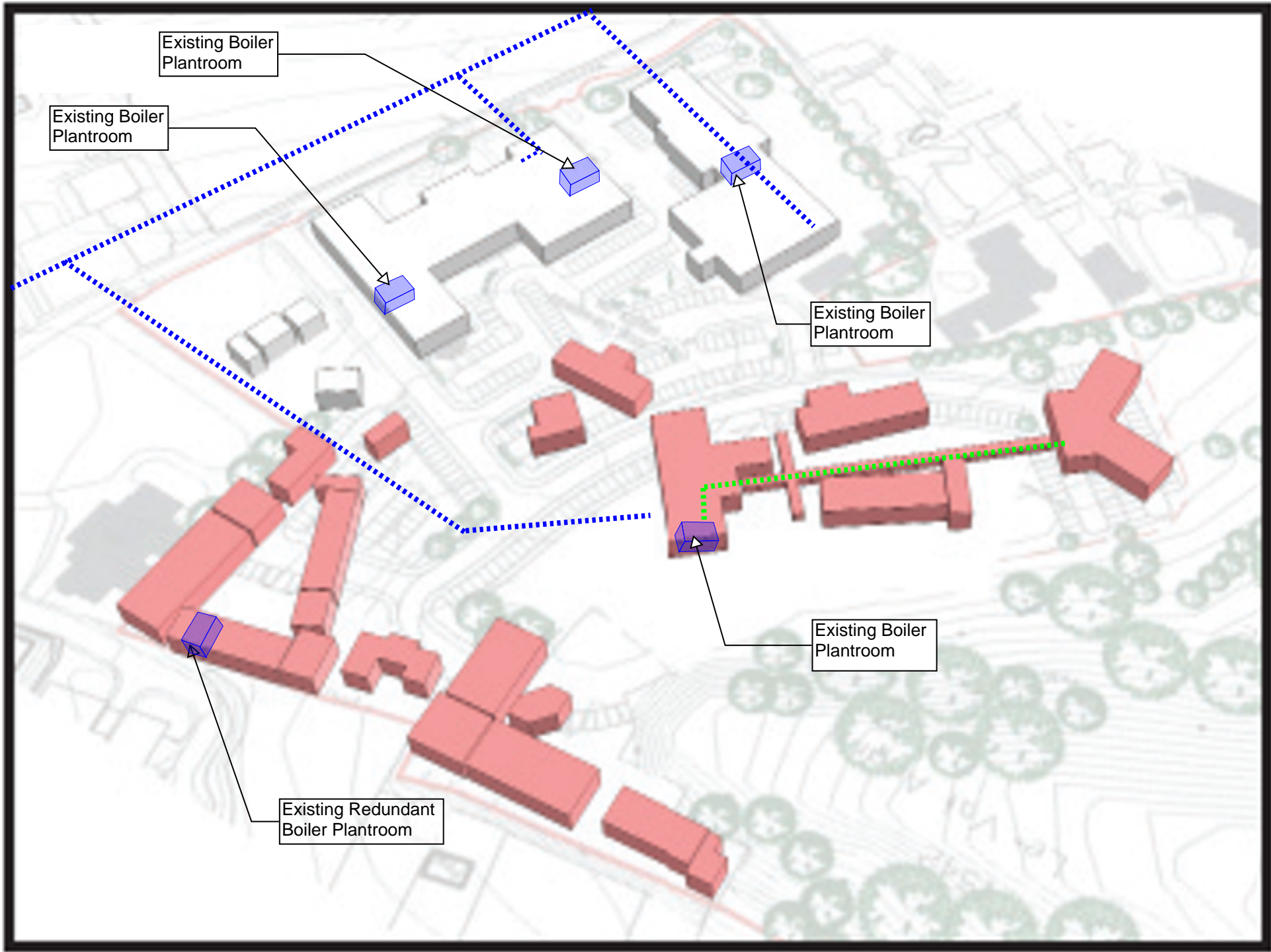
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Client
States of Jersey

