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# JERSEY FUTURE HOSPITAL DESIGN AND ACCESS STATEMENT ADDENDUM\_01

Prepared for Department for Infrastructure  
17 August 2018

HASSELL



Front cover image: Jersey Future Hospital,  
St Helier, Jersey. Illustrative sketch by HASSELL

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| Document control |                |              |               |             |                 |   |
|------------------|----------------|--------------|---------------|-------------|-----------------|---|
| Rev              | Date           | Created by   | Reviewed by   | Approved by | Description     | Document title as issued  |
| 01               | 23 July 2018   | Will Hartzog | Ashley Munday | Clive Lewis | For information | Jersey Future Hospital<br>Outline Planning Application Design and Access Statement<br>Addendum_01 |
| 02               | 17 August 2018 | Will Hartzog | Ashley Munday | Clive Lewis | For Information | Jersey Future Hospital<br>Outline Planning Application Design and Access Statement<br>Addendum_01 |

DAS Addendum

This document covers an update to material originally incorporated with the Design & Access Statement where this represents a significant change to the material submitted. In outline this includes

- \_Changes to parameter definitions, with updates to related images which clarify the beneficial impact of these changes in terms of townscape and visual impact.
- \_Changes to detailed documentation related to transport & access design.
- \_Updates to design principles. Definitions have been added to provide further controls on the scheme, with a view to mitigating issues related to townscape views, impact on heritage and impact on residential amenity. The updated design principles is supported as appropriate by
- \_Updated illustrative scheme drawings.

Parameter Drawing Updates

The key updates to the parameter drawings are listed in the Parameter Drawings Change Register (JFH-HSL-M1-XX-CH-A-PL101). In general these changes are minor adjustments to notation and clarifications etc, however a few significant changes have been included as listed below

- \_Westaway Court – following meetings with the Department of the Environment and the Jersey Architecture Commission the parameter volume of Westaway Court has been updated to reduce the height and scale of the parameter to Savile Street.
- \_Frontages – in conjunction with changes to transport & access changes, updates to frontages have been documented. The design driver has been to achieve more relevant internal uses to key street frontages and increase wherever possible the “active” frontages to Kensington Place and Gloucester Street facades.
- \_Basements – as requested by the planning department notation on plan and section has been added to describe in more detail the extent of basement being applied for.
- \_Main Hospital Massing – The skyline parameter massing has been updated to incorporate a height reduction to 32m adjacent to the Granite Block with a view to reducing the impact of the height and scale relative to this heritage asset when viewed from Gloucester Street.

Transport & Access

Changes to the Transport & Access proposal have been implemented for a number of reasons amongst which are (1) the optimisation of internal areas and clinical adjacencies, (2) the reinforcement of a clear and legible internal circulation diagram - achieving grade separation between ground floor staff focused areas and first floor public areas within the hospital – as well as (3) external benefits in terms of achieving more “active frontage” to Kensington Place.

Related to this a number of key benefits related to the hospital functioning and clinical planning have been achieved, now that the benefits of the extended site area, and perimeter have been more comprehensively understood within the design.

- \_FM & service access has been moved to the northern end of Kensington Place. This is beneficial as it provides a clear separation of FM access & egress flows from ambulance and pedestrian access to the Emergency Department (ED) on Newgate Street.
- \_Ambulance access has been reconsidered in terms of access routes with the agreement that there is no need for two way flows on Kensington Place for ambulances.
- \_Hearse access is provided with its own entrance with a clear separation of the Hearse Parking bay from FM & service access which is important in

providing the deceased with dignity and respect – a key consideration in the Future Hospital design.

- \_The reinforcement of the urban design drive to create a more pedestrian friendly main entrance to the hospital to The Parade and a working hospital frontage to Newgate Street. This has been enabled through the relocation of Patient Transport Services (PTS) drop-off to the Newgate Street entrance. This move has allowed the Parade entrance to reduce in scale and has provided more space for public realm and clear and legible pedestrian connections to Westaway Court from the main hospital.
- \_These are beneficial impacts incorporated within the updated Parameter drawings and supplementary information within the Design and Access Statement Addendum.

Updated Design Principles

The design principles have been updated to address a few areas where additional definitions were requested by the Department of Environment.

- \_Massing – to provide mitigation measures relevant to impacts on heritage
- \_Massing & Materials – updated to provide additional definition to the skyline massing of the ward levels to the main hospital, and controls on changes in materiality.
- \_Facade definition – form, massing and articulation generally
- \_Facade definition – demonstration of relevance of to specific street context
- \_Facade definition – mitigation to impacts on residential amenity – daylight
- \_Active frontage definitions aligned to updated frontages parameter drawings.

Illustrative Material

Additional material has been submitted on the illustrative scheme. This relates principally to

- \_Westaway Court – all material updated
- \_Facade design updates
- \_Public realm design updates

Text included within frames provides clarification of additional information provided, within this DAS Addendum, to support or supersede content submitted within the original Design & Access Statement on page numbers noted only.

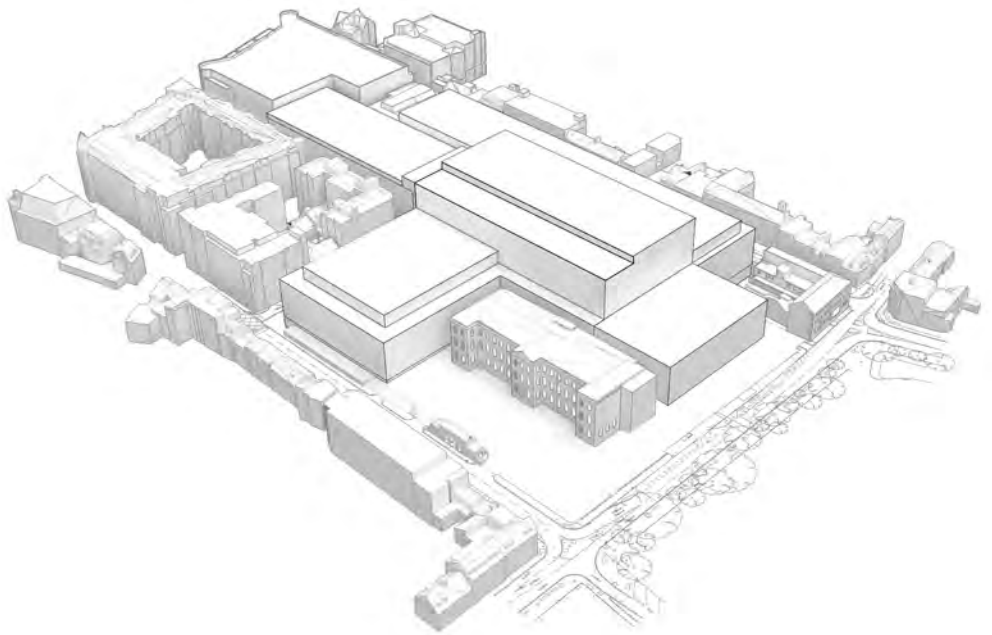
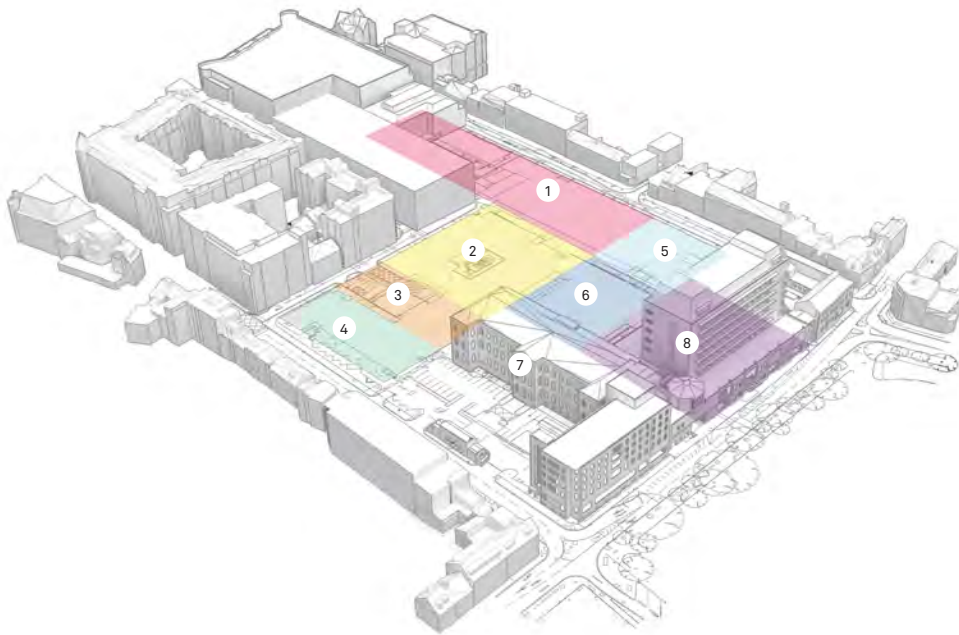
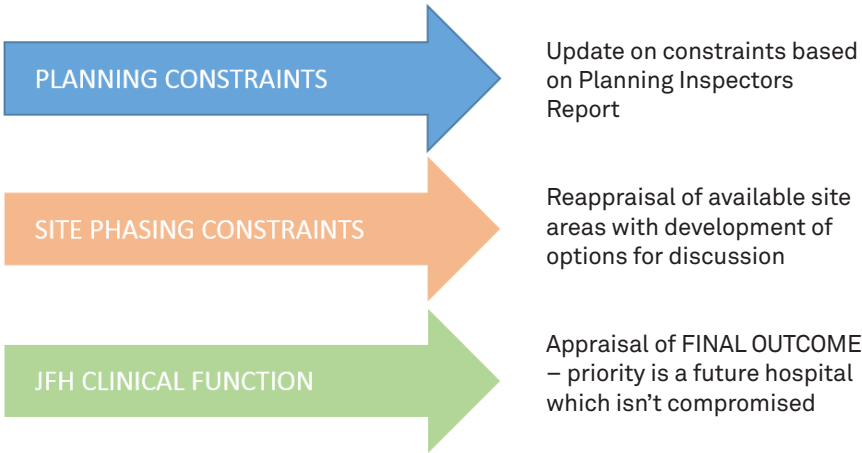
As a general note, Level 06 is referenced as a ‘non-occupied’ floor in the Design & Access Statement (DAS). This note clarifies that all references to ‘non-occupied’ throughout the Design & Access Statement (DAS) are to be considered superseded by the description of Level 06 as a mix of occupied and non-occupied spaces, allowing for patient-based clinical functions on this floor in addition to support functions.



2.6 Development of the Design

Supersedes Section 2.6 Development of the Design  
DAS p18

Axonometric Diagram revised (Text unchanged):  
\_Main Hospital massing revised



**2.6.1 Initial Responses to PI Report**  
The scale and height of the 2017 Parameter envelope was a result of 3 main factors:

- \_The briefed area for the new hospital
- \_The size of available site
- \_The need to build in one construction phase.

In consideration of the above, a range of solutions were developed to assess massing options for the new JFH in order to address the key reasons for rejection outlined above. The potential for a phased or sequential approach to the construction of the new hospital was also studied. All studies developed sought to provide an understanding and a balanced view of the 3 primary constraints summarised above.

**2.6.2 Available Plot Areas**  
In order to reduce the massing of the hospital, it was recognised that a wider site area would be required. A review was undertaken of available plot areas along with an assessment of the benefits of a phased or sequenced construction approach as shown on the diagram above.

| Name                          |                         |
|-------------------------------|-------------------------|
| 1. Kensington Place Hotels    | 5. Energy Centre        |
| 2. Gwyneth Huelin             | 6. Pharmacy / Pathology |
| 3. Link Block & Ambulance Bay | 7. Granite Block        |
| 4. Peter Crill House          | 8. 1980s Block          |

**2.6.3 The 2018 Parameter Envelope**  
The study sought to determine the quantum of built volume which could be achieved as the construction site was expanded incrementally into the existing Jersey General Hospital (JGH) site. Working with the assumption that a volume equivalent to that defined by the 2017 Parameter envelope would define a new set of parameters capable of delivering the required briefed area. As seen from the diagram above, the analysis concluded that if Site Areas 1, 2, 3, 4, 5 & 6 were made available, a similar Parameter volume could be achieved with a possible reduction in overall height of up to 3 storeys. Subsequently, through consultation with the Department for the Environment, Site Area 8 – the 1980s building plot was also added to the parameter envelope which defines the limits of this outline planning application.



2.6 Development of the Design

2.6.4 A Phased Solution

The development of a phased construction of the new JFH has been undertaken with close and continued input from key clinical representatives. This is to ensure that a two phase construction for the Jersey Future Hospital can be achieved without impacting the safe operation of the existing hospital during the construction period.

Phase 1A must provide both the required brief area to accommodate the required clinical content currently located within Gwyneth Huelin and the central block, allowing this part of the site to be cleared for the construction of a second phase. The target area has also considered the opportunity to minimize the amount of temporary relocation projects required, so that construction is focused wherever possible on moving services into their final or permanent location.

The final challenge was to ensure that the phasing did not impose a constraint on the completed hospital function or clinical adjacencies.

The construction sequences are described in outline below:

Phase 1A:

- \_Acquire & demolish Kensington Place properties
- \_Provide temporary/permanent plant zones to maintain services to existing
- \_Demolish existing energy centre
- \_Construct Block 1A
- \_Construct Westaway Court
- \_Complete extension and upgrade to MSCP
- \_Construct Temporary Link from 1980s block to phase A at level 02
- \_Decant all services (in Gwyneth Huelin and central laboratory block) into Phase A and Westaway Court
- \_Vacate Peter Crill House

Phase 1B:

- \_Demolish existing Gwyneth Huelin, Peter Crill House, and central lab block.
- \_Construction of Block 1B
- \_Provide temporary main entrance off Gloucester Street/ Granite Block forecourt

Phase 2: Post 2024

- \_Demolish existing 1980s and 1960s blocks
- \_Refurbish existing Granite Block
- \_Construct Phase 2, new Parade Block
- \_Complete public realm works



Phasing diagram sequence

2.6.5 Planning & JAC

Following approval to proceed on the basis of a sequenced approach to construction, and based on the clinical relationships described above for blocks 1a, 1b and 2a process of regular engagement with the Department of the Environment commenced to discuss the details of the revised JFH parameter envelope.

A series of workshops were held throughout February and March 2018 with the Department of the Environment to:

- \_undertake a full and joint review of the planning inspectors report
- \_test and agree an approach to planning policy (specifically BE5: Tall Buildings and HE1: Heritage) in light of the planning inspectors report
- \_review the revised parameter envelope in light of impact local residential amenity.

1960s and 1980s Buildings

A key consideration, discussed in detail with the Department of the Environment and the JAC during the development of the design was the future purpose of legacy buildings (1960s and 1980s buildings) within the General Hospital campus.

The move to extend the footprint of the hospital to the centre of the site, naturally resulted in a desire (in urban design terms) for the Future Hospital to retain a main entrance to the Parade. Options of refurbishing the 1980s building were considered but rejected for 3 main reasons:

1. the building was not ideally suited to providing clinical functions based on its structural grid and its floor to floor heights so less than 20% of its available floor area would be usable for Future Hospital use – primarily entrance related activities
2. the opportunity to achieve an increased height to the centre of the future hospital site was predicated on a comparable reduction in height to the edge of the site through the removal of the 1980s building
3. the 1980s building is a ‘negative’ landmark in St Helier in architectural terms, and presents and overbearing presence (including extensive shadowing for majority of the day) to the Parade Gardens so its retention would present a negative outcome.

The decision was therefore made early on to remove it to achieve an enlarged Parade Gardens entrance and drop off, and to generate an extended improvement in terms of connections through a new hospital site.

The second consideration was then to assess the future use of the 1960s building. In many ways the justification for retaining the 1960s building was

Supersedes Section 2.6 Development of the Design DAS p19

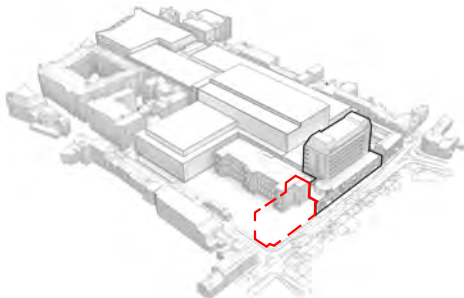
Axonometric Diagrams revised (Text unchanged):  
\_Main Hospital massing revised

less obvious than the 1980s. It was older, more dilapidated and less easy to justify as a structure suited to refurbishment. It was also perceived as having a greater ‘negative’ impact on heritage assets – such as the Granite Block - than the 1980s building.

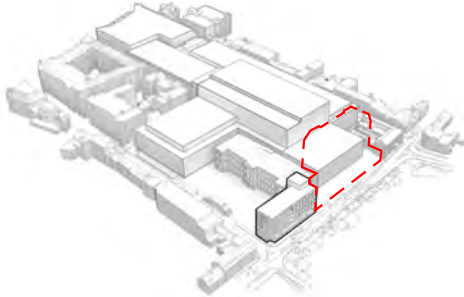
The removal of the 1960s building has allowed for a meaningful frontage to be established to Parade Gardens with a setback edge allowing the hospital to own a bit of the amenity of the Parade Gardens and establish an extended buffer that will link the historic and formal entrance gardens of the Granite Block to the future and live entrance location on the 1980s building site.

The Parade Scale - Proposed

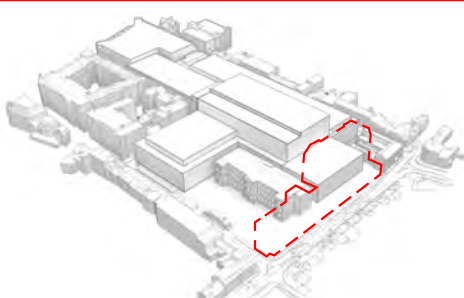
The removal of both the 1960s and the 1980s buildings is a benefit to the local Heritage assets of the Granite Block and Parade Gardens. It is also a significant benefit to the Future Hospital. The retention of Edward Place is important in terms of townscape, as this frontage connects to the junction of Cheapside, Elizabeth Place and the Parade, which is described as an “important corner” in the SPG Design Guidance for St Helier.



REMOVAL OF 1960s BLOCK ONLY



REMOVAL OF 1980s BLOCK ONLY



REMOVAL OF 1960s AND 1980s BLOCKS

Diagram options for demolition of 1960s and 1980s Blocks



3.2 Vision - Uniquely St Helier

Supersedes Section 3.2 Vision - Uniquely St Helier  
DAS p29

Diagram revised (Text unchanged):  
\_Westaway Court massing revised  
\_Main Hospital massing revised

Addressing Policy Conditions: Part 1  
[BE5 – Tall Buildings]

Appropriateness to Location & Context

This chapter (3.2) explains how the new hospital is appropriate to its location and context. The proposed location is a sustainable location, well supported by public transport links from throughout the island and as such, a convenient location for the majority of Islanders.

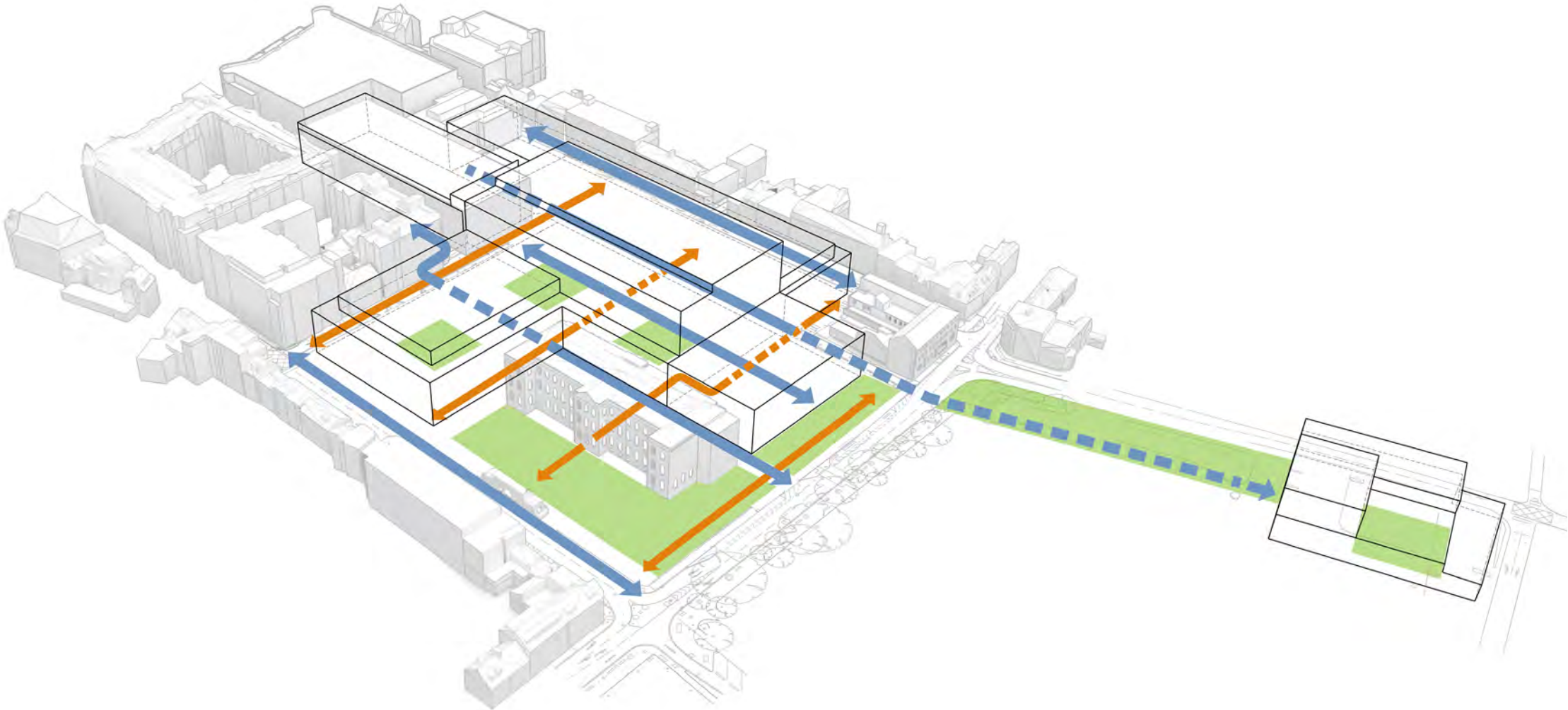
It is also endorsed by the Department of the Environment and supported by the strategic direction of the Island Plan. The summary assessment from the Department, given as part of their Pre-Application advice, is that:

**This project is a key investment in public infrastructure and the department is pleased that the Hospital will remain in the centre of St Helier, supporting the sequential approach to development required by the Island Plan.**

Addressing Policy Conditions: Part 2  
[BE5 – Tall Buildings]

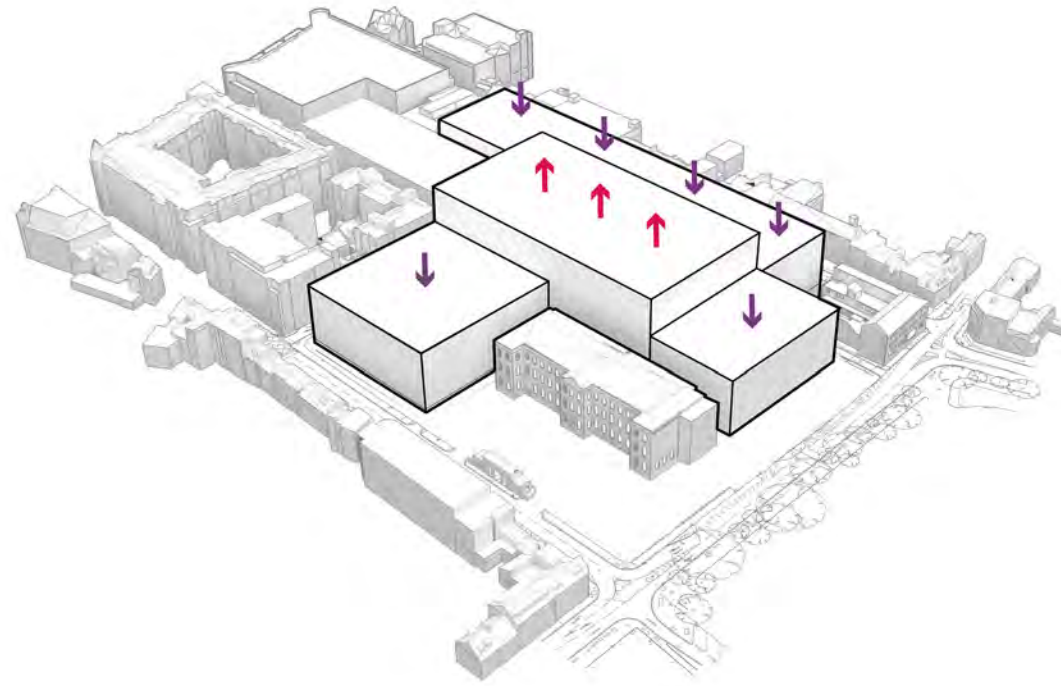
Contribution to the Character of St Helier

This chapter (3.2) explains how the new hospital will enhance the neighbourhood around the existing hospital and reinstate much of the Character of laneways, courtyards and pedestrian friendly routes which previously existing within the Parade / Esplanade district of St Helier. The insertion of activate frontages, the extension of public realm and the celebration of existing heritage assets the Future Hospital will transform the public appreciation of this part of St Helier and of the Parade Gardens in particular.



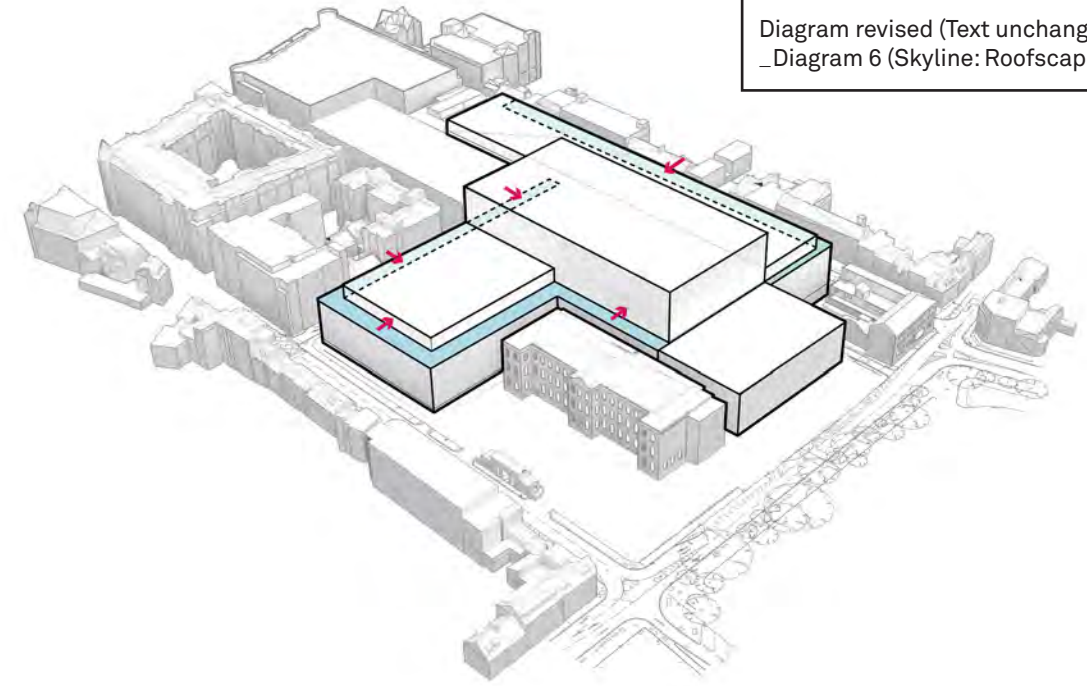
Axonometric diagram illustrating a network of streets and squares

### 3.3 Vision - Podium & Skyline



Supersedes Section 3.3 Vision - Podium & Skyline  
DAS p31

Diagram revised (Text unchanged):  
\_Diagram 6 (Skyline: Roofscape) massing revised



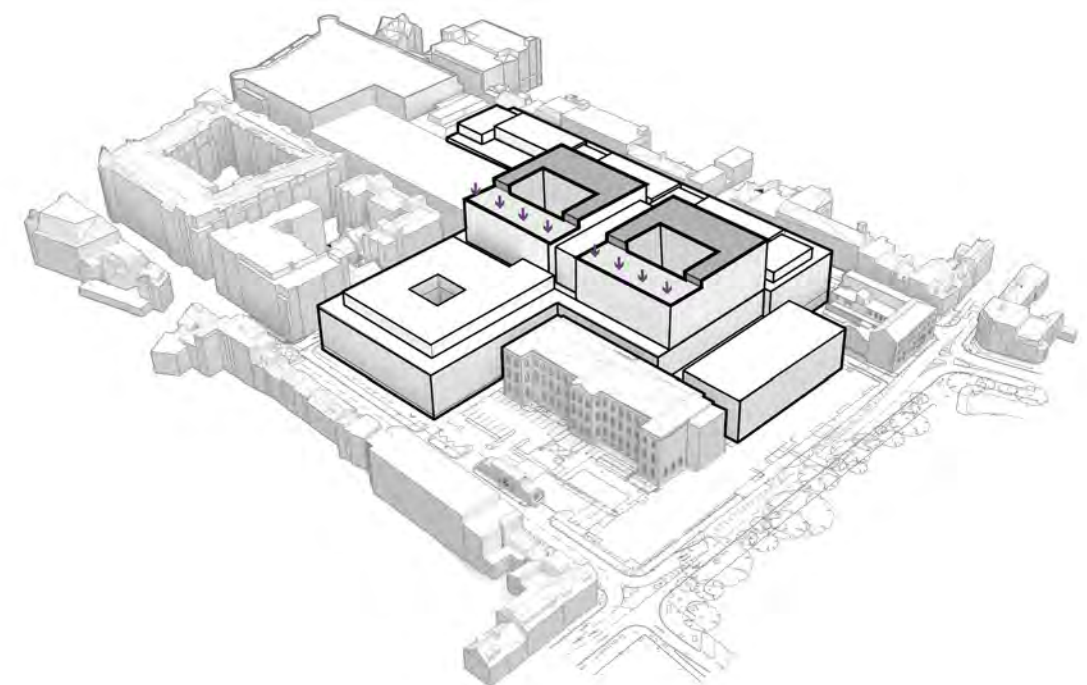
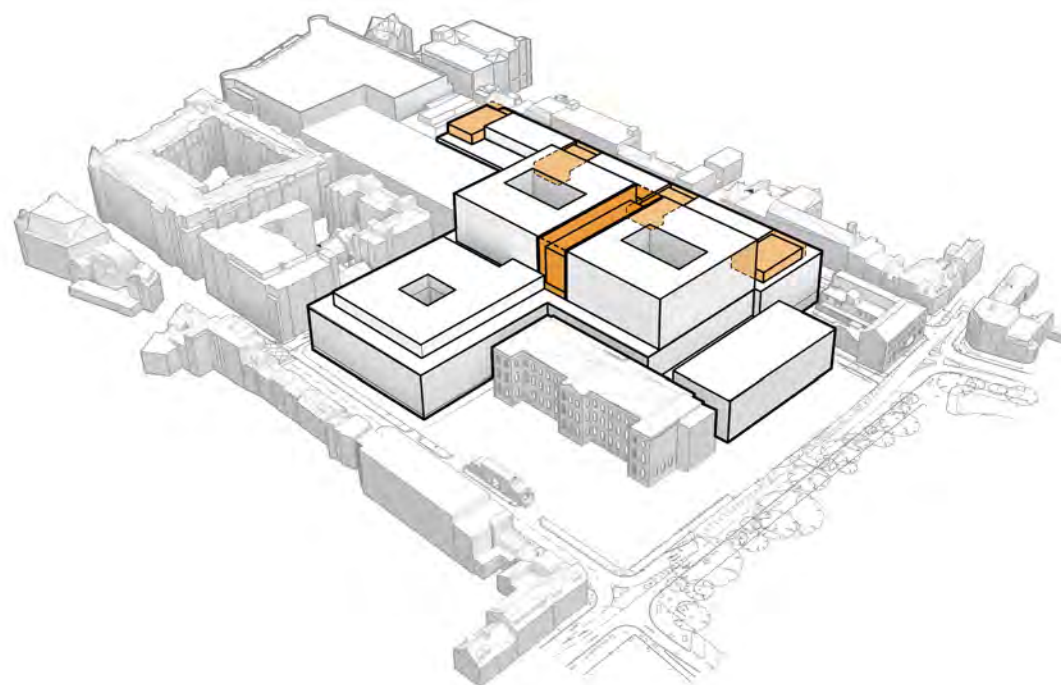
#### 2. Height to the Centre

The principle design consideration has been to ensure that where additional height and mass is required that this is to the centre of the site, and that a reduced height podium presents itself as the visible street frontage.

#### 3. Podium: Setbacks & Frontages

The surrounding scale of streets and heritage assets requires us to present a reduced height street frontage. This has been achieved through the setback of the podium volume above the third storey. All other volumes above this datum are expressed as a skyline volume.

The separation of the 3 storey podium from the skyline volume allows for each street frontage to be considered at a scale appropriate to its surrounding context.



#### 5. Skyline: Articulation

The second level where "height" is addressed is in the form and massing of the ward floors which sit on top of the extended podium. This mass has been carefully considered and responds to the adjacent massing of the 1980s building – which is in the "immediate vicinity". Through the removal of the 1980s building the new hospital will present a more considered and positive landmark building which will announce the hospital on the St Helier skyline.

#### 6. Skyline: Roofscape

The concept for the roof scape is that will present an appropriate scale and height to each relevant frontage. Adjacent to the Granite Block the roofline respects this heritage building with a reduction in height. On the side which faces Kensington Place, and in more distant views from Victoria Park, the building will express itself as a landmark to this key entry approach to the town of St Helier.



3.5 Townscape

3.5.2 Elevated Townscape Views

Elevated viewpoints from around the St Helier bowl demonstrate the benefits of inserting a building with a lower height than the existing 80s building and of setting this back from the edge of its podium. Key considerations of ‘skyline’ and ‘roof scape’ are addressed in the Design Principles document, which define zones of articulation and disruption within the Parameter Volume such that it will not be perceived as an uninterrupted mass with no relief from these viewpoints. The main hospital massing sits comfortably within the townscape in these views and allows the natural and distinctive edge of the St Helier bowl to be appreciated.

Through the application of design principles the Future Hospital will be a positive contribution to the wider townscape as well as a positive “landmark” in the St Helier townscape, replacing the negative “landmark” of the existing 1980s building.



View looking southeast from the footpath beside Westmount Rd above Jersey Bowling Club (VP 11) - existing



View looking southeast from the footpath beside Westmount Rd above Jersey Bowling Club (VP 11) - parameter volumes



View looking southeast from the footpath beside Westmount Rd above Jersey Bowling Club (VP 11) - illustrative scheme

Supersedes Section 3.5 Townscape  
DAS p35

Photomontages revised (Illustrative Sketch and Text unchanged):  
\_Westaway Court massing revised  
\_Main Hospital massing revised



3.5 Townscape

Supersedes Section 3.5 Townscape  
DAS p36

Photomontages revised (Text unchanged):  
\_Westaway Court massing revised  
\_Main Hospital massing revised



View looking west from the top of the multi-storey car park at Minden Pl (VP 12) - existing



View looking west from the top of the multi-storey car park at Minden Pl (VP 12) - parameter volumes



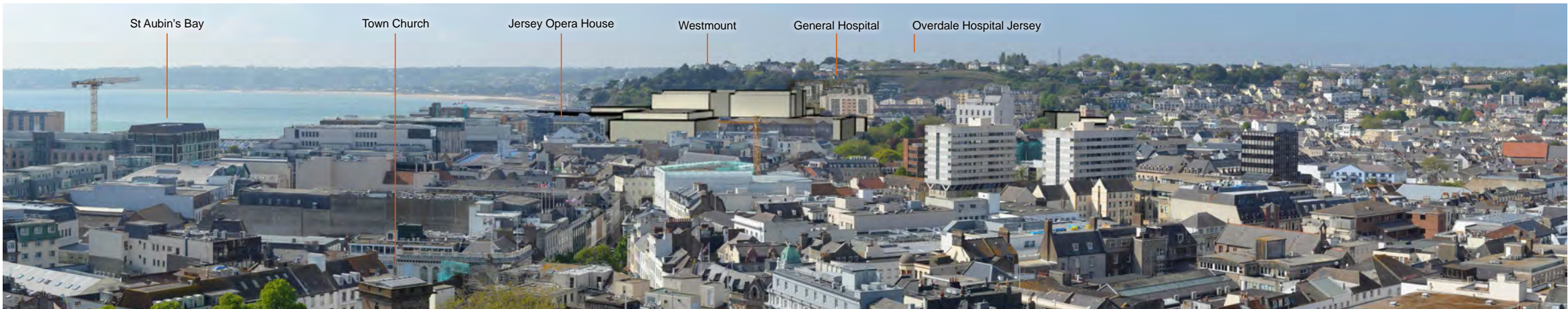
View looking northwest from Fort Regent at the viewing point near the Fort Mast (VP 14) - existing

Addressing Policy Conditions: Part 4  
[BE5 – Tall Buildings]

Impact on Views (Townscape)

This chapter (3.4) explains how the massing of the new hospital has been controlled both in terms of the parameter volume and Design Principles applied to them to ensure that its impact on views (townscape impact) has been minimised.

The sequence of views described in this chapter demonstrate that the proposed massing falls within the tolerances of the existing townscape in terms of its ability to accommodate replacement buildings of substantial scale without detriment to key views and skylines.



View looking northwest from Fort Regent at the viewing point near the Fort Mast (VP 14) - parameter volumes



3.5 Townscape

3.5.3 Local Townscape Views

The benefits of the massing solution for the Future Hospital becomes apparent as the view angles move closer to the site. The upper levels become recessive and less visible. This view presents a massing which fits in townscape terms. It is a large civic building which announces itself to key views (such as the view from Victoria Park). However this is also an important factor in retaining the identity of the Hospital as a “landmark” building, with all islanders knowing its location.

The proposed building rises to max six storeys plus plant zone (totalling 34m) and steps down to 3 storeys (15.6m) at the sensitive street frontages.

The townscape local to the existing General Hospital is punctuated by a number of taller C20th buildings (e.g. 10-storey Marina Court and 9-storey Cyril le Marquand house). In this context St Helier has established precedents for a degree of tolerance to the introduction of new or replacement buildings of substantial scale.



View looking east from the A1 roundabout west of Victoria Park (VP 10) - existing



View looking east from the A1 roundabout west of Victoria Park (VP 10) - parameter volume



View looking east from the A1 roundabout west of Victoria Park (VP 10) - illustrative scheme

Supersedes Section 3.5 Townscape, 3.6 Streetscape  
DAS p37, 39

Photomontages revised (Illustrative Sketch and Text unchanged):  
\_Westaway Court massing revised  
\_Main Hospital massing revised



3.6 Streetscape



View looking southwest from the play ground near the middle of Parade Gardens, 80m from the 80s Block (VP 22) - existing



View looking southwest from the play ground near the middle of Parade Gardens, 80m from the 80s Block (VP 22) - parameter volume



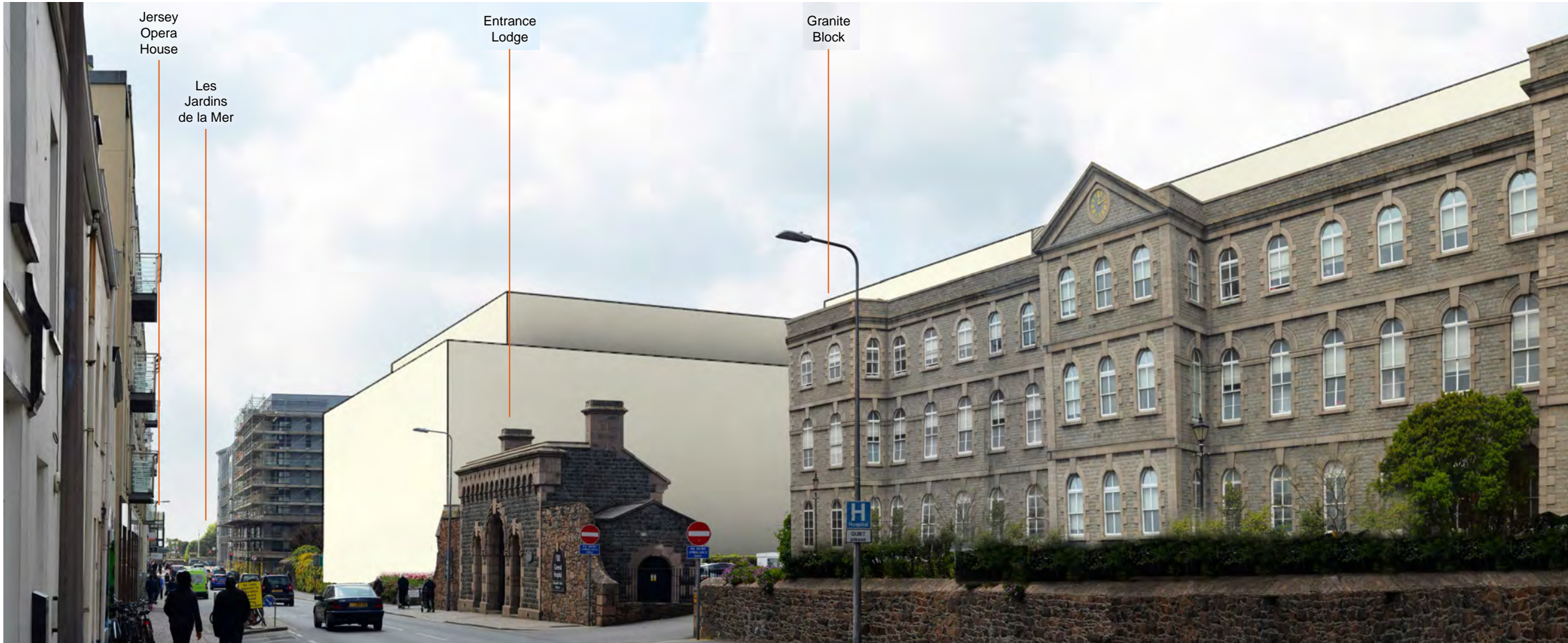
3.6 Streetscape

Supersedes Section 3.6 Streetscape  
DAS p40

Photomontages revised (Illustrative Sketch and Text unchanged):  
\_Westaway Court massing revised  
\_Main Hospital massing revised



View looking southwest from the south corner of Gloucester St/ The Parade junction (VP 02) - existing



View looking southwest from the south corner of Gloucester St/ The Parade junction (VP 02) - parameter volume

Addressing Policy Conditions: Part 5  
[BE5 – Tall Buildings]

Visual Impact (Streetscape)

As demonstrated in streetscape views here, the parameter controls imposed on massing have succeeded in ensuring that wherever height is added to the building it will be setback from all street frontages. Through the application of Design Principles, as described in the following sections, the emerging illustrative scheme for the Future Hospital can be seen to have a positive impact on the local streetscape.



### 3.6 Streetscape

Supersedes Section 3.6 Streetscape  
DAS p41

Illustrative Scheme View revised:  
\_Granite Block roof height revised



View looking southwest from Gloucester St - illustrative scheme



3.7 Heritage

Supersedes Section 3.7 Heritage  
DAS p42

Diagrams revised(Photos and Text unchanged):  
\_Section diagram updated to show adjusted Granite Block roof pitch and revised Main Hospital massing  
\_Axonometric diagram updated to show revised Main Hospital massing

The response to Heritage has been a key consideration in development of the Parameter Envelope for the Future Hospital. The site is located close to a number of heritage assets, and includes within its curtilage the refurbishment of the Grade I listed General Hospital.