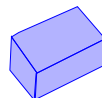


Job Title
Jersey Future Hospital

Option A - Overdale Existing
Electrical Infrastructure

Scale at A3		
NTS		
Role		
Electrical		
Drawing Status		
S3 - Final Preliminary Issue		
Job No	Drawing No	Issue
237035	SK-E-OPTA-003	P2



Legend

-  Boiler Plantroom (existing)
-  Below ground mains water (existing)
-  Heating Distribution Route (existing located in service duct)

P2	08/04/15	AH	PT	DP
Final Preliminary Layout				
P1	20/03/15	AH	PT	DP
Final Preliminary Layout				

Issue	Date	By	Chkd	Appd
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Client

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Job Title

Jersey Future Hospital

Option B - Overdale Site
Existing Mechanical Equipment
and Infrastructure

Scale at A3

NTS

Role

Mechanical

Drawing Status

S3 - Final Preliminary Layout

Job No

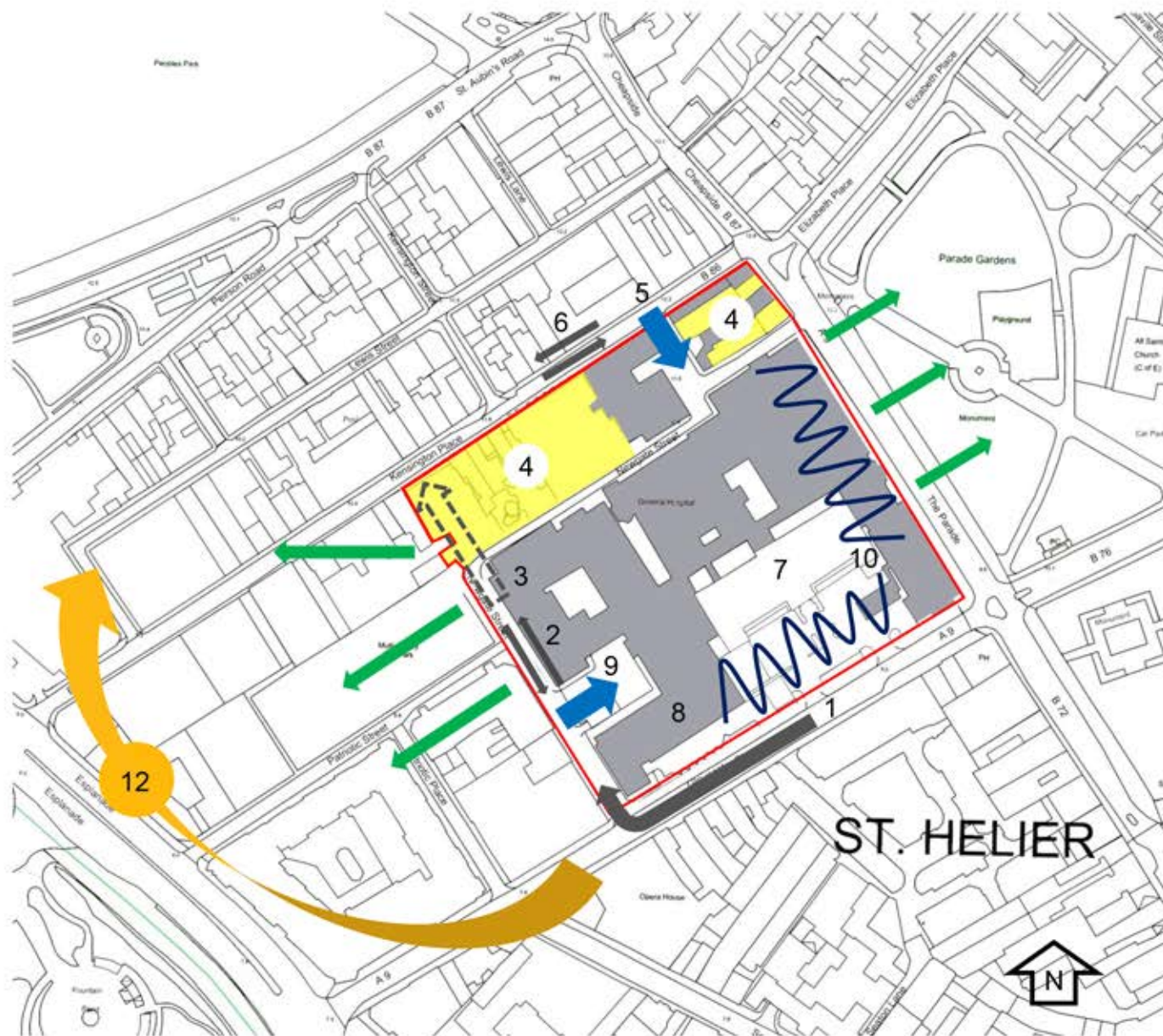
237035

Drawing No

SK-M-OPTB-003

Issue

P2

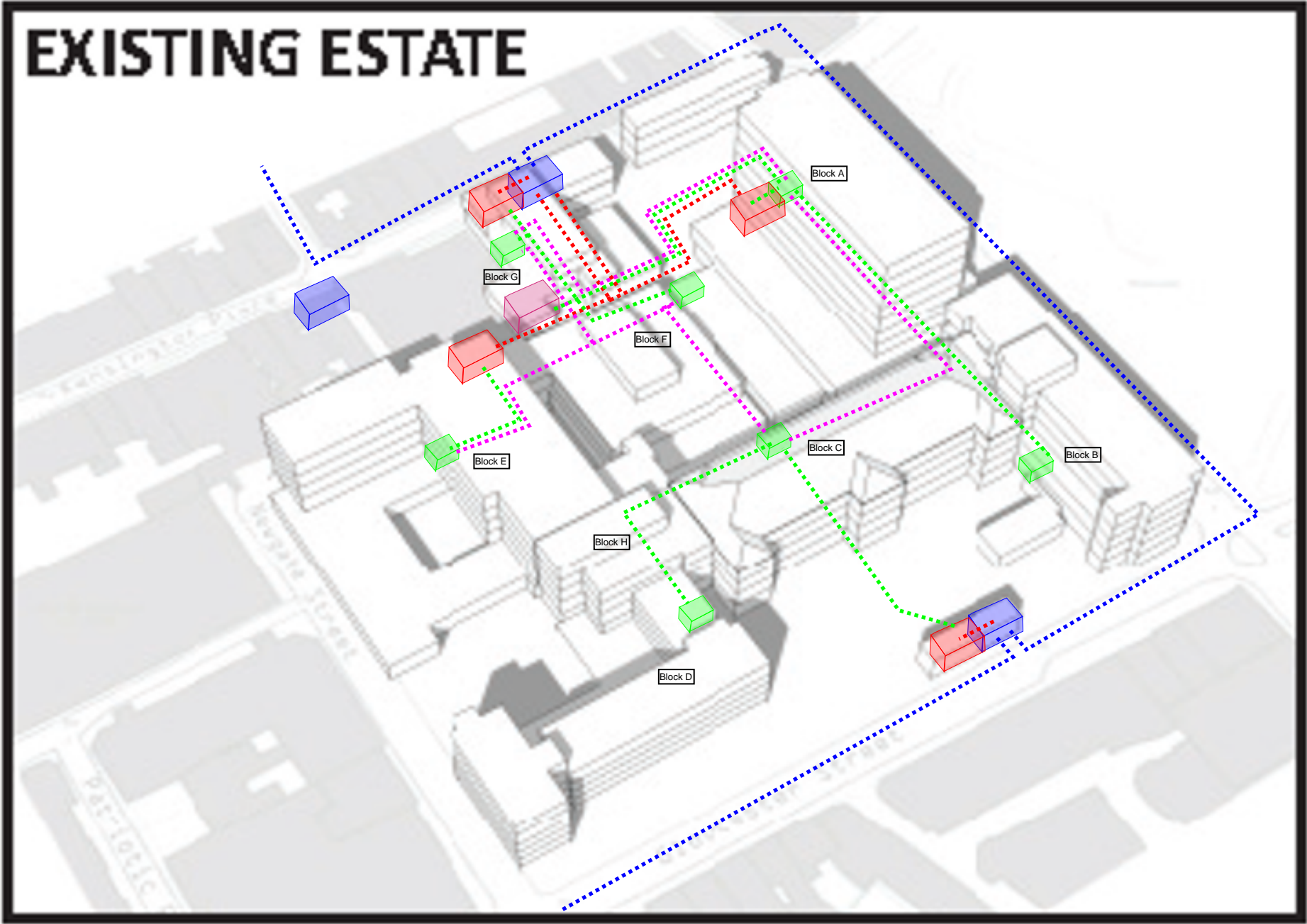


- 1 Primary emergency and blue light access via Gloucester Street and Newgate Street
- 2 Consider two way traffic on Newgate Street to provide access to proposed emergency department
- 3 Consider extending Newgate Street to Kensington Place to provide through route and alternative access for emergency vehicles
- 4 Consider purchase of existing sites in order to implement Option C
- 5 Access to existing boiler and service yard during all phases of development