**3.7.1 Granite Block**  
The listing of this heritage asset covers the Granite Block of 1860 (currently used for clinical purposes), the Entrance Lodge on Gloucester Street and the forecourt between these two buildings. The Granite Block will be retained for non-clinical uses associated with the Future Hospital, such as offices and meeting rooms.

Currently the Granite Block is disfigured by various extensions and linking structures which have been added since 1960. All of these will be removed following the construction of the new hospital blocks. The historic facades will be returned to their historic appearance, so far as is practicable, and missing features, such as doors and windows, will be reinstated where there is clear evidence for their former design and appearance.

The setting of the Granite Block will be greatly improved by removing the existing hospital buildings which currently surround it. The reduction in scale of the new development on the northern side of the hospital will be especially beneficial in allowing views of the Granite Block from Parade Gardens.

In developing the constraints on the Parameter Envelope adjacent to the Granite building careful consideration was given to the appropriate scale of offsets to future development. The existing gap between the granite block and adjacent buildings is between 6 and 7m to both the rear and the southern flank of the granite building.

The decision to the rear of the Granite Block was to impose a set-back to the new hospital buildings above level 3 of the podium, so that the mass of the ward levels was separated from the mass of the podium, and the granite block read as the primary facade in this space.

Consideration has been given to the height of the plant level above the central ward block. (See *general comment in document Introduction p1 regarding type of uses to be located at level 06.*) This maximum height parameter is located within 12m of the rear face of the Granite Block. Studies have assessed what reduction in height would be required to make this a recessive element not visible from Gloucester Street. As described in the Design Principles and outlined in the Illustrative Scheme within this document the target will be to ensure a lower parapet edge to this part of the roof and a respectful calm roof edge behind the Granite Block.



Granite Block Forecourt - 1930



Granite Block prior to construction of 1960s building - 1948 (from Jersey Evening Post)

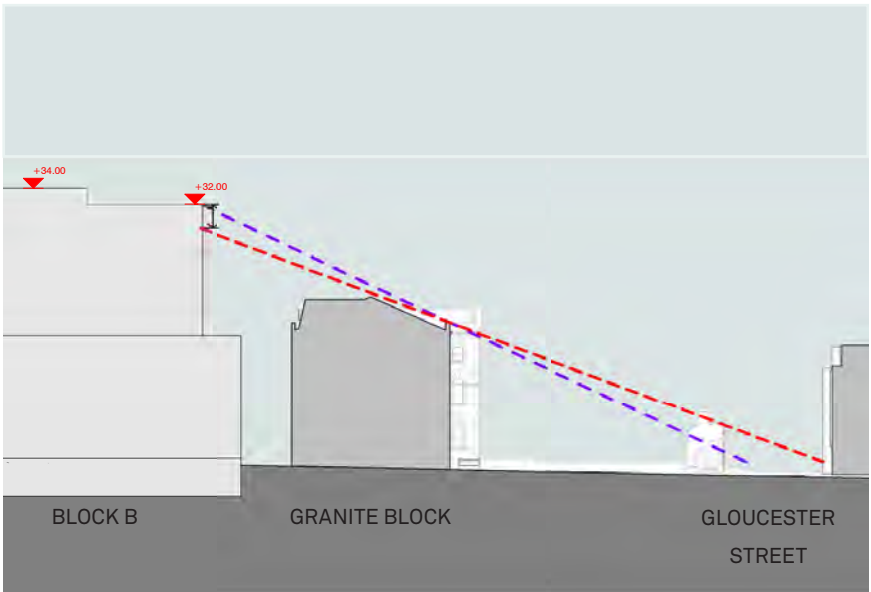
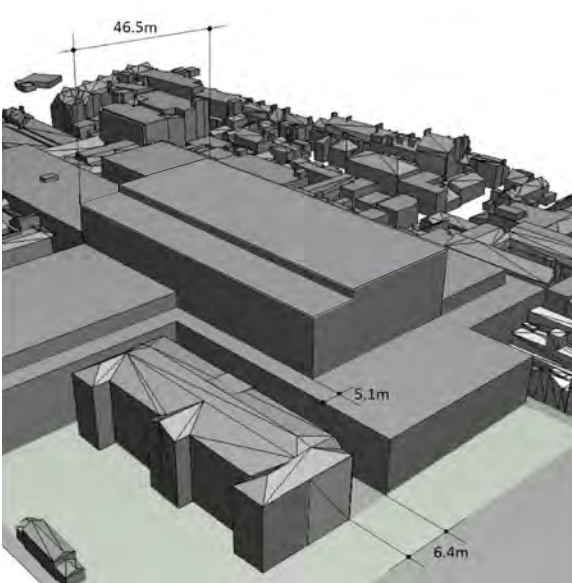


Diagram studies showing massing setback and indicative visibility to Block B from Gloucester Street



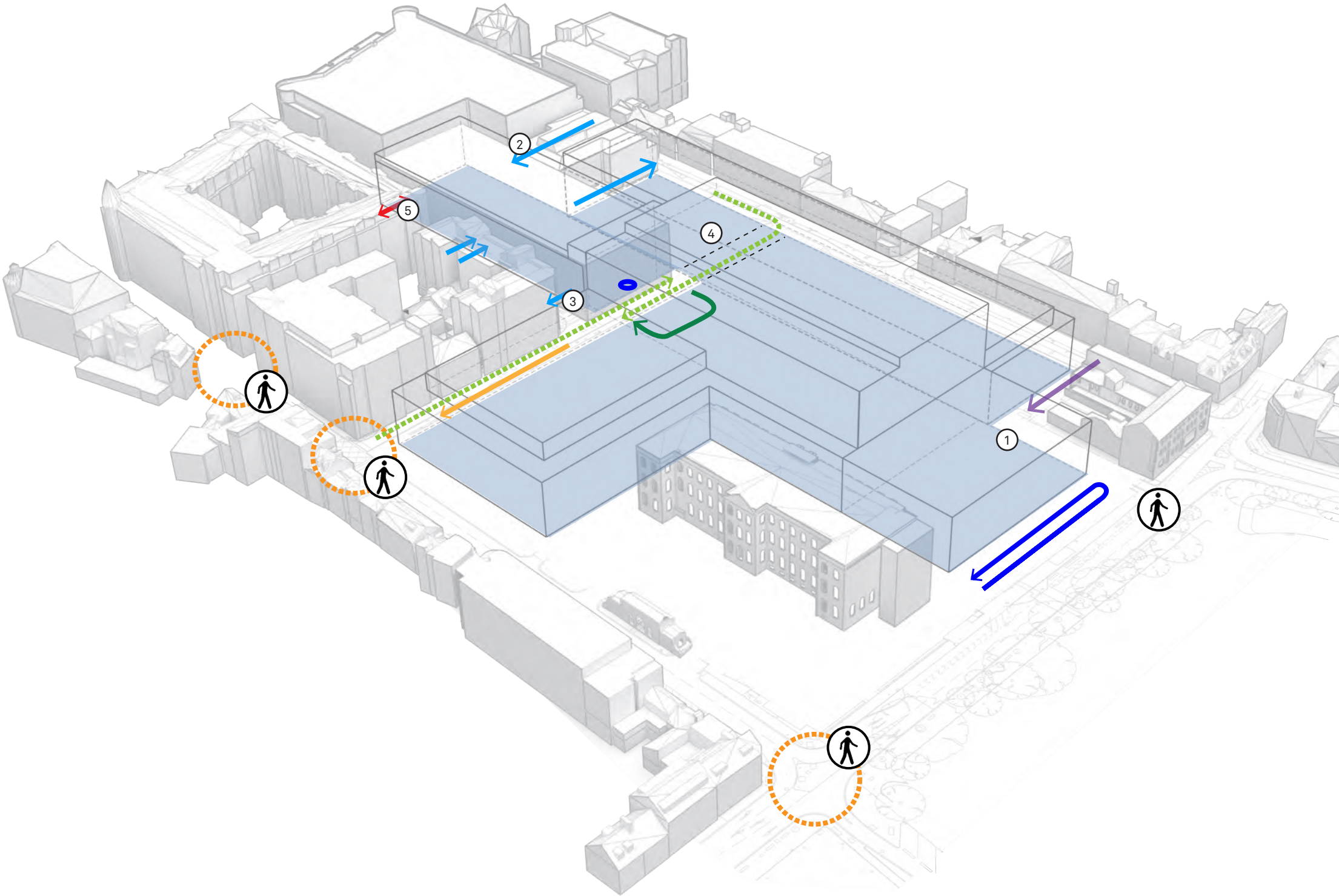
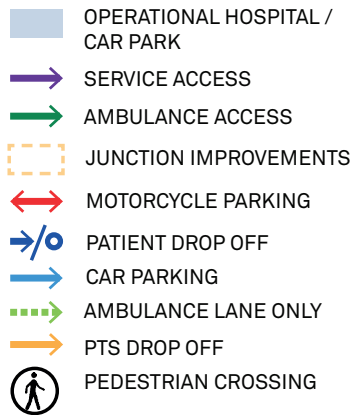
3.9 Access and Parking

Supersedes Section 3.9 Access and Parking  
DAS p45

Text and Diagram revised:  
\_Revised access diagram and key  
\_Revised text narrative  
\_Main Hospital massing revised

The new hospital will adopt a regime off access and movement for vehicles that is both more appropriate to the hierarchy of surrounding streets and the pedestrian network and adjacent public realm.

- 1. The main entrance and drop off point for cars, taxis and pedestrians to the new hospital will be to the new Main Entrance Forecourt fronting on to Parade Gardens. This zone will also allow for up to 7 spaces for cars and taxis.
- 2. Patriotic Street Carpark will be predominantly dedicated to hospital use with both long term (upper floors) and short stay car parking spaces (lower floors). There will be a level access link from the carpark leading straight into the level 1 concourse connection into and through the hospital. A short term car parking zone will also be provided adjacent to this link in Patriotic Street Car Park.
- 3. The primary drop off zone for PTS / community vehicles will be on Newgate Street adjacent a rear pedestrian entrance into the new hospital. Additional patient drop off will located in the Patriotic Street MSCP.
- 4. An emergency vehicle drop off and turning zone will be located off Newgate Street via Kensington Place and Gloucester Street with direct access into the main hospital emergency department at ground level.
- 5. All vehicle access and egress into the Patriotic Street Car Park will be from Patriotic Street and Kensington Place, with existing vehicular egress to Newgate Street decommissioned.





3.10 Landscape

The public realm around the new hospital will be remodelled to properly address the pedestrian access points and internal circulation of the new hospital with new public spaces introduced to open up a network new pedestrian routes through the Future Hospital.

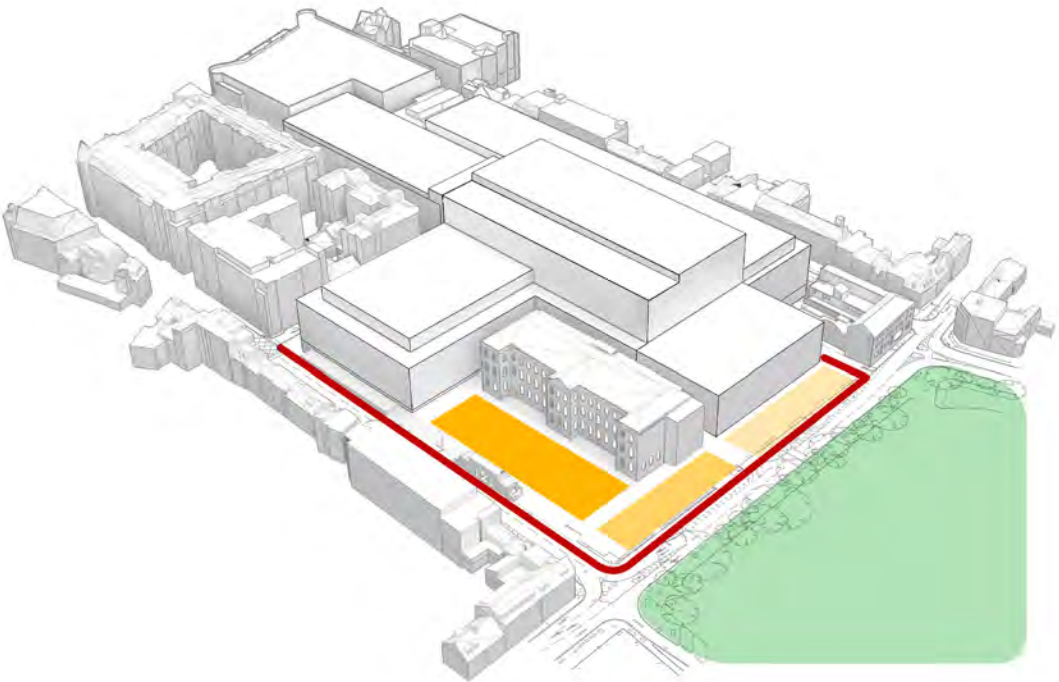
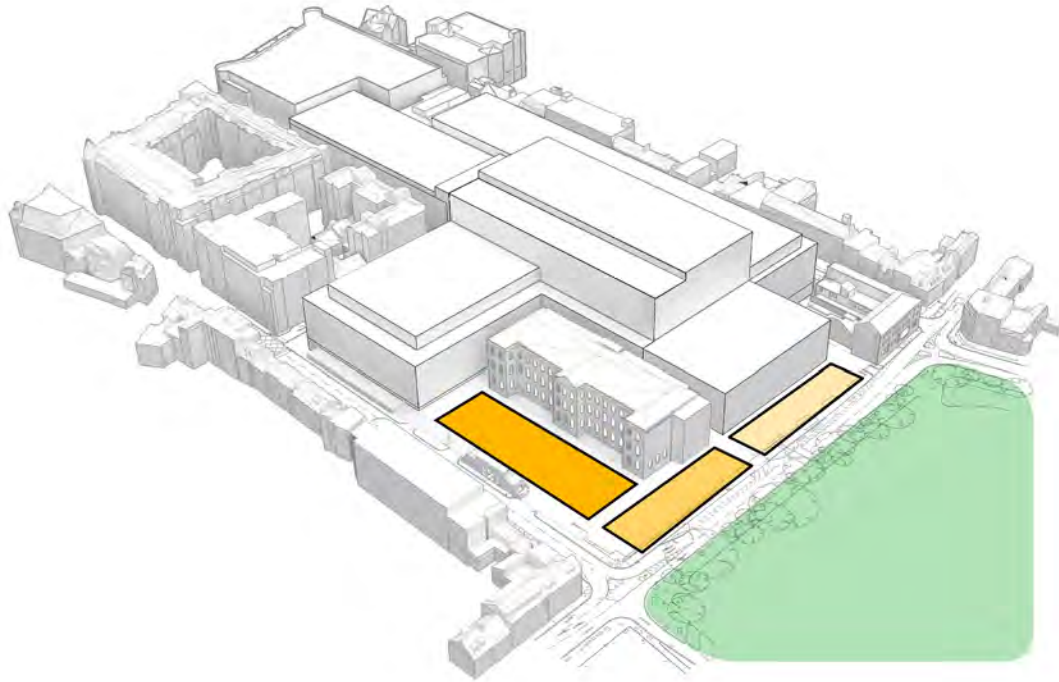
This new pattern of public spaces and pedestrian links will embed the new hospital precinct into the wider fabric of central St Helier.

Both will complement the existing open space pattern of St Helier and provide new linkages between Kensington Place and Gloucester Street that have not previously existed.

The forecourt to the Granite Block will be reinstated as a new public space with a purpose beyond the purely ornamental. The restored historic forecourt will provide the connecting tissue around the new hospital precinct while also providing a hospital focused garden with a degree of separation and respite from the busy Gloucester Street.

While Newgate Street is technically the ‘service street’ for the hospital its quality will be enhanced to create a viable secondary pedestrian link from north to south. In addition the new hospital will benefit from the addition of a series of primary and secondary entrance zones, which will all connect directly to the common landscape / public realm design.

The primary entrance zone will front the Parade. The new Entrance building will align to the end of the Granite Block to present a coherent landscaped frontage to the Parade Gardens. There will be a secondary entrance at ground level from Newgate Street.

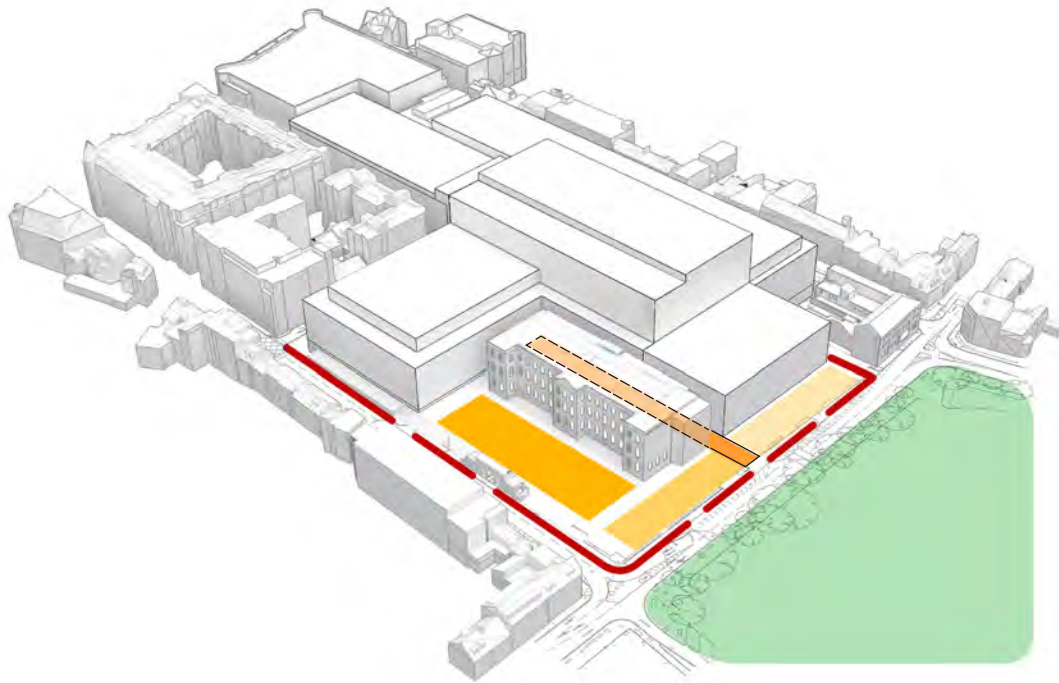
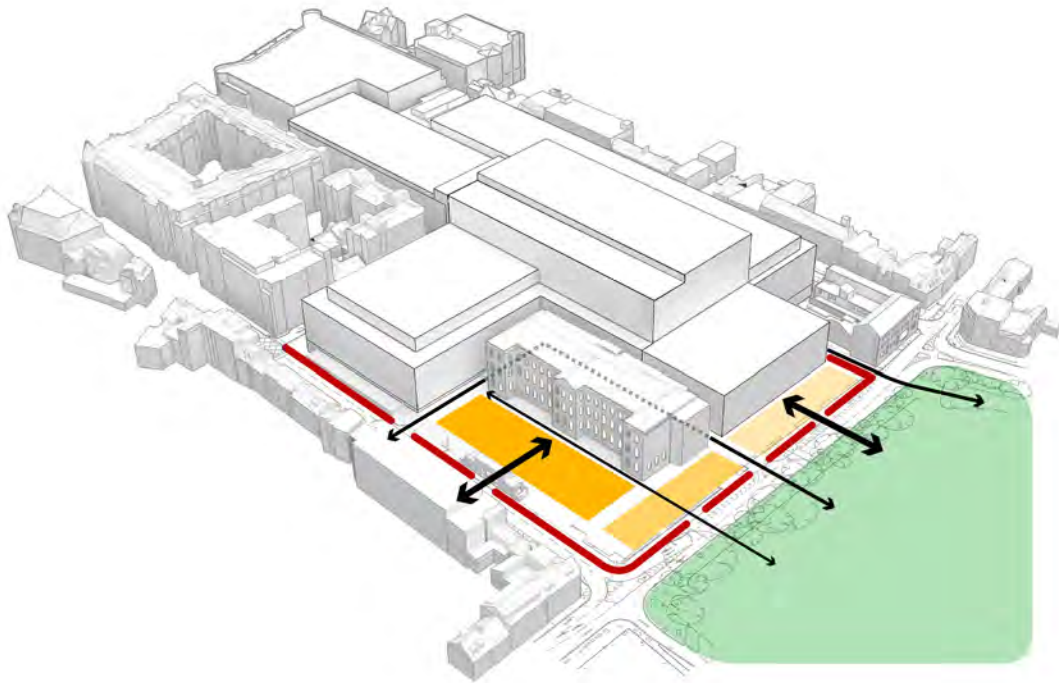


1. Establish three landscape spaces

The zoning of the newly established landscape frontage is important and will provide a hierarchy in the experience of public landscape - outward looking spaces that “connect” - and private landscape - inward looking spaces that “protect”. We have considered 3 relevant zones which are described in this section of the DAS which are Arrival; Transition and Formal landscape zone.

2. Reinforcing the heritage edge

Historically the Granite Block was surrounded by buildings that held the street edge or by a large wall which enclosed its gardens. The majority of this wall has no disappeared but where it remains – to the southern section of Gloucester St – it will be integrated into a new design for the reinforcement of the “edge” of the site.



3. Punctuated openings

The reinforcement of the “edge” of the site, will reinforce the impact of openings through it. This will enhance the purpose and meaning of existing heritage structure like the gate house, and also enhance the legibility of the future Main Entrance, which will provide the most outward looking zone within the hospital grounds.

4. Gardens and thresholds

The reinforcement of the “edge” allows for the hospital to establish different zones of gardens within its precinct. It will also allow for the experience of access routes through the site to be understood through a hierarchy of thresholds which will delineate “primary” and “secondary” access routes.

Supersedes Section 3.10 Landscape  
DAS p46

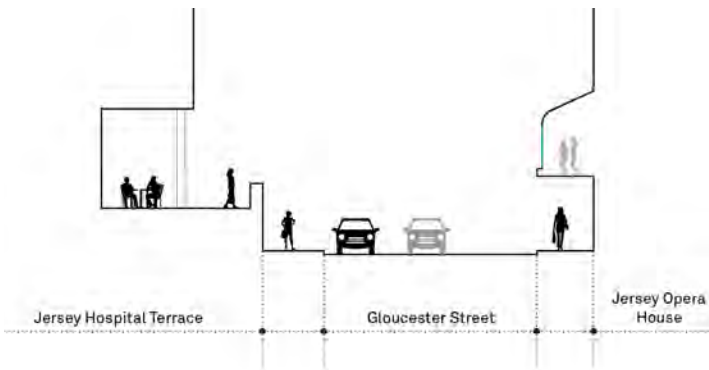
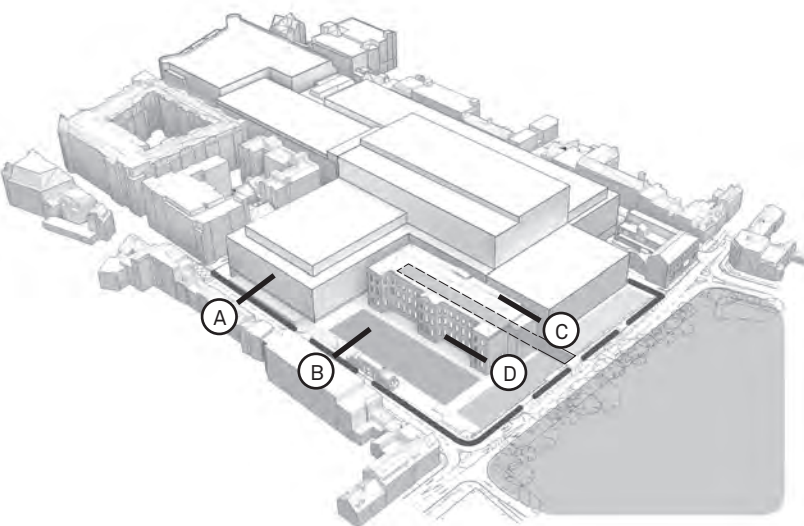
Diagrams revised (Text unchanged):  
\_Main Hospital massing revised



3.10 Landscape

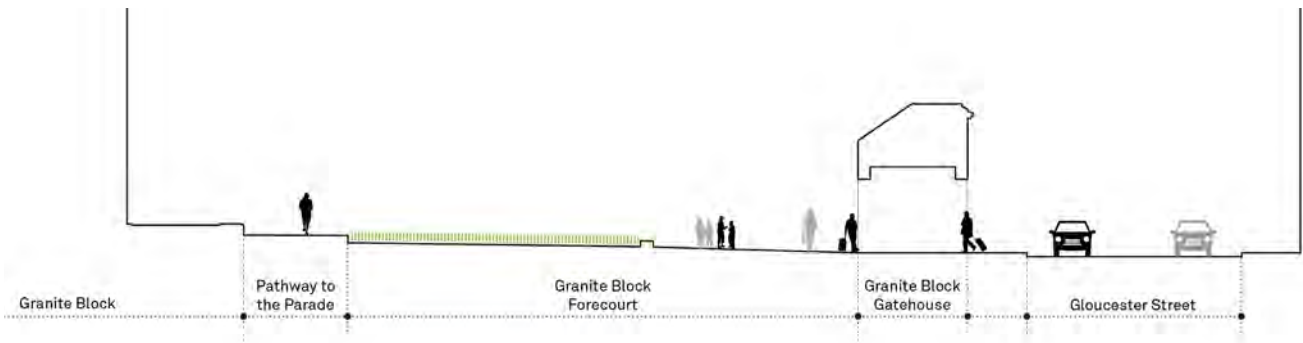
Supersedes Section 3.10 Landscape  
DAS p47

Diagram Key revised (Section Diagrams and Text unchanged):  
\_Main Hospital massing revised



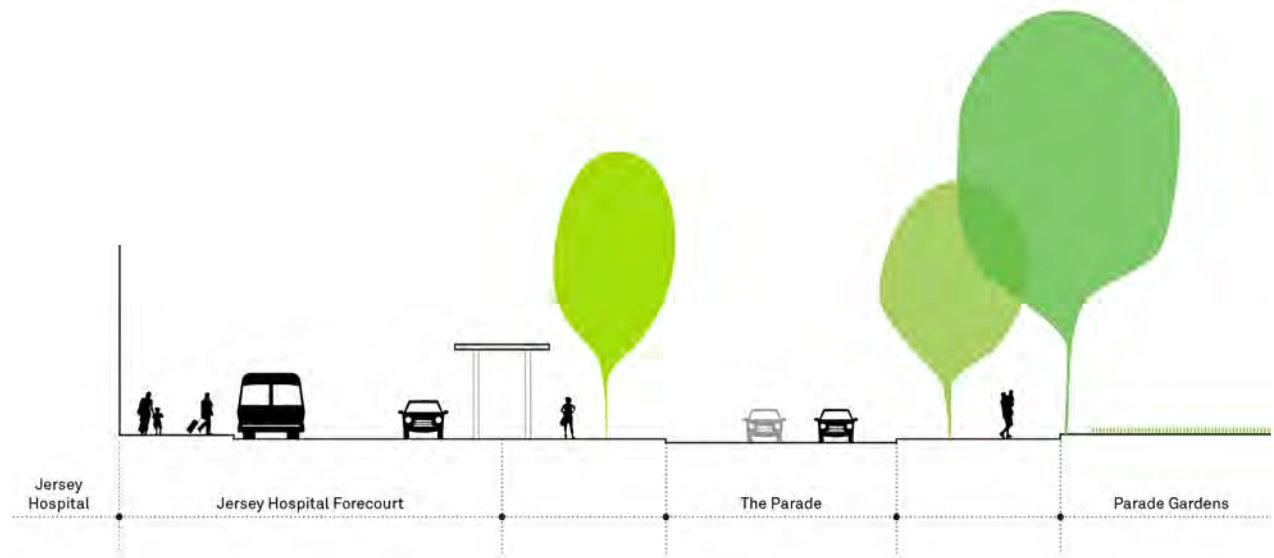
A. Civic Edge

This section shows the opportunity for the retention of the existing heritage wall to the boundary on Gloucester Street, with an active frontage to the ground floor of the hospital creating a visual link to the heritage asset of the Jersey Opera House.



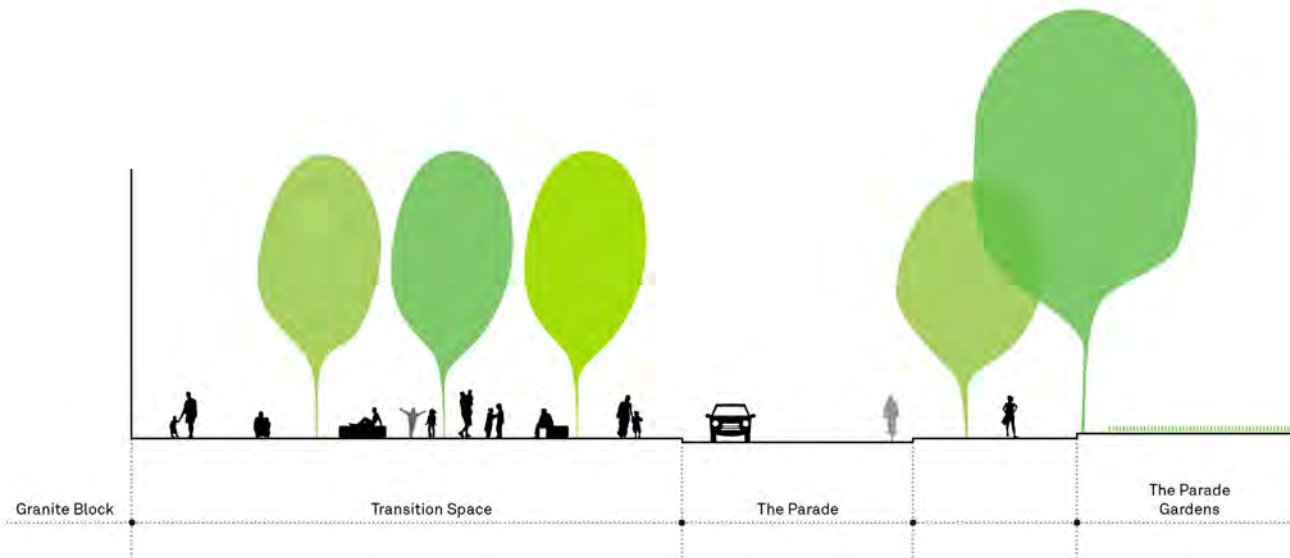
B. Forecourt Edge

The reinforcement of the existing gatehouse is an important aspect of the landscape proposal and the enhanced re-provision of the heritage setting of the forecourt.



C. Arrival Edge

An open pedestrian focused forecourt is planned for this area, with a hardscape which ensures that this does not become a car only focused space. The connection from the entrance to Parade Gardens will be reinforced through the landscape proposals to this area.



D. Transition Edge

The opportunity to extend the benefit of the Parade Gardens into the hospital grounds has driven the conceptual thinking for this area of the site.



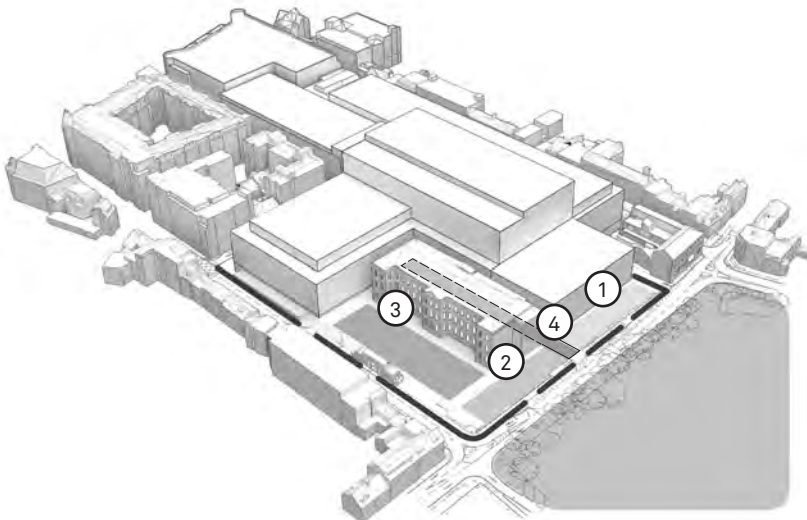
3.10 Landscape

4. LANDSCAPE LINK

The gap between Granite Block and the new hospital will be integrated into the public realm and detailed within a future landscape design. This designation of this zone will ensure that the Granite Block is separated from all appendages and links which currently connect to it, and will provide an enhanced and active piece of public realm to ensure the appropriate setting for the Granite Block to all aspects.

Supersedes Section 3.10 Landscape  
DAS p49

Diagram Key revised (Illustrative Sketch and Text unchanged):  
\_Main Hospital massing revised



Illustrative scheme - Landscape Link



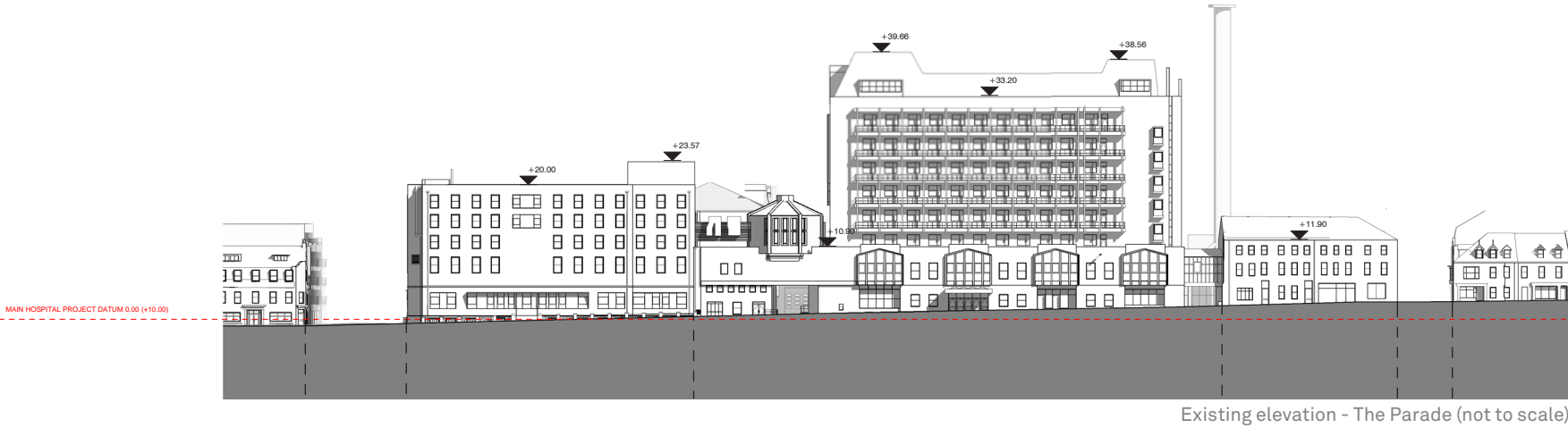
3.11 Illustrative Scheme

Supersedes Section 3.11 Illustrative Scheme  
DAS p52

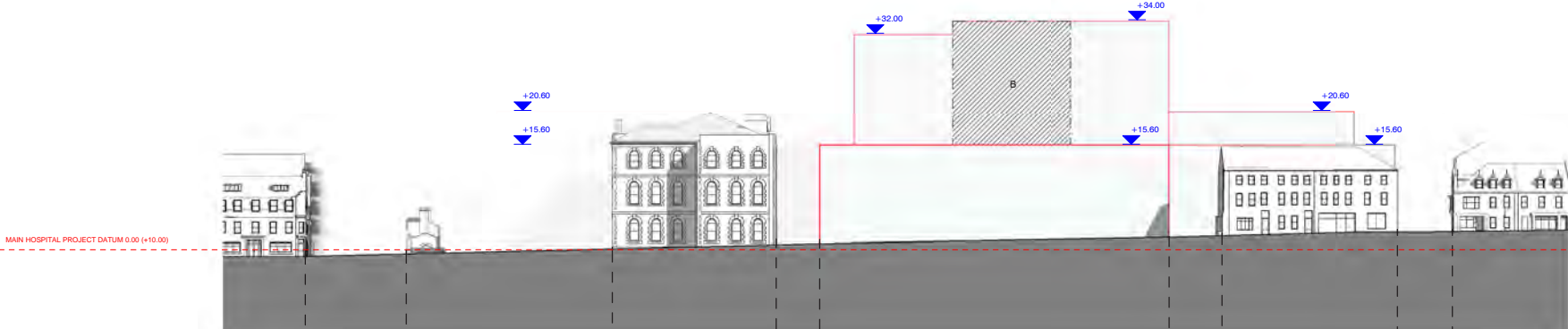
Parameter Elevation revised (other Elevations and  
Text unchanged):  
\_Main Hospital massing revised

**3.11.1 The Parade**  
Parade Gardens will be redefined as a frontage, with  
a setback main entrance building and gardens  
surrounding the existing Granite Block, re-  
establishing some of the original scale of frontage to  
this heritage park.

Through the application of Design Principles  
included in Section XVI – Podium Facades the  
Parade elevation will respond to the specific aspect  
and orientation of this elevation. The architecture  
and materiality will respond to the outlook towards  
the gardens, the connection to the vehicular  
entrance forecourt and to buildings identity and  
function as an active, busy and welcoming frontage  
to the Future Hospital.



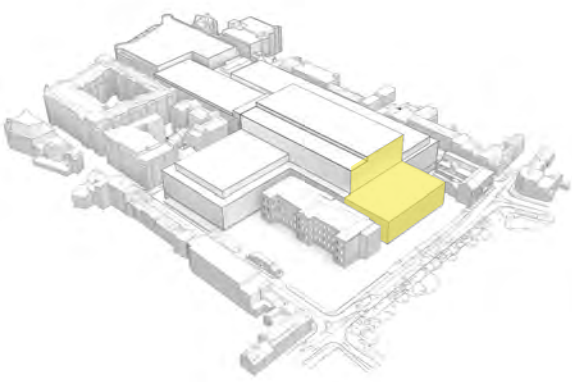
Existing elevation - The Parade (not to scale)



Parameter elevation - The Parade (not to scale)



Illustrative scheme elevation - The Parade (not to scale)



Precedent images



3.11 Illustrative Scheme

Supersedes Section 3.11 Illustrative Scheme  
DAS p54

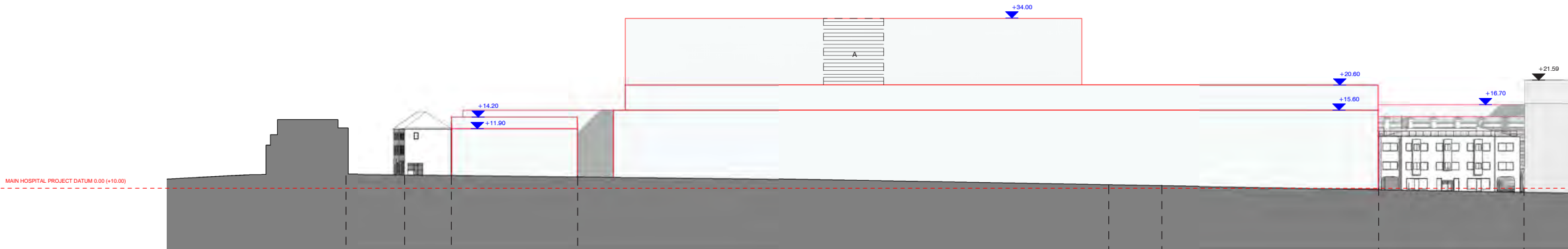
Parameter Elevation revised (other Elevations and  
Text unchanged):  
\_Main Hospital massing revised

**3.11.2 Kensington Place**  
To Kensington Place the building reduces significantly in scale and the design of this frontage will respect the existing context of the streetscape and respond to the residential character of Kensington Street as it connects to Parade Gardens. To Kensington Place the building reduces significantly in scale and the design of this frontage will respect the existing context of the streetscape and respond to the residential character of Kensington Street as it connects to Parade Gardens.

The Kensington Place facades will have a much finer grain, respecting the narrow plot widths and more eclectic character of the existing built fabric along this street frontage. Through the application of Design Principles included in Section XVI – Podium Facades the Kensington Place elevations will respond to the existing context carefully, through articulation, openings, setbacks and vertical emphasis to break down the long horizontal span of this frontage and put back something of equivalent quality and rhythm to the current street character.



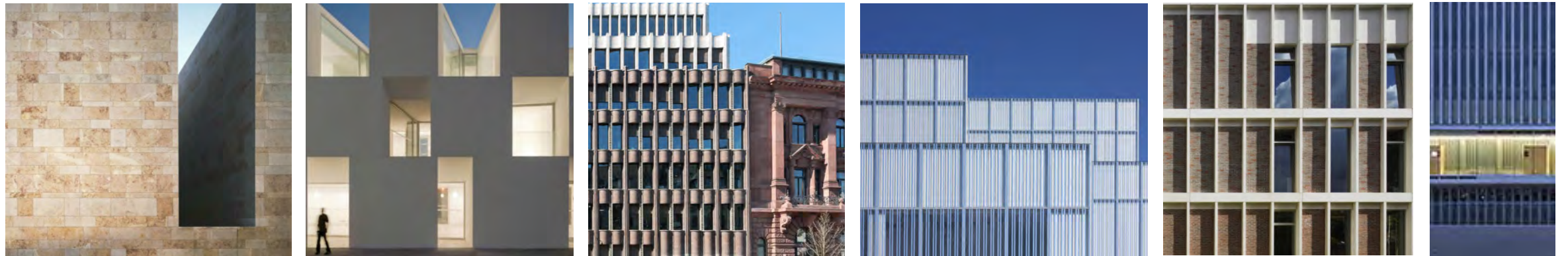
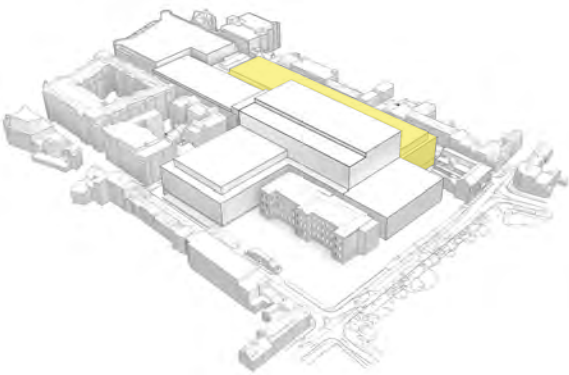
Existing elevation - Kensington Place (not to scale)



Parameter elevation - Kensington Place (not to scale)



Illustrative scheme elevation - Kensington Place (not to scale)



Precedent images



3.11 Illustrative Scheme

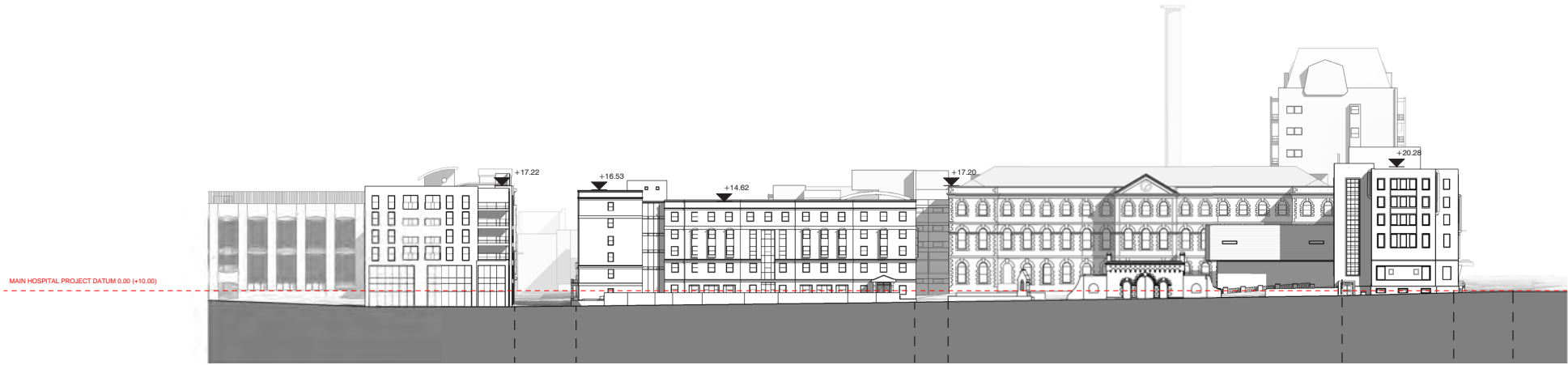
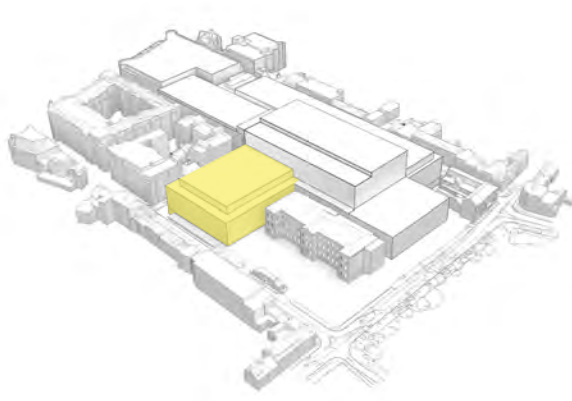
Supersedes Section 3.11 Illustrative Scheme  
DAS p56

Parameter Elevation revised (other Elevations and  
Text unchanged):  
\_Main Hospital massing revised

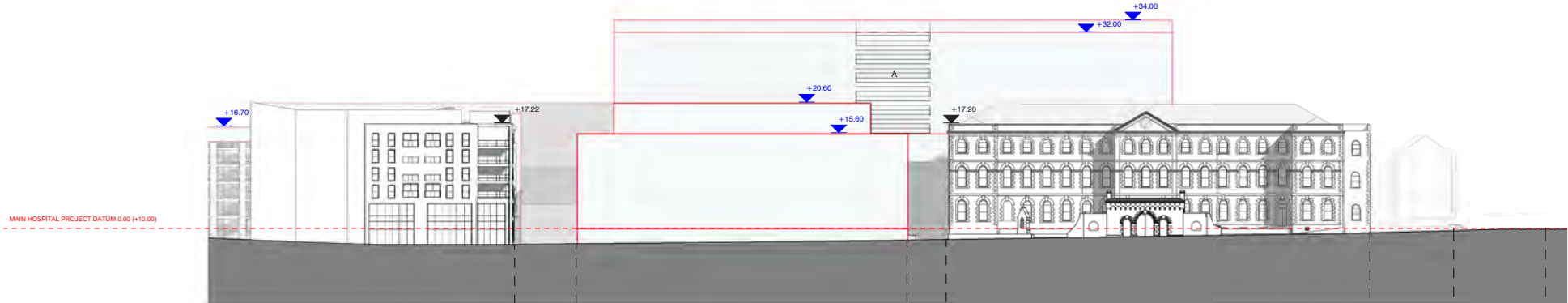
**3.11.3 Gloucester Street - Newgate Street**  
The Gloucester Street and Newgate Street frontage (including the frontage to the Granite Block forecourt) respects the formal setting of this aspect and the civic scale of the streetscape. The building is set back from Gloucester Street to respect the existing condition and outlook from the Jersey Opera House across the street.