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- 8 Peter Crill House to be retained in all development options considered
- 9 Existing ramp down to basement (car Park) to be retained in all development options
- 10 Consider mitigation of traffic noise in final development proposals
- 11 Consider views to Parade Gardens and St Aubin's Bay at upper levels
- 12 Consider sun path to optimise natural light and minimise overshadowing (to patient rooms if possible)

— Jersey General Hospital Site

— Site Analysis

OPTION A - DUAL SITE | EXISTING GENERAL HOSPITAL SITE



Jersey General Hospital

Notes:

1. Removal / relocation of existing JEC equipment to be developed following receipt of information from JEC and architectural phasing plans.

- Legend**
- Existing JEC HV route
 - Hospital HV Route
 - Hospital LV Route
 - Hospital LV Building Interconnections
 - LV switchgear serving building (existing)
 - Hospital HV / LV Substation / Transformers (existing)
 - JEC HV Switchgear (existing)
 - Generator Compound (existing)

P2	20/03/15	DF	PT	DP
Final Preliminary Issue				
P1	13/02/15	DF	PT	DP
For Internal Review and Comments				
Issue	Date	By	Chkd	Appd

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Client
States of Jersey

Job Title
Jersey Future Hospital

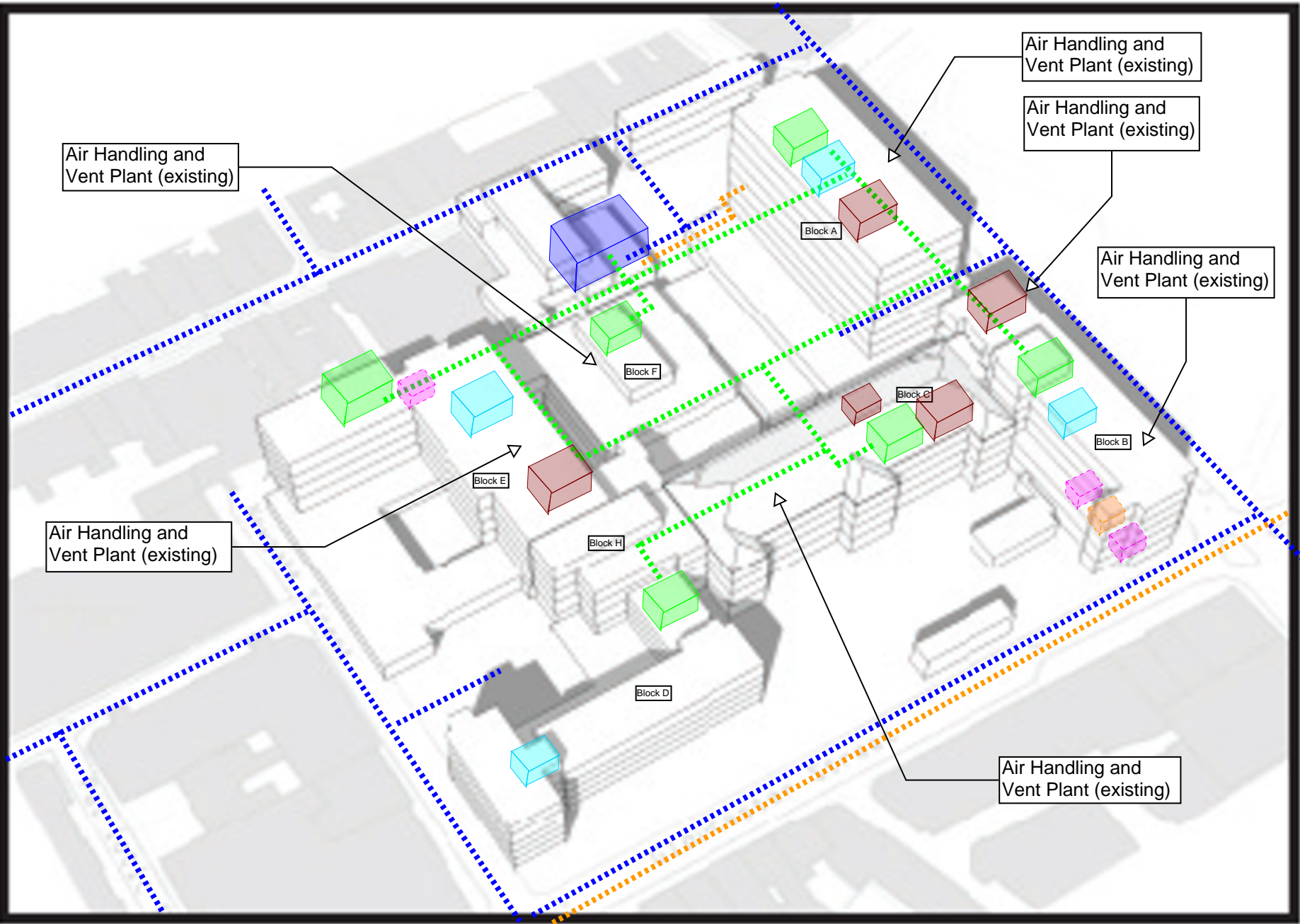
Option A - Existing Site Existing
Electrical Infrastructure