Historically a building has always been located on the existing Peter Crill site, with historic photos showing the original prison building also within close proximity of the Granite Block southern flank elevation. The scale of the buildings to this area have also been of a larger plot size and this will be reflected in the treatment of the Gloucester Street Wing.

The ground floor of the podium to Gloucester Street, Newgate Street and the Granite block forecourt will contain a strong horizontal emphasis at Level 1, as defined in Design Principles Section XVI – Podium Facades. This is to allow for the activation of an outward looking ground floor plan wherever possible. The retention of the existing Granite wall to this frontage allows us to create a buffer zone to the busy street and the opportunity to insert an active frontage to the Granite Block forecourt and/or the terrace overlooking Gloucester St, as defined in Design Principles Section VI – Active Frontage.



Existing elevation - Gloucester Street (not to scale)



Parameter elevation - Gloucester Street (not to scale)



Illustrative scheme elevation - Gloucester Street (not to scale)



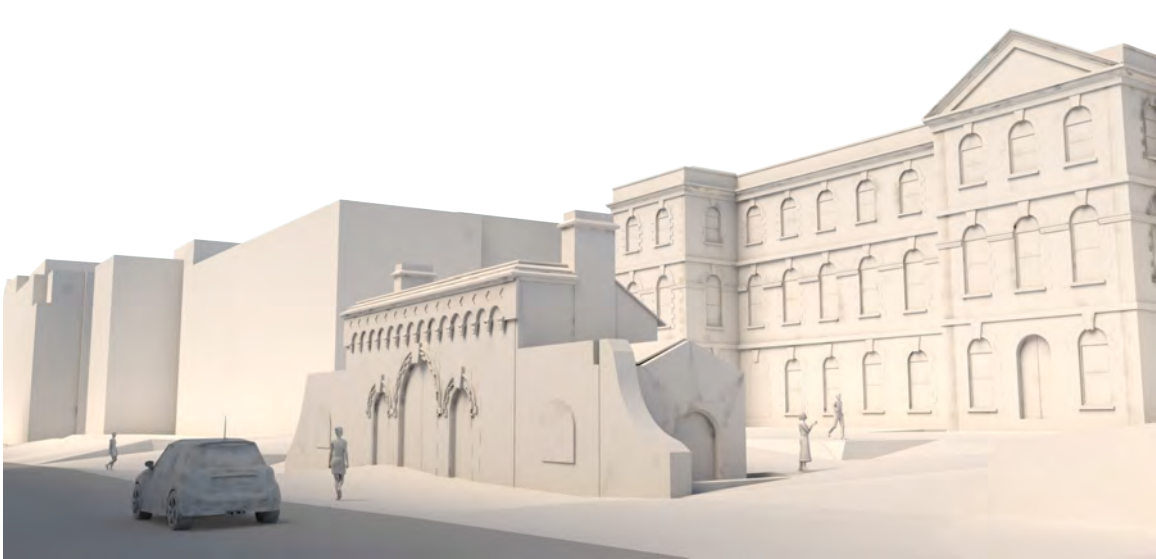
Precedent images



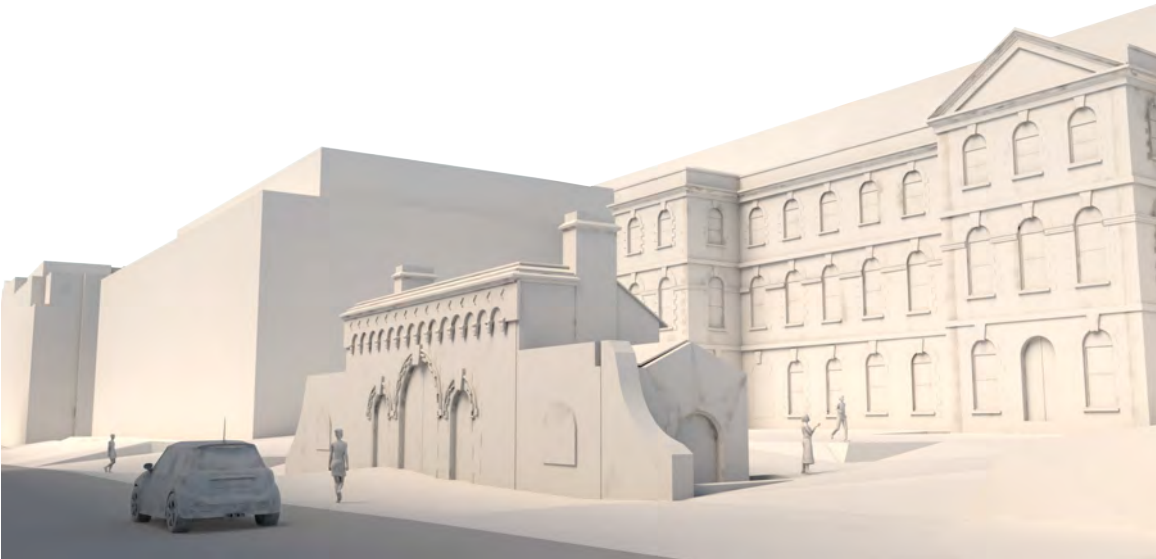
3.11 Illustrative Scheme

Supersedes Section 3.11 Illustrative Scheme  
DAS p57

Illustrative Sketch and Parameter Envelope View  
revised (Existing unchanged):  
\_Main Hospital massing revised



Existing - Gloucester Street



Parameter envelope - Gloucester Street



Illustrative scheme - Gloucester Street (showing reduction in height behind Granite Block)



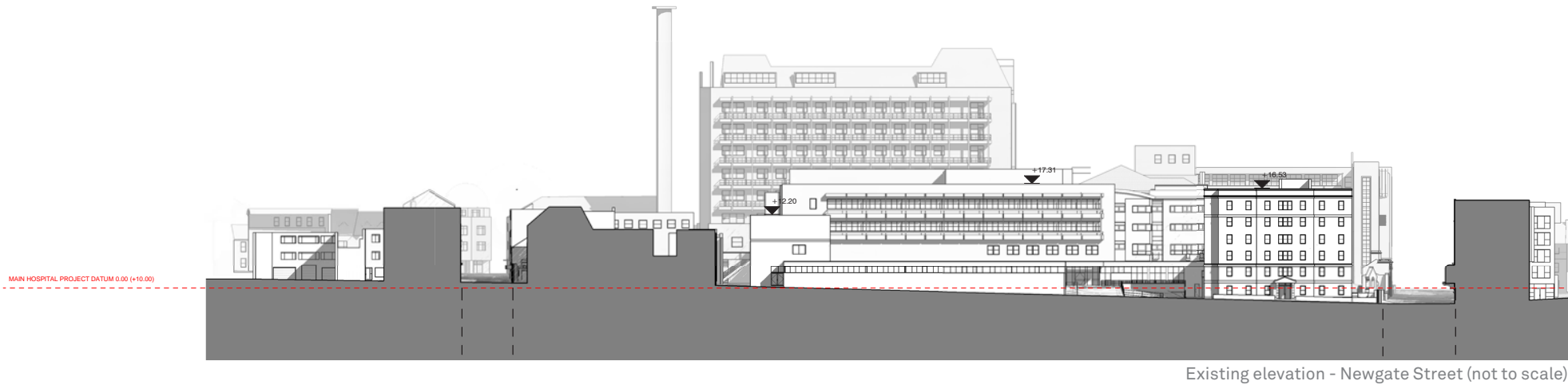
3.11 Illustrative Scheme

Supersedes Section 3.11 Illustrative Scheme  
DAS p58

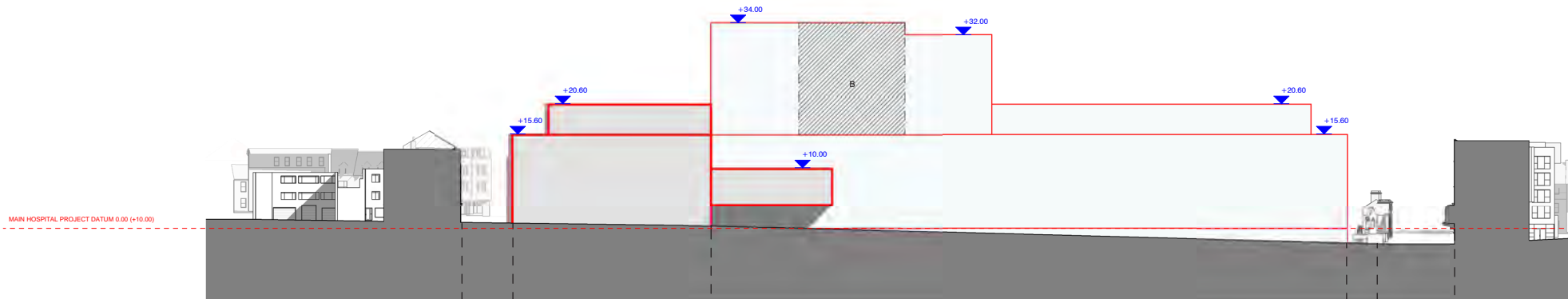
Parameter Elevation revised (other Elevations and  
Text unchanged):  
\_Main Hospital massing revised

The continuation of the “civic” edge to the site, will extend to Newgate Street, which will provide a flexible frontage which can accommodate secondary access locations, patient drop off areas and link-ways to the central axis concourse to the hospital established at Level 1.

The Level 1 concourse connection to the Patriotic Street Car Park, provides a natural break to the “civic” street frontage and allows the future hospital to change its scale and present the “neighbourhood” frontage to Kensington Place.



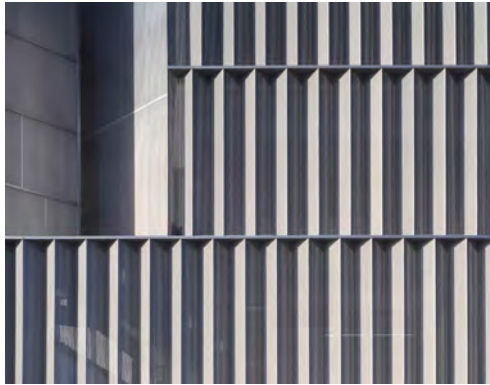
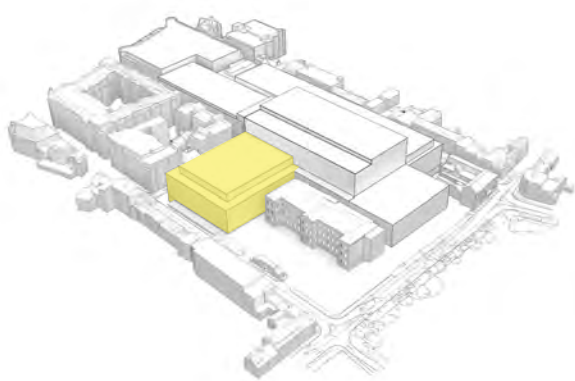
Existing elevation - Newgate Street (not to scale)



Parameter elevation - Newgate Street (not to scale)



Illustrative scheme elevation - Newgate Street (not to scale)



Precedent images



3.11 Illustrative Scheme

Supplements *Section 3.11 Illustrative Scheme*  
DAS pp50-59

Text and Diagrams added:  
\_Additional illustrative elevations

Additional illustrative material has been developed through a process of consultation with the Planners from the Department of the Environment and regular design reviews with the Jersey Architecture Commission.

This additional material is presented to support the illustrative material contained in the Design and Access Statement and Design Principles, not to supersede it. The additional material demonstrates existing contextual influences on the illustrative facade development at both the full elevation and fragment extents.

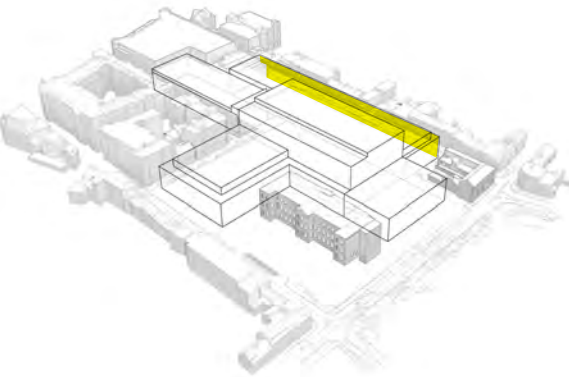
Kensington Place



Illustrative elevation fragment - Kensington Place (not to scale)



Illustrative scheme elevation - Kensington Place (not to scale)



Reflected street context - Kensington Place (not to scale)



3.11 Illustrative Scheme

Supplements Section 3.11 Illustrative Scheme  
DAS pp50-59

Text and Diagrams added:  
\_Additional illustrative elevations

Newgate Street



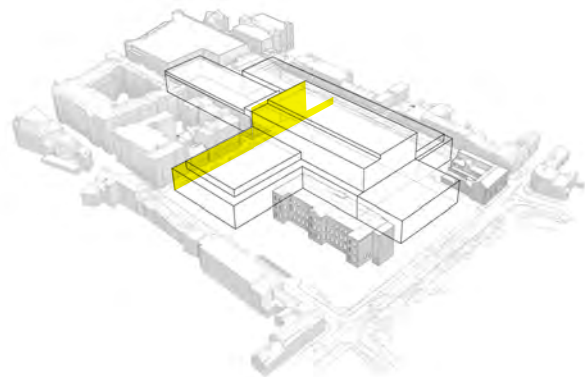
Illustrative elevation fragment - Newgate Street (not to scale)



Illustrative elevation fragment - Newgate Street (not to scale)



Illustrative scheme elevation - Newgate Street (not to scale)



Reflected street context - Newgate Street (not to scale)

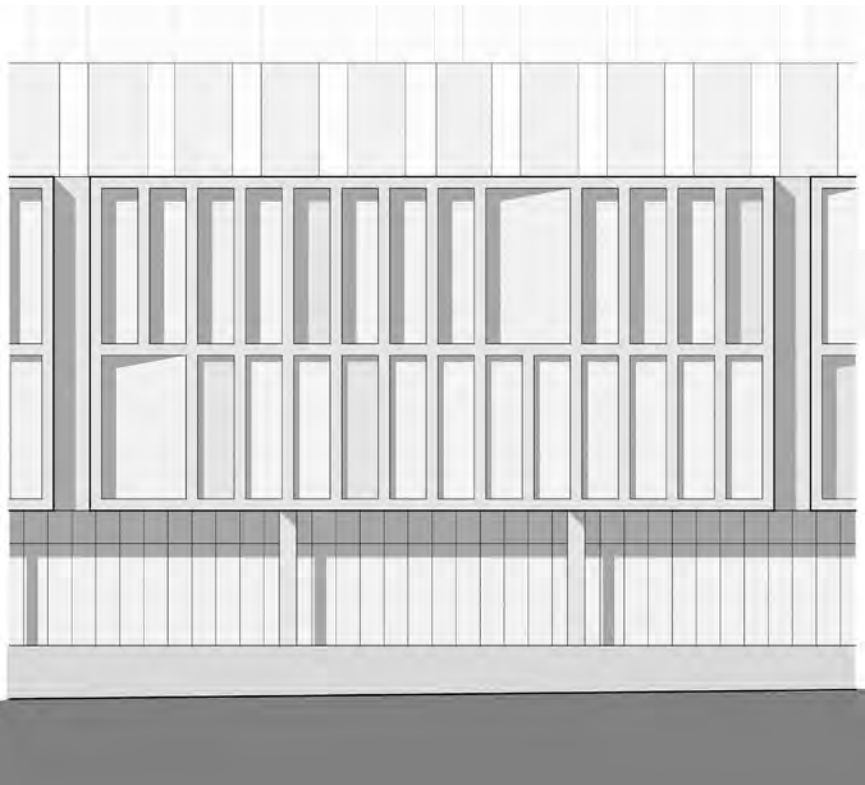


3.11 Illustrative Scheme

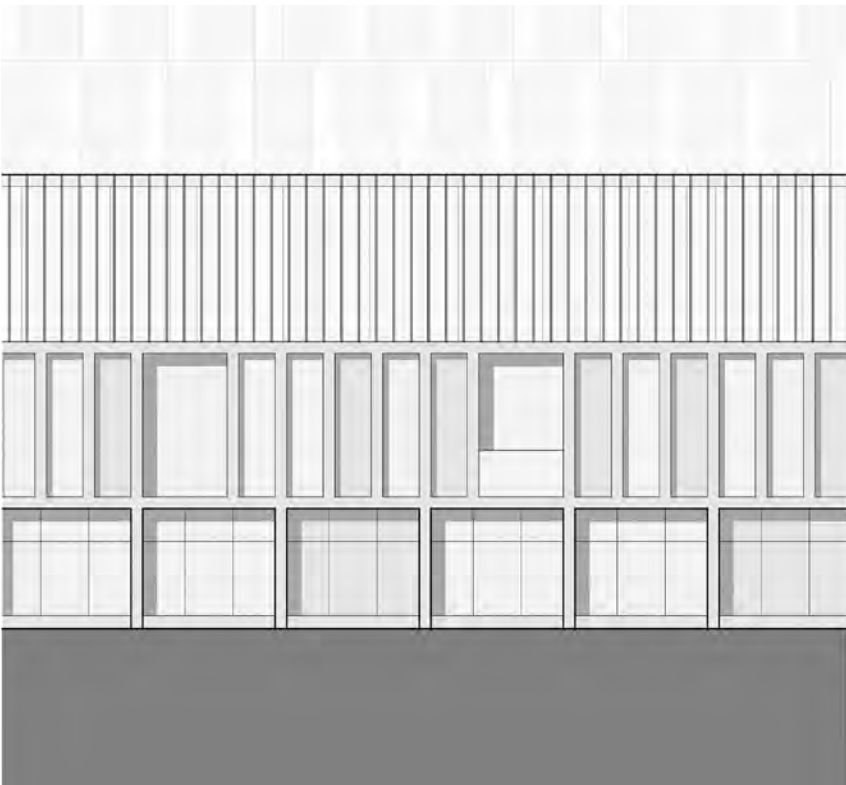
Supplements Section 3.11 Illustrative Scheme  
DAS pp50-59

Text and Diagrams added:  
\_Additional illustrative elevations

Gloucester Street



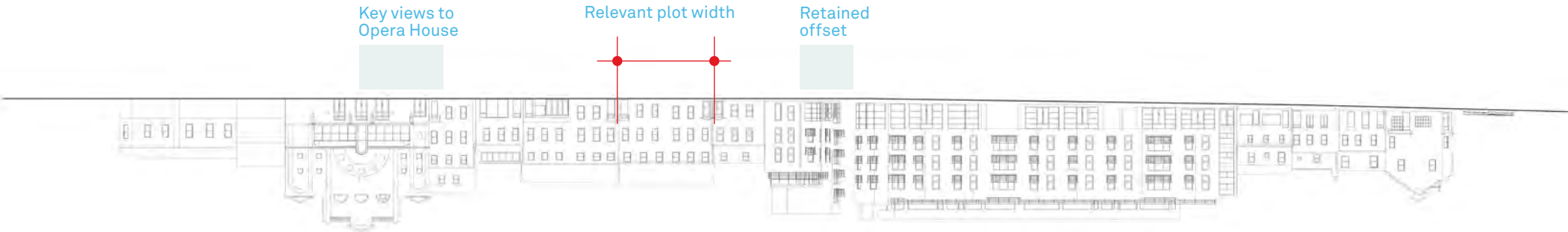
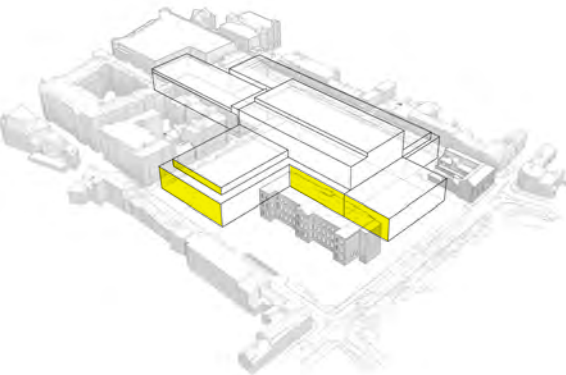
Illustrative elevation fragment - Gloucester Street (not to scale)



Illustrative elevation fragment - Landscape Link (not to scale)



Illustrative scheme elevation - Gloucester Street (not to scale)



Reflected street context - Gloucester Street (not to scale)



3.11 Illustrative Scheme

Supplements *Section 3.11 Illustrative Scheme*  
DAS pp50-59

Text and Diagrams added:  
\_Additional illustrative elevations

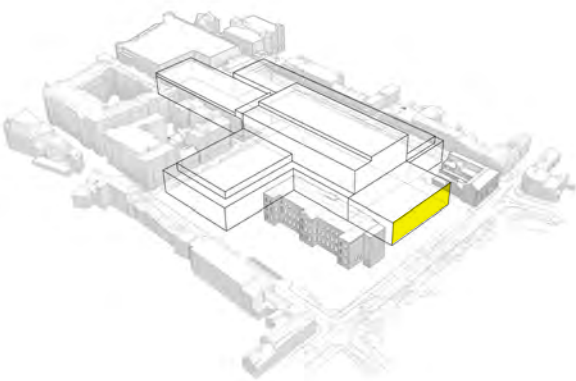
The Parade



Illustrative elevation fragment - Entrance Block (not to scale)



Illustrative scheme elevation - Entrance Block (not to scale)



Reflected street context - Parade Gardens



3.11 Illustrative Scheme

Supplements *Section 3.11 Illustrative Scheme*  
DAS pp50-59

Text and Diagram added:  
\_Additional public realm plan

The illustrative public realm plan has been developed to support the key drivers as outlined in the Design Principles:

- \_to properly address the pedestrian access points and internal circulation of the new hospital with new public spaces introduced to open up a network new pedestrian routes through the Future Hospital
- \_embed the new hospital precinct into the wider fabric of central St Helier
- \_complement the existing open space pattern of St Helier and provide new linkages between Kensington Place and Gloucester Street that have not previously existed
- \_reinstate the Granite Block forecourt as a new public space with a purpose beyond the purely ornamental
- \_create a viable secondary pedestrian link from north to south at Newgate Street
- \_present a coherent landscaped frontage to the Parade Gardens while addressing the reinstated Granite Block and Edward Place frontages





Supersedes *Chapter 04 Westaway Court*  
DAS pp63-79

Entire Chapter - Text and Diagrams revised

Revised parameter definitions for the Westaway Court parcel, developed following consultation with the Planners and Jersey Architecture Commission, necessitate a revised chapter in full as presented here.





# 4.1 Site Constraints & Opportunities

The Westaway Court site offers a number of design principles in response to the site constraints and opportunities as below:

## 4.1.1 Parade Gardens

The site location fronts up to Parade Gardens enjoying key views across the park and the Future Hospital beyond. This park aspect defines the primary frontage to the building, and the main point of arrival for patients on foot.

A large pendent silver lime tree is located adjacent to this primary frontage, outside of the development area but overhanging the site. Whilst not included on the ‘List of Protected Trees’, this tree does require careful attention to ensure its protection. The retention of the existing tree will be a key factor in the design development of the façade.

## 4.1.2 Streetscape

The existing streetscape in which the site is situated offers varying scales of built context to respond to. Elizabeth Place consists of three and four storey properties set back and raised up from street level whilst Savile Street consists of smaller scale two storey residential properties facing the site.

The junction of Elizabeth Place and Savile Street offers an opportunity to reinforce the corner of the site and establish a key element of built fabric to form a strong corner where currently there exists a weak boundary edge.

## 4.1.3 Access

The existing roads that form the boundaries to Westaway Court are critical in the approach to access. Currently, access into the site is located off Savile Street, a one-way road which shares access to Maison Le Pape. The primary objective of the access strategy is to minimise the vehicular access to one end of Savile Street, thereby maximising the extent of streetscape that is retained as frontage.

## 4.1.4 Heritage

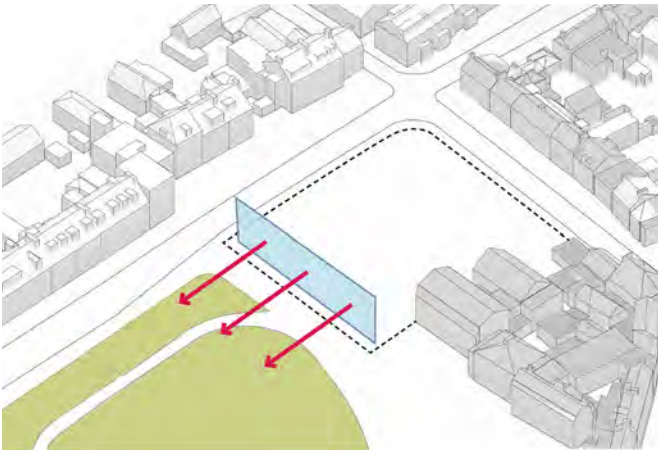
There are a number of heritage features in the vicinity of the Westaway Court site which will need to be recognised in the design proposal – namely the Grade 2 listed place – Parade Gardens and a number of Grade 3 and Grade 4 listed properties along Elizabeth Place and Savile Street.

## 4.1.5 Health Campus

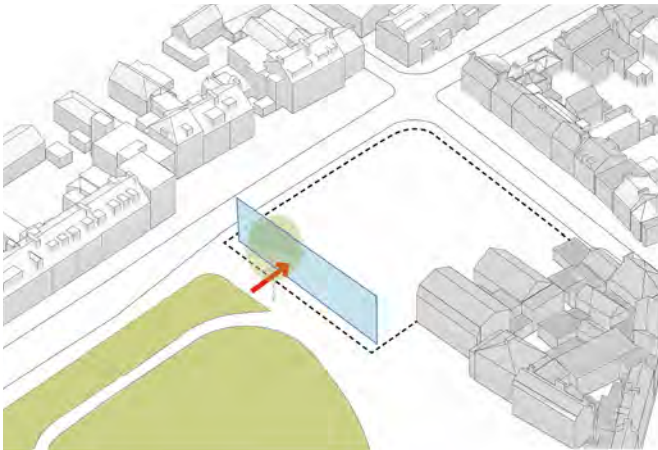
The connection across the park to the Future hospital is fundamental to the vision for the whole health campus - an opportunity to express Parade Gardens as a landscape connector between both buildings.

## 4.1.6 Re-thinking the Site

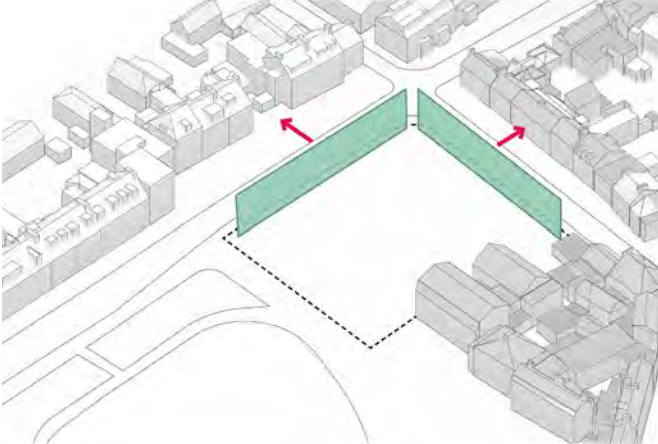
The existing Westaway Court buildings in their current format do not provide a positive response to the site. The building turns its back on Parade Gardens, offers a negative response to streetscape on Elizabeth Place through a blank boundary wall facade and responds to Savile Street with extensive surface car parking. The proposed building will significantly improve the existing situation by providing a positive response to its context.



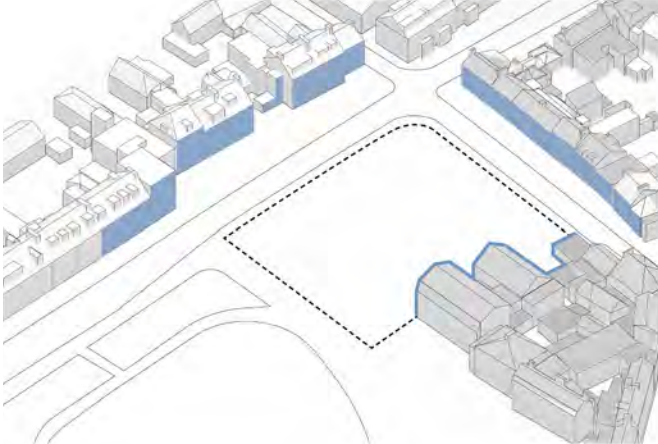
New frontage to Parade Gardens



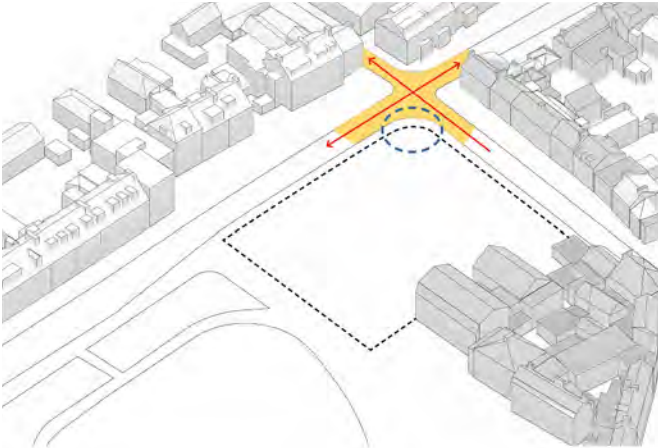
Respecting the existing tree



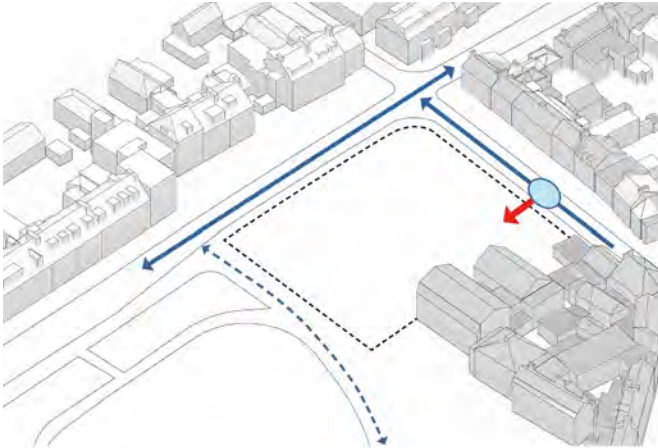
Responding to streetscape



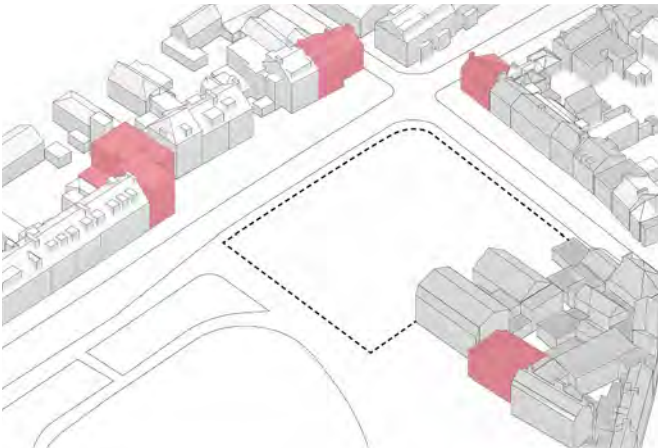
Scale sensitivity



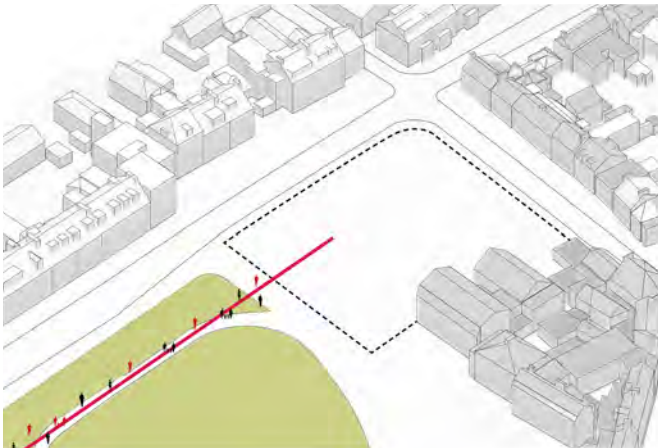
Reinforcing the corner



Existing road network & access



Heritage properties



Connection to main hospital - a whole health campus



## 4.2 Vision - Uniquely St Helier

### 4.2.1 Character of St Helier

Westaway Court is connected directly to the eastern edge of the Parade Gardens - an important piece of open space in St Helier. Described within the Design Guidance for St Helier as the only significant green space in the town centre, the character of the Grade 2 listed park stems from the formal arrangement of street trees around areas of lawn. A direct connection to Parade Gardens is important.

Whilst the adjacent streets of The Parade and Elizabeth Place flank the northern and western edges to the Gardens, the eastern edge provides a pedestrian friendly connection to the Gardens with buildings that feel part of a “village green” frontage. The existing Westaway Court is the largest building in the context, and in its current format it turns its back on the Gardens.

The surrounding residential streets to the north and east have a historic character and rhythm, which is at odds with the current Westaway Court buildings.

### 4.2.2 Connection to Public Space

Connecting the future Westaway Court to the Gardens is important. Both Westaway Court and the main hospital will have a new frontage to the Gardens and both buildings can visibly become connected across the Gardens. Westaway Court will become an extension of the diagram for Block A of the main hospital with direct existing pathways across the northern edge of the Gardens connecting both facilities.

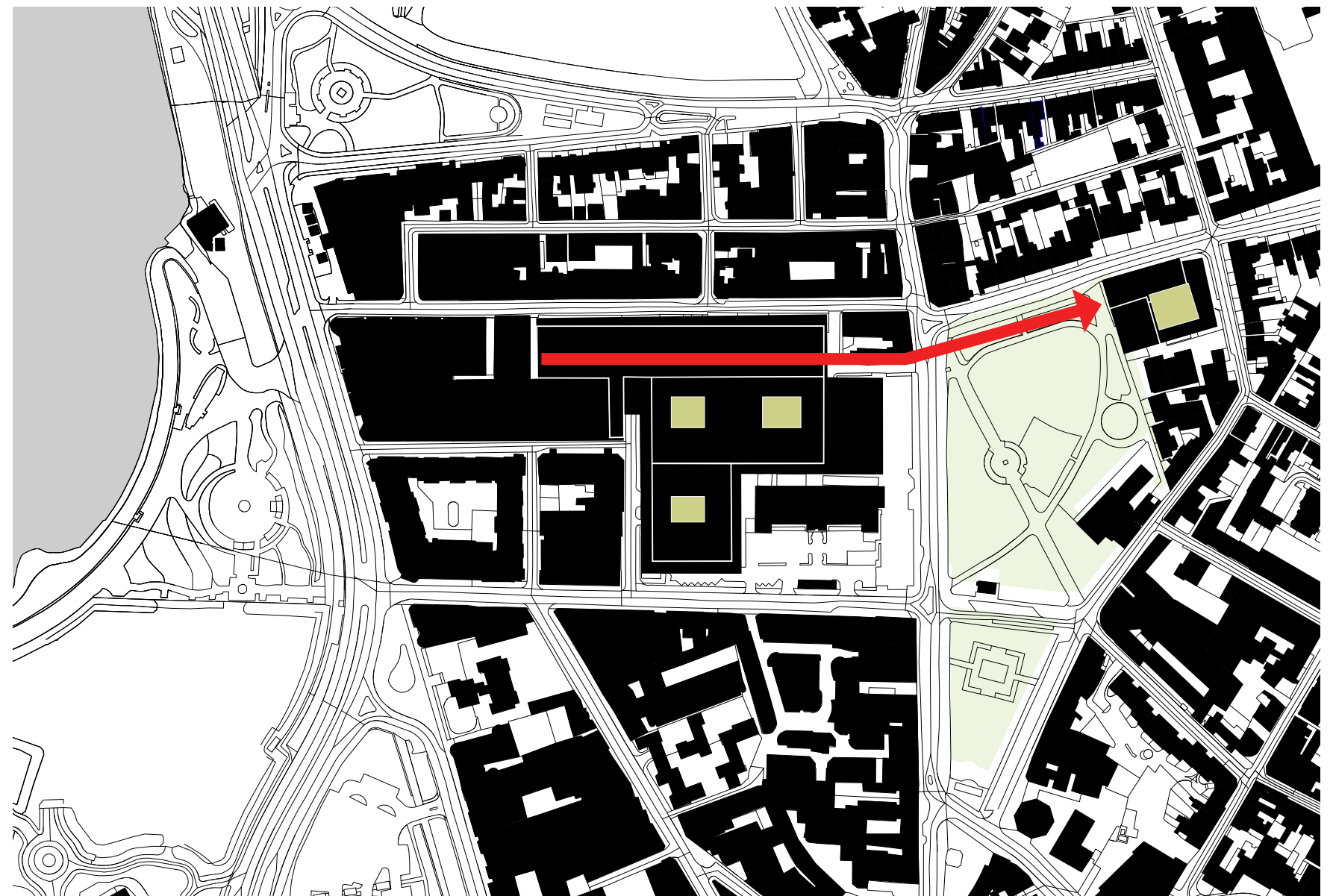
### 4.2.3 Elizabeth Place and Savile Street

The remaining context for Westaway is 2 to 3 storey residential properties. Of these Savile Street has smaller scale, whilst Elizabeth Place has a robust frontage of Georgian houses facing a relatively busy route into the centre of St Helier.

### 4.2.4 Cloister and Courtyard

A raised external first floor courtyard is central to the identity and organisational clarity of the proposal for Westaway Court. It provides a significant focus for all outpatient departments housed within the building as a means of underpinning the wellbeing agenda for both patients and staff and represents a significant piece of activated amenity space within the curtilage of Westaway Court.

The courtyard will also create a legible circulation for the building with a ‘cloister’ encircling and fronting onto the courtyard from which all departments and cores can be accessed.



Extending the urban diagram to the Westaway Court site



Photo showing Westaway Court in the context of Parade Gardens (taken from Supplementary Planning Guidance document - Design Guidance for St Helier)



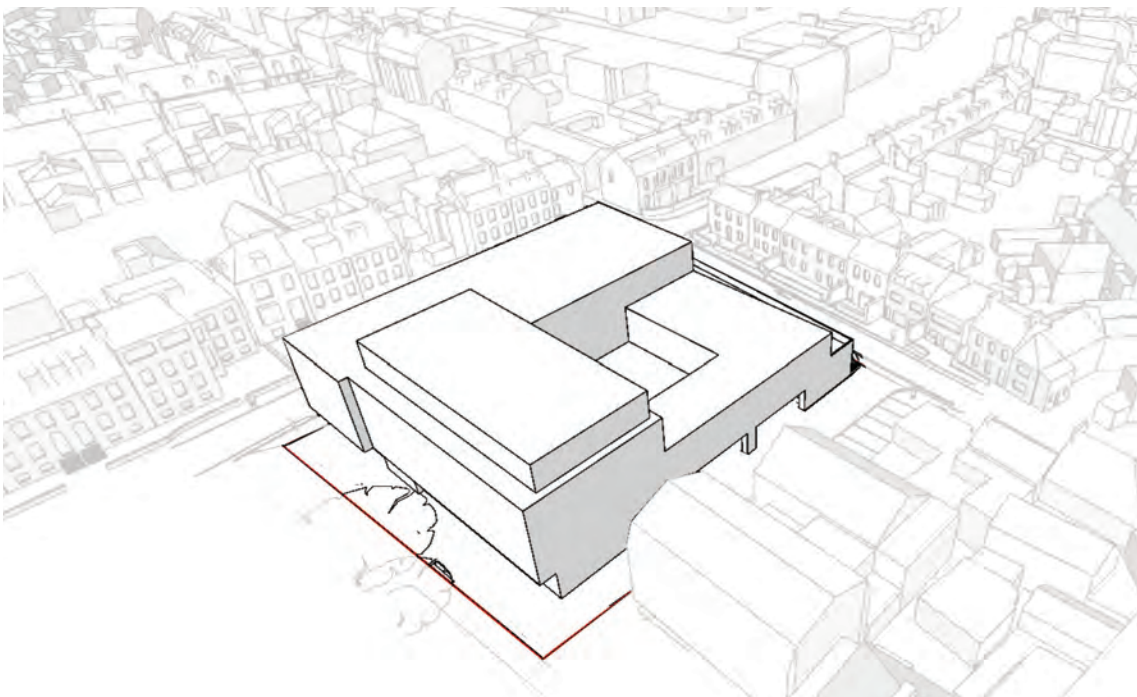
4.3 Vision - Streetscape & Squares

The immediate urban context of the Westaway Court site has informed the design development of the mass and scale of the proposed building.

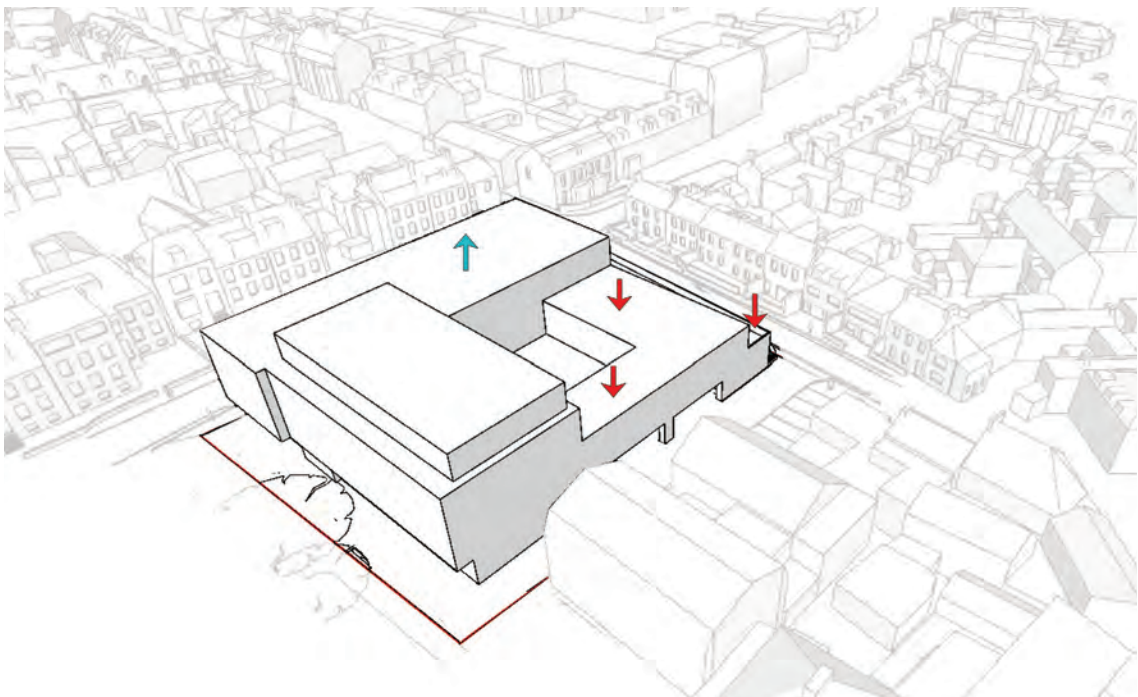
Responding sensitively to two-storey residential properties on Savile Street has required an appropriate distribution of mass away from this end of the site and towards the Parade Gardens side where civic presence and scale can be accommodated.

Further articulation of the parameter envelope through setbacks and inflections that respond to site specific features presents a considered and positive response to the immediate site and its environs.

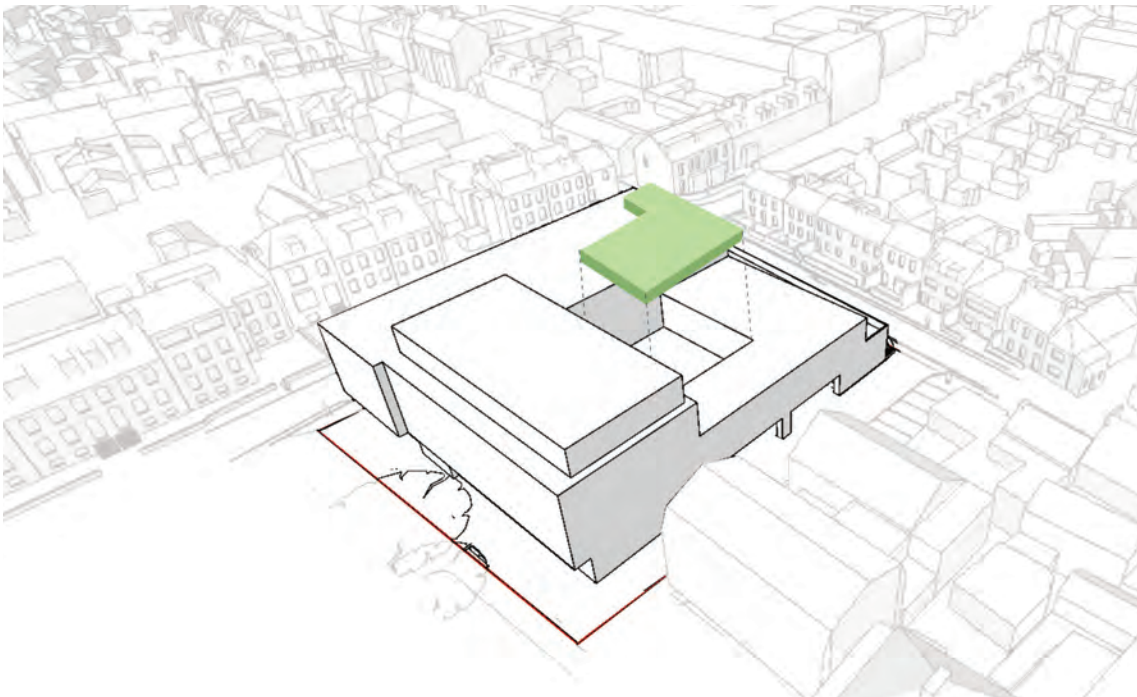
The rooftop plant floor facing Parade Gardens will be treated differently from the lower levels and will be setback from the facade edge in order to differentiate it from the clinical accommodation below.



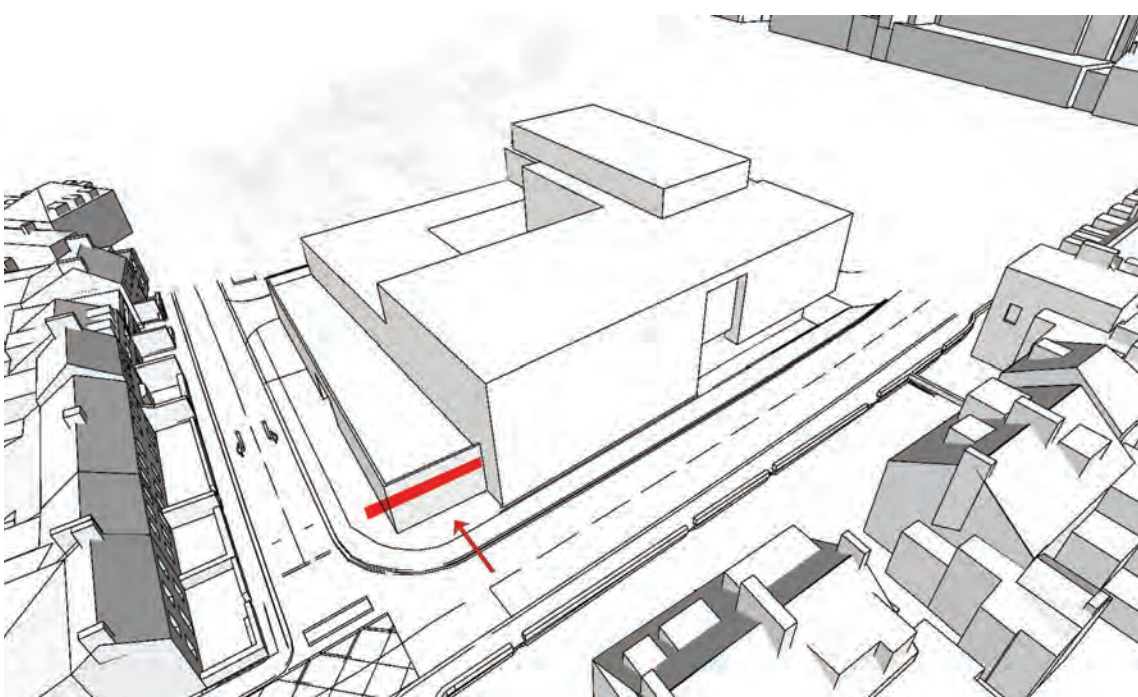
1. Extruded footprint  
At its most basic, the Parameter Outline in plan describes a volume that would fill the extent of the site.



2. Distribute the mass  
The three main frontages for Westaway Court call for different responses in terms of massing. The Savile Street frontage is sensitive to scale with the neighbouring two-storey residential properties. The Parade Gardens frontage can hold a significant scale of building so the mass is distributed to this edge.



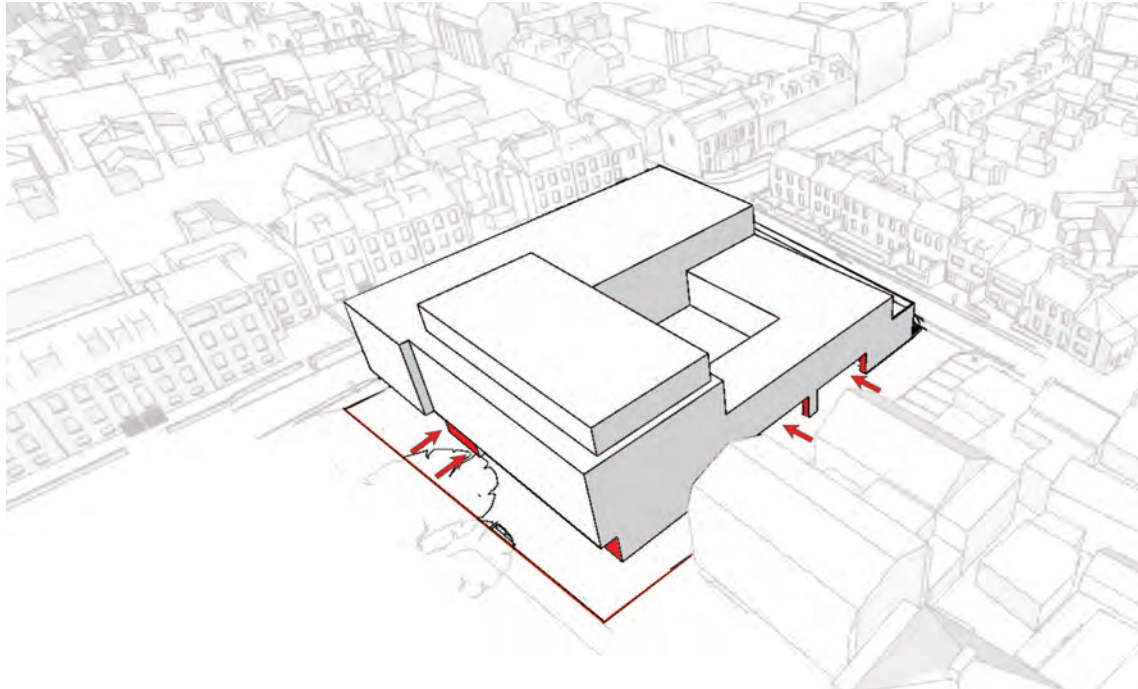
3. Courtyard  
As with the main hospital the format of the spaces within the building require natural daylight to an extended perimeter so an internal courtyard is inserted, aligned to the concept of “streets and squares” for the main hospital. This courtyard is used as a significant amenity space for the building in order to promote the wellbeing agenda for patients and staff.



4. Open the corner  
The basic footprint of the building mass requires a simple articulation of the Elizabeth Place frontage in order to open the corner at the junction with Savile Street allowing for a setback edge from the road junction and a more sensitive approach to the urban context. This widening of the street provides the opportunity to incorporate a landscape threshold as a defensible space to the street edge.

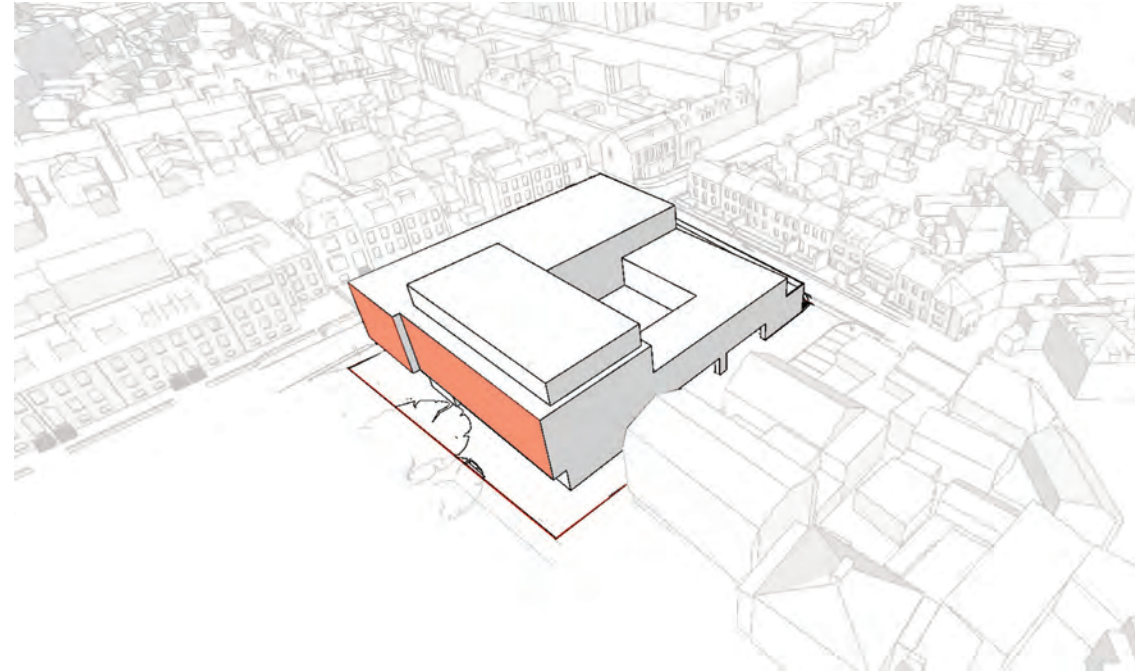


## 4.3 Vision - Streetscape & Squares



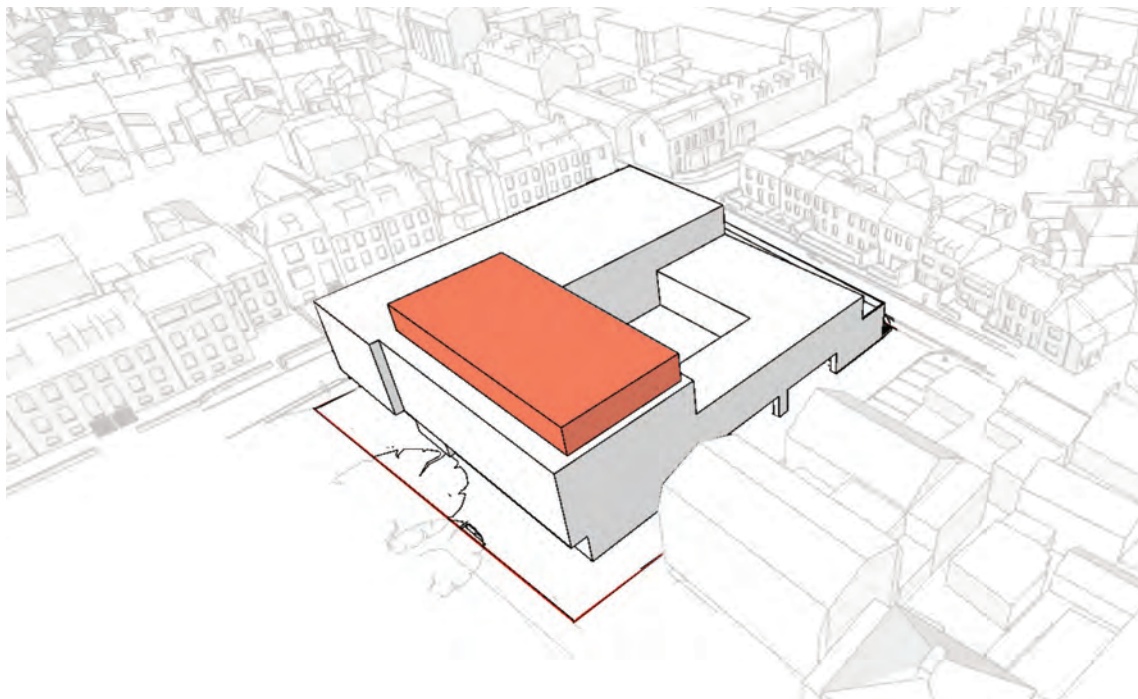
### 5. Setbacks & public realm

The frontage to Parade Gardens is proposed as the primary frontage and the main point of arrival for the building. The building mass is setback at ground floor to provide a covered canopy to the protected entrance zone and a welcoming area of public realm which responds to the park frontage.



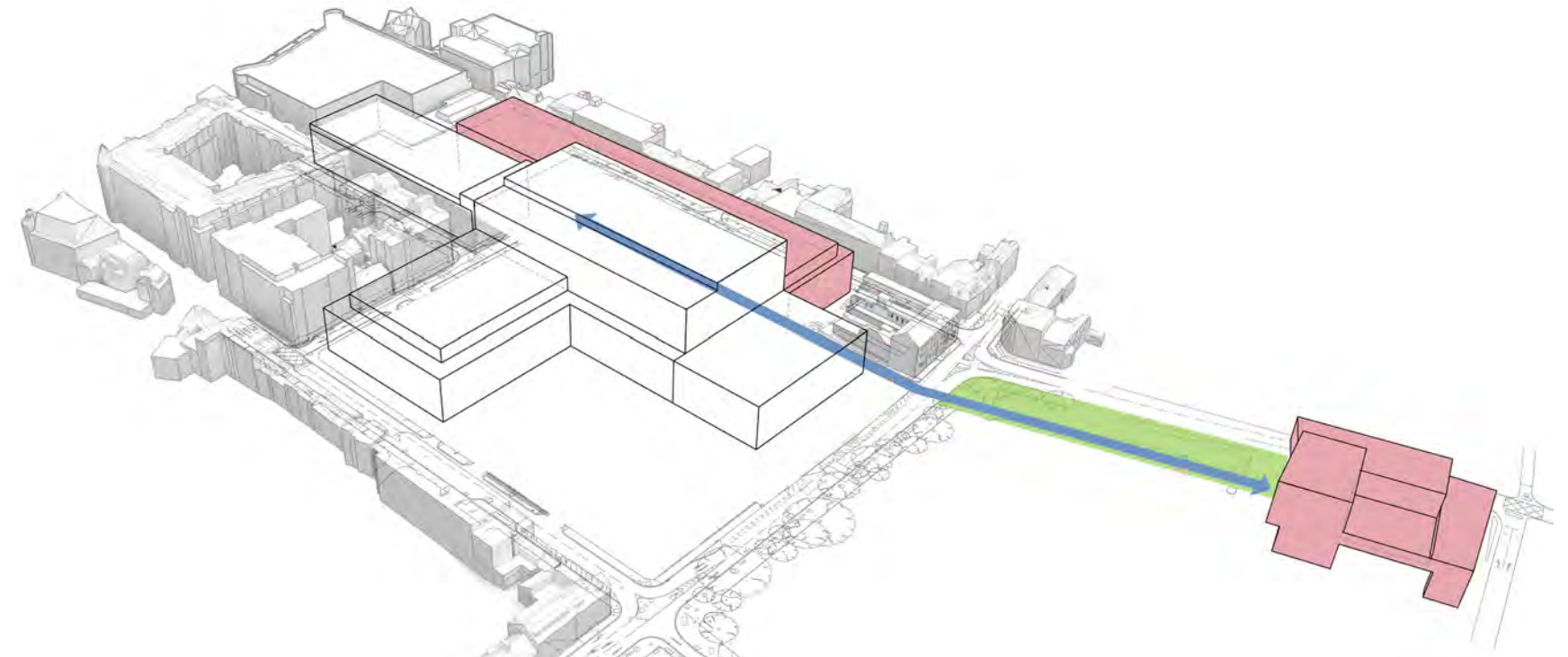
### 6. Set back the facade

The Parade Gardens facade is set back from the red line boundary to allow for the overhang of an adjacent pendent silver lime tree.



### 7. Roofscape

As with the main hospital a rooftop plant floor to the top of the building has been allowed for within the parameter volume. This is stacked towards the Parade Gardens frontage which can hold this additional storey and is co-located with the proposed FM core and goods distribution area.



### 8. Connections

The connection across the park from Westaway Court to the main hospital is a key driver in developing the architectural language for the new building. Westaway Court will have an architectural connection to the main hospital as well as the visual connection across the Parade Gardens. The architectural connection will be with Block A of the main hospital. There is a continuity along Kensington Place and Elizabeth Place, reflected in their facade treatments.



4.4 Townscape

In order to ensure that Westaway Court sits comfortably within the St Helier townscape, a series of townscape views have been assessed in relation to the impact of the proposed parameter envelope. In conjunction, Design Principles covering roofscape and articulation will ensure that Westaway Court is a positive addition to the townscape of St Helier.

Elevated viewpoints from the St Helier bowl demonstrate the benefits of inserting a building with a 7.5m lower overall height than the existing Westaway Court tower block. The strategic ‘stepping’ of the building from four storeys fronting Parade Gardens down to two storeys facing Savile Street is evident in the diminishing effect the building has on its townscape setting.

The application of design principles will further contribute to the positive effect of the proposed building on its townscape setting.



View looking southeast from the footpath beside Westmount Rd above Jersey Bowling Club (VP 11) - existing



View looking southeast from the footpath beside Westmount Rd above Jersey Bowling Club (VP 11) - parameter volumes



View looking southeast from the footpath beside Westmount Rd above Jersey Bowling Club (VP 11) - illustrative scheme



## 4.5 Streetscape

The Westaway Court site occupies three key streetscape frontages; Parade Gardens, Elizabeth Place and Savile Street. Each frontage has a very different character to respond to in respect of scale and architectural language.

### 4.5.1 Parade Gardens

This frontage occupies a prime slice of the park at its northern end adjacent to Elizabeth Place. Whilst the current building turns its back on the Gardens, the proposed building will confidently face Parade Gardens with a primary frontage which maintains a civic presence and holds the edge of the park as an important piece of urban fabric. Articulation of this front facade to accommodate the existing pendent silver lime tree will be addressed within the design principles.

The adjacent building facing Parade Gardens, Maison Le Pape, is another States of Jersey owned property providing office accommodation across three storeys to community and other hospital related services. The proposed building will step away from Maison Le Pape at rooftop plant level in order to respect the scale of the frontage to Parade Gardens.

### 4.5.2 Elizabeth Place

Stepping down in scale from the Parade Gardens, the Elizabeth Place frontage will respond positively in scale, rhythm and elevational composition to the setback street frontage facing the site. The Design Principles document will provide controls for the articulation of the street frontage in order to generate a facade identity which provides a positive response to the streetscape, re-addressing the negative boundary wall condition that currently exists.

### 4.5.3 Savile Street

Stepping down further in scale from Elizabeth Place, the Savile Street frontage responds to the existing two-storey residential properties with a two-storey building mass which is stepped back from the street to provide breathing room and a defensible landscaped threshold reflecting the existing front gardens opposite. Issues of privacy will be defined within the Design Principles document for the fenestration of the facade to respect neighbouring amenity.



View looking northeast from the northwest corner of Parade Gardens, (VP 21) - existing



View looking northeast from the northwest corner of Parade Gardens, (VP 21) - parameter volume



View looking to Westaway Court from Parade Gardens - illustrative scheme



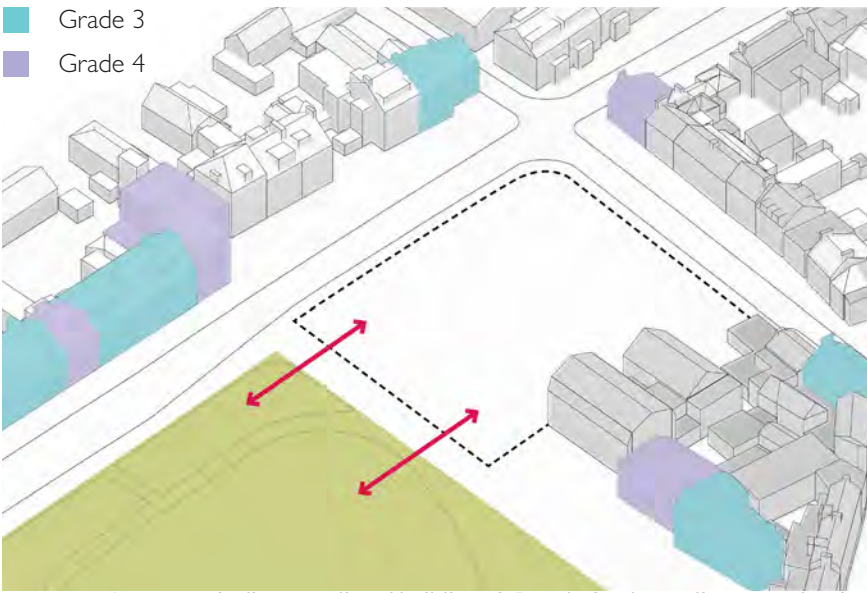
4.6 Heritage

The redevelopment of Westaway Court will have an impact on the surrounding streets, which have a largely residential character and include a number of buildings listed variously at Grade 3 and Grade 4.

The current Westaway Court buildings, dating from 1976, are unattractive and out-of-keeping with their surroundings. Any adverse impact from the development due to is greater density and proximity to neighbouring houses will be outweighed by the lower maximum height (the highest part of the development will be 7.5m lower than the existing tower) and improved design quality.

The proposed building on the site of Westaway Court will appear larger than the existing buildings, although its maximum height will be 7.5m lower than the existing 9-storey tower. The new development promises to be better related to surrounding streets and will introduce a more active street frontage. The overall effect on the setting of listed assets, including Parade Gardens and listed properties on Elizabeth Place, Rouge Bouillon, Savile Street and Hampton Place, is considered to be neutral.

The replacement of the open car park with development which comes to the pavement edge along Savile Street and Rouge Bouillon will help to reinforce the street edge. The siting of the main pedestrian entrance at the corner of Parade Gardens and Rouge Bouillon, with primary frontages adjoining, will help to create a positive relationship between the proposed development and Parade Gardens (Grade 2 listed place).



Axonometric diagram - listed buildings & Parade Gardens adjacent to the site



3-4 Hampton Place (Grade 4 listed)

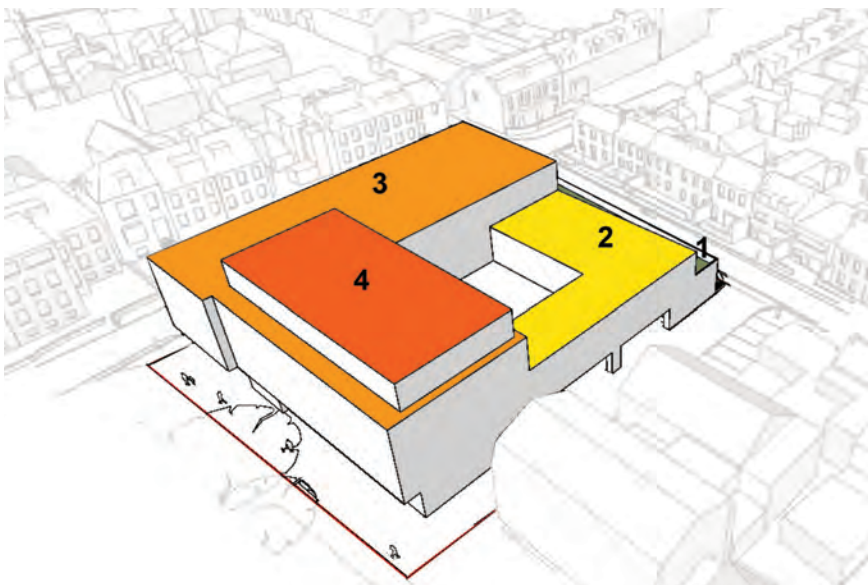


24 Savile Street (Grade 4 listed)

4.7 Residential Amenity

In order to respect the scale and amenity of the neighbouring properties, the building mass of Westaway Court is conceived as a series of stepped volumes which respond to their immediate context; the landscape, the civic and the residential. The stepped roofscape will be explored with further articulation which breaks the mass down through introduction of set-back roof terraces which respond to Parade Gardens and the Courtyard Pocket Park within Westaway Court.

The result of these moves in terms of massing, means that there are no significant effects on the daylight and sunlight availability of neighbouring occupiers, as detailed in the Sunlight and Daylight Availability Assessment.



Axonometric diagram - stepping of the building volume in respect of residential amenity



## 4.8 Access & Parking

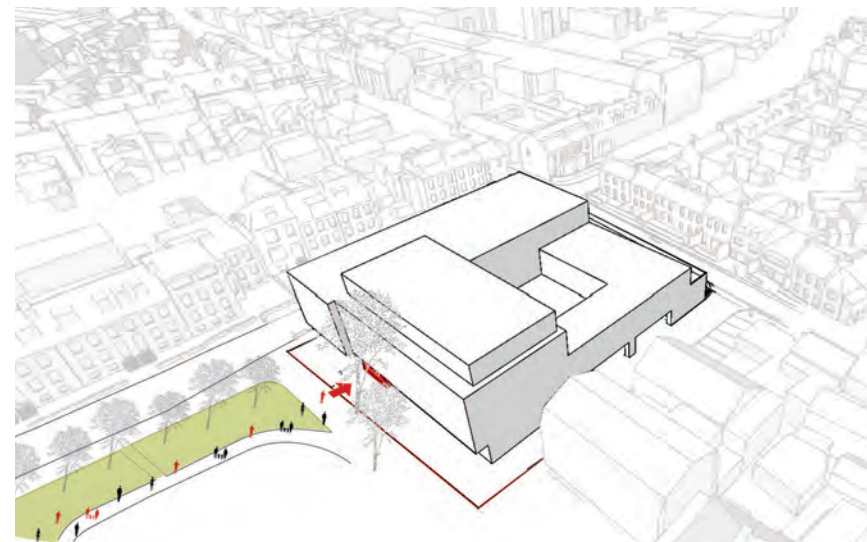
Access to Westaway Court will be possible from a number of points whether on foot or by vehicle.

The main pedestrian approach and access will be from Parade Gardens via a direct pathway across the northern edge of the Gardens connecting Westaway Court with the main hospital, specifically the Outpatient Department on Kensington Place. This pathway will lead patients directly into a ground floor entrance area and concourse from which they can circulate vertically through the building.

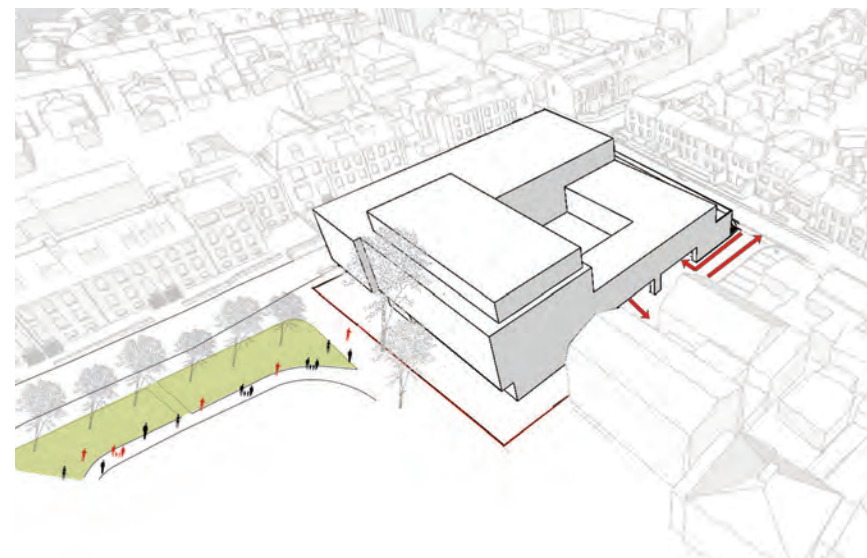
Arrival by car will be possible via the ground floor undercroft car park within the centre of the building footprint. This provides priority parking spaces, motorcycle parking and a short stay pull-in to enable taxi and private vehicle drop-off close to the undercroft entrance.

For patients arriving via the Patient Transfer Service (PTS), a dedicated lay-by is provided adjacent to the main entrance concourse on Elizabeth Place. The building line is set back at ground floor to enable the continuation of the public footway along Elizabeth Place whilst also providing a covered canopy zone for patients exiting the PTS vehicles.

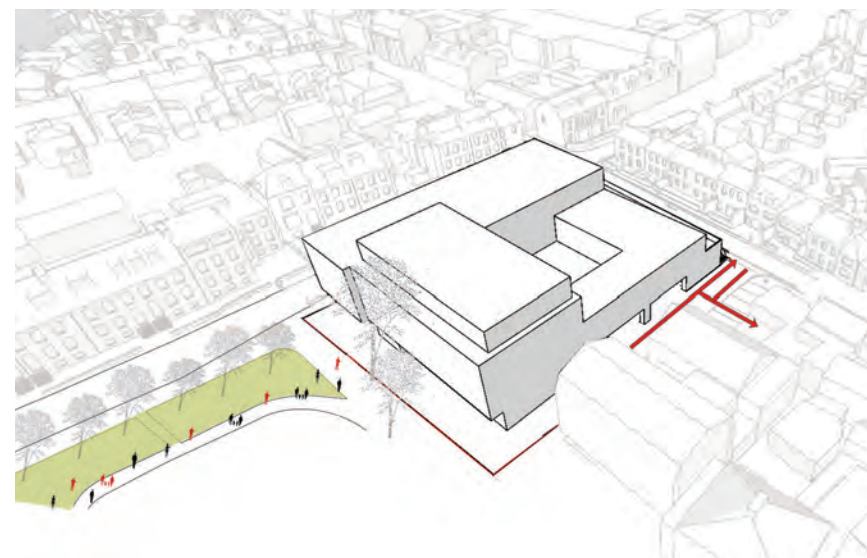
The approach for FM and goods access is via the shared vehicle entrance/exit on Savile Street (1). FM vehicles will utilise existing parking spaces alongside Maison Le Pape as a dedicated turning head (2) and reverse into a goods delivery / drop-off zone (3) adjacent to the proposed FM core where goods can be distributed accordingly to various departments.



Pedestrian approach



Vehicular approach



FM & goods access

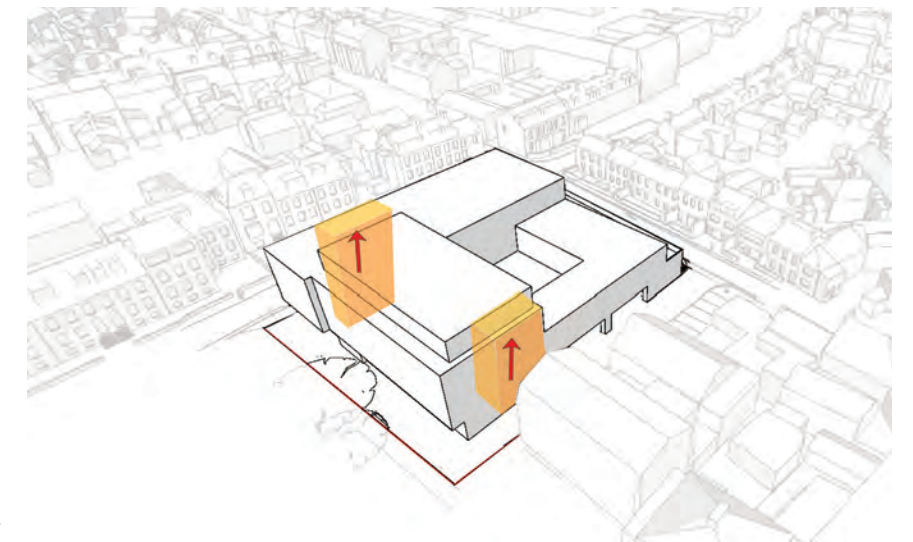
Access and movement within the building will adopt a clear and logical approach to entrance and wayfinding.

Public entry at ground floor, whether by foot, by car or PTS, will converge at the main concourse and reception area. From here, patients will be clearly directed to the primary public circulation core adjacent to the main entrance.

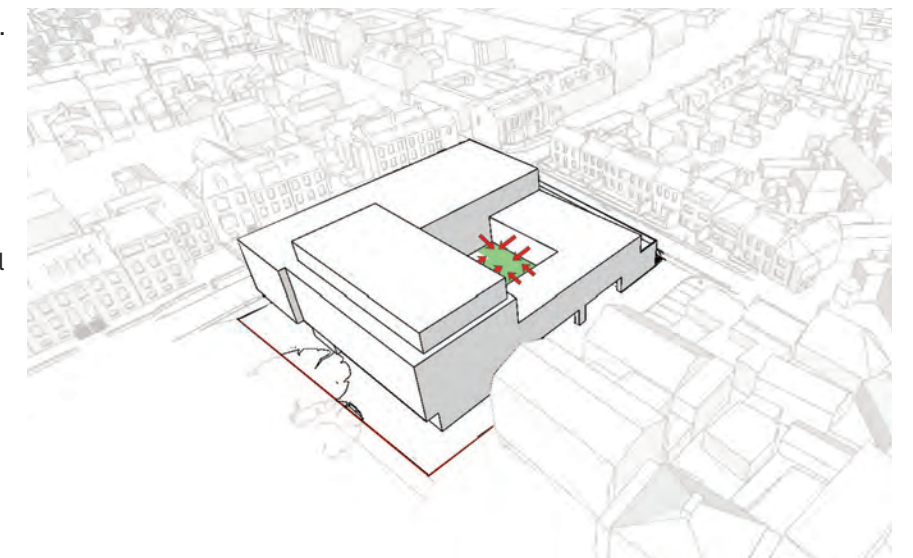
This stair and lift core will navigate patients to their desired department, emerging at both clinic levels at a dedicated reception, waiting and pre-assessment area which fronts directly onto the first floor courtyard.

The primary means of circulating to each department from the clinic reception area will be via a circulation 'cloister' which wraps the periphery of the courtyard allowing a visual and active connection to this central amenity space and encouraging clear wayfinding and legible circulation.

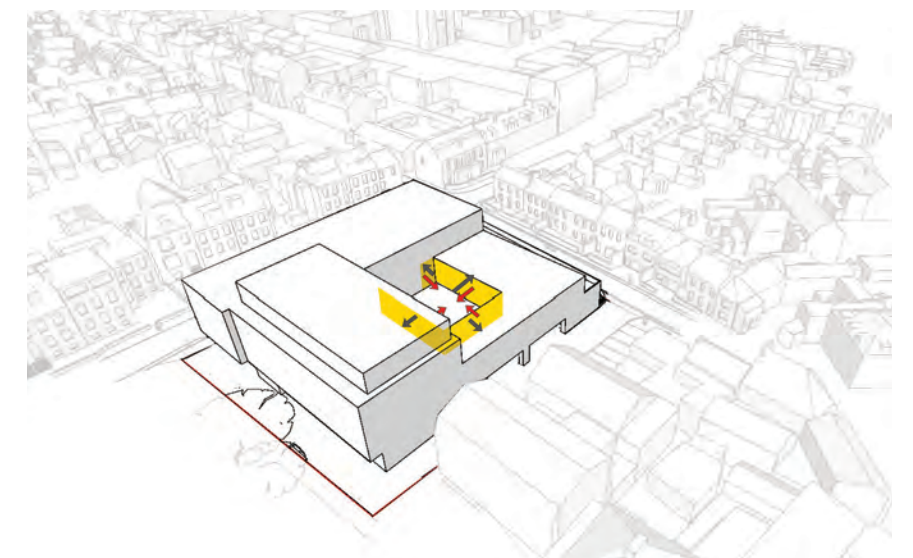
For staff, arriving and moving through the building is via similar means in order to encourage an open and non-segregated approach to building movement. Dedicated staff accommodation will be provided at ground floor adjacent to the main core to enable staff to shower and change as they arrive and exit the building. A further dedicated staff rest space will be provided on an upper storey with the opportunity for an open terrace to support staff wellbeing.



Vertical circulation



Arriving at the courtyard



Circulating the courtyard



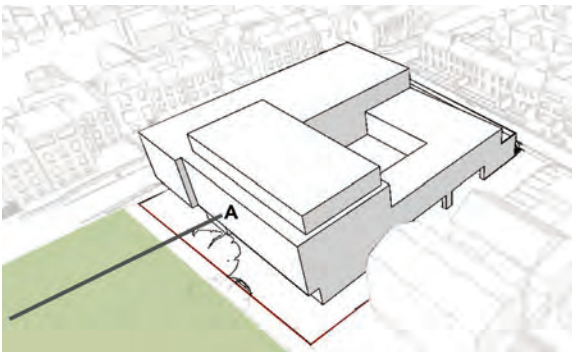
4.9 Landscape

The landscape strategy for the building is of central importance to the primary concept.

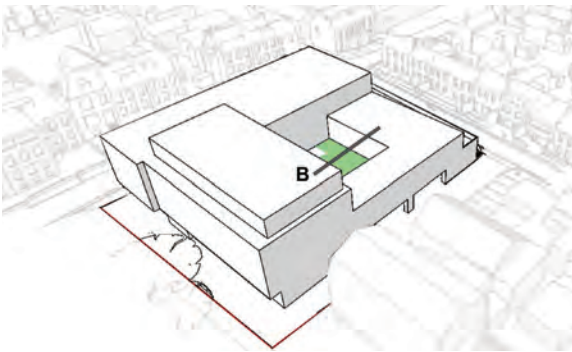
The building has a key frontage which will respond positively to the large public amenity space of Parade Gardens. It will address the Gardens with a slice of public realm which transitions from public amenity space to a welcoming forecourt space at the front of the building, as patients arrive at Westaway Court. This covered and protected entrance space will provide opportunity for outdoor seating which faces the park aspect and boulevard of trees whilst landscaping will be used to protect this space from the traffic along Elizabeth Place.

The landscape strategy will also draw elements of the Gardens into the building itself through the creation of a courtyard ‘pocket park’ - a central concept to the building. This landscape element will create an oasis in the central of the building for all outpatient departments. It is proposed to be an activated therapeutic space incorporating landscaping and seating in order to encourage movement and use of this space. It will also provide a positive and much needed outdoor amenity and exercise space for the Physiotherapy department located with direct adjacency to the courtyard - an outdoor gym.

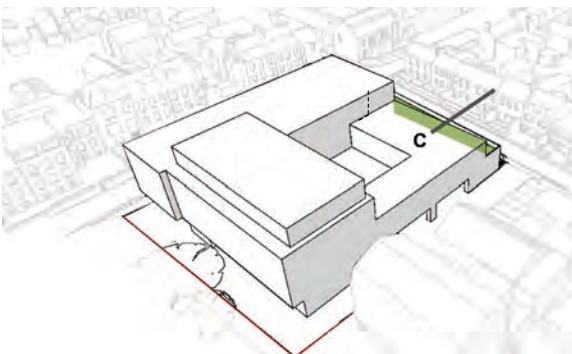
In streetscape terms, the building will be set back from Elizabeth Place and Savile Street at points in order to introduce a defensible ‘buffer’ space for ground floor offices which would otherwise respond directly to the street. The landscape strategy will be utilised to contextualise the building within its landscape surroundings.



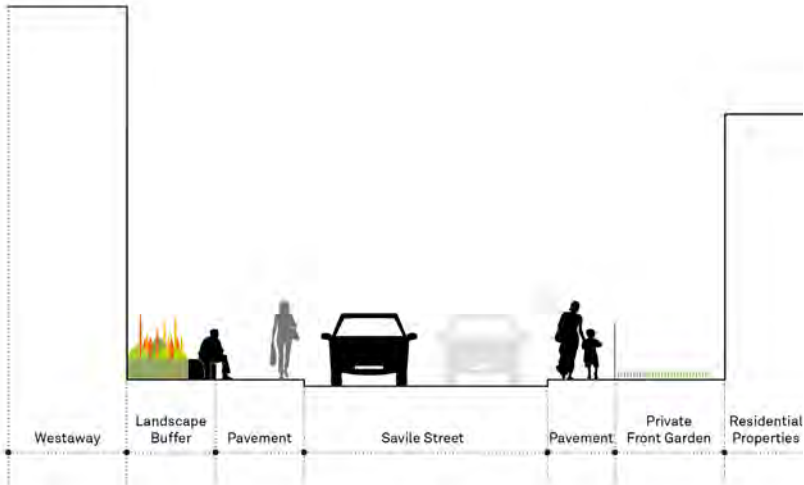