Scale at A3
NTS

Role
Electrical

Drawing Status
S3 - Final Preliminary Issue

Job No	Drawing No	Issue
237035	SK-E-OPTA-001	P2



Legend

- Energy Centre (existing)
- HWS Calorifier Plantrooms (existing)
- Chiller / Cooling Plantrooms (existing)
- Cold Water Storage Tanks (existing)
- Heating Distribution Route (existing)
- Below ground Jersey Water main (existing)
- Below ground Jersey Gas main (existing)
- PSA Oxygen Generation plantroom (existing)
- Medical Gases plantroom (existing)

P3 02/04/15 AH PT GW
Final Preliminary Issue

20/03/15 AH PT DP
P2 Final Preliminary Issue

P1 13/02/15 AH PT DP
For Internal Review and Comments

Issue	Date	By	Chkd	Appd
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Client

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Job Title

Jersey Future Hospital

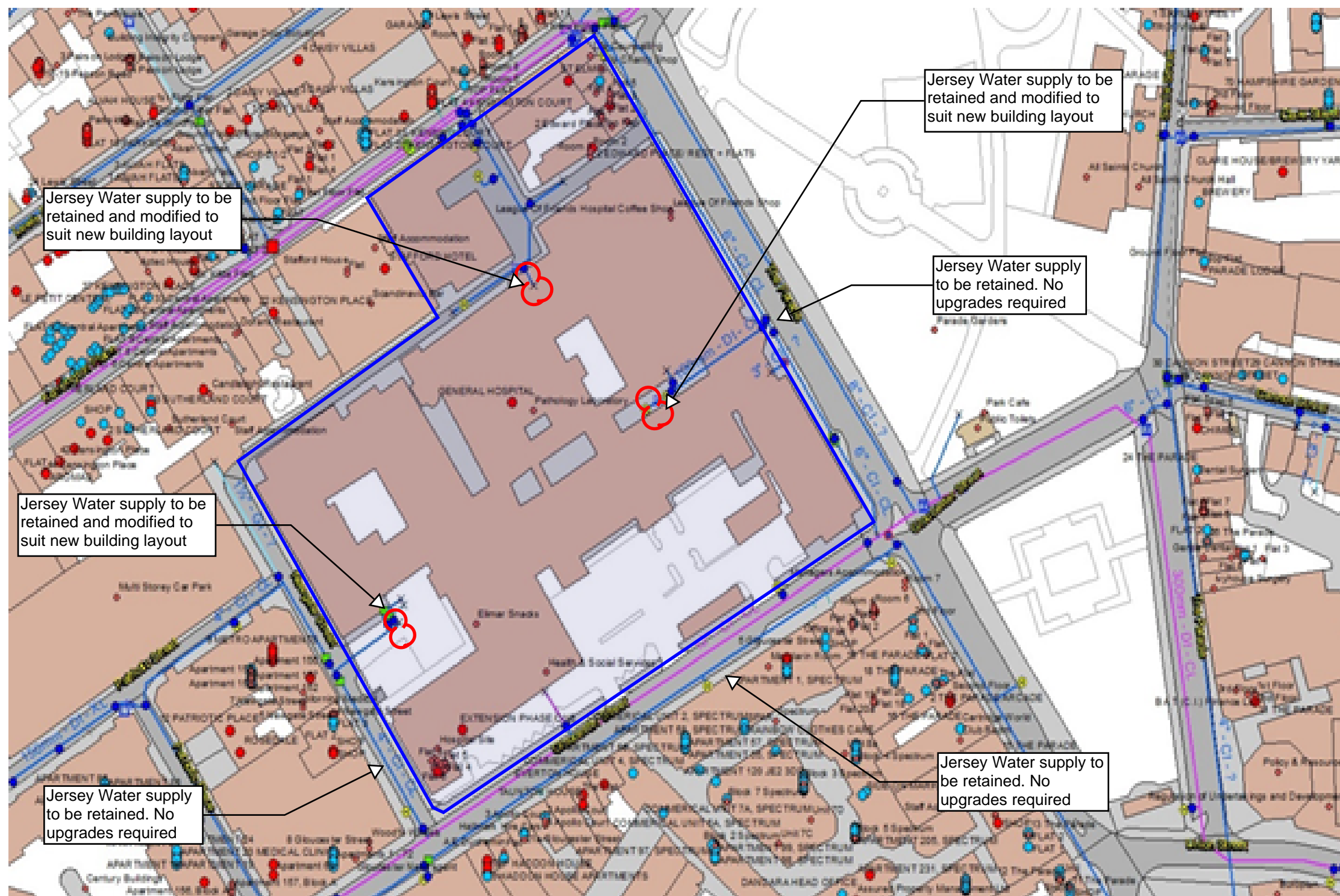
Option A - Existing Site
Existing Mechanical Equipment
and Infrastructure

Scale at A3
NTS

Role
Mechanical

Drawing Status
S3 - Final Preliminary Issue

Job No	Drawing No	Issue
237035	SK-M-OPTA-001	P3



Legend

Notes:

1. Blue denotes
proposed site boundary

2. Below ground mains water services background provided by Jersey Water

P1	20/03/15	AH	PT	DP
Final Preliminary Issue				
Issue	Date	By	Chkd	Appd

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Client

States of Jersey

Job Title

Jersey Future Hospital

Option A Existing Site Existing Mains Water Layout

Scale at A3

NTS

Drawing Status

Mechanical

Role

S3 - Final Preliminary Issue

Job No _____

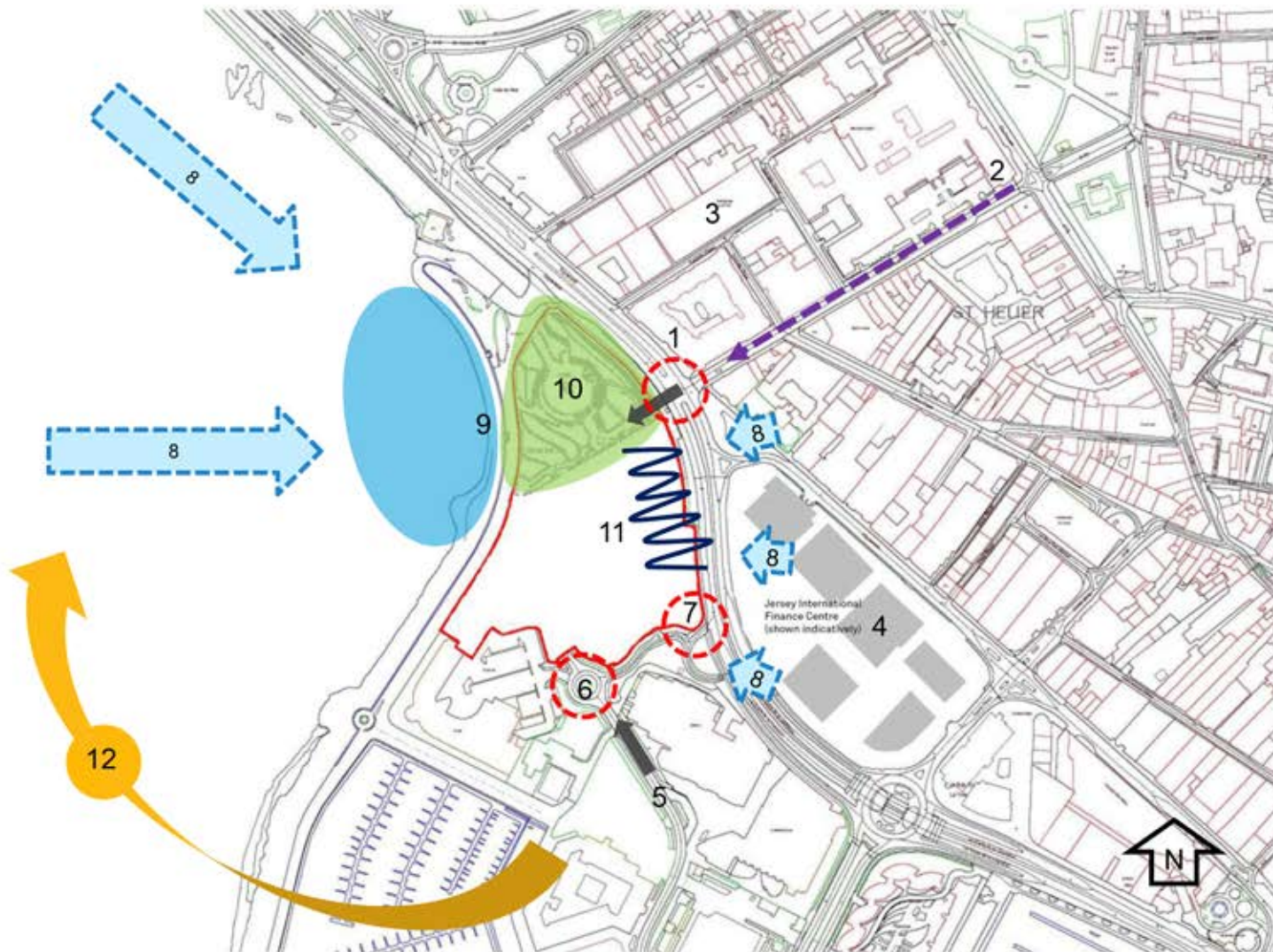
237035

Drawing No

SK-M-OPTA-006

	Issue
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P1



- 1 Emergency and blue light vehicles to access site via management of existing traffic controls
- 2 Visual link from Gloucester Street is a key planning consideration
- 3 Consider pedestrian routes to and from Patriotic Street car park to site
- 4 Site of proposed Jersey International Finance Centre, consider scale and relationship of new hospital with JIFC
- 5 Secondary (public and FM) vehicular access to site via Rue De L'Etai
- 6 Existing roundabout as potential public access point onto site
- 7 Egress point onto Route De La Liberation
- 8 Consider visual impact from St Aubin's Bay and the Esplanade
- 9 Existing sea wall and slipway may require further tidal mitigation works to ensure uninterrupted access for emergency vehicles
- 10 Potential loss of amenity space at Jardins de la Mer will require mitigation with replacement amenity space. Location and extent to be agreed
- 11 Existing traffic noise to be considered in any site specific proposals
- 12 Location and orientation of site has potential to provide views and natural light to patient and staff areas

_ Waterfront Site

_ Site Analysis

HASSELL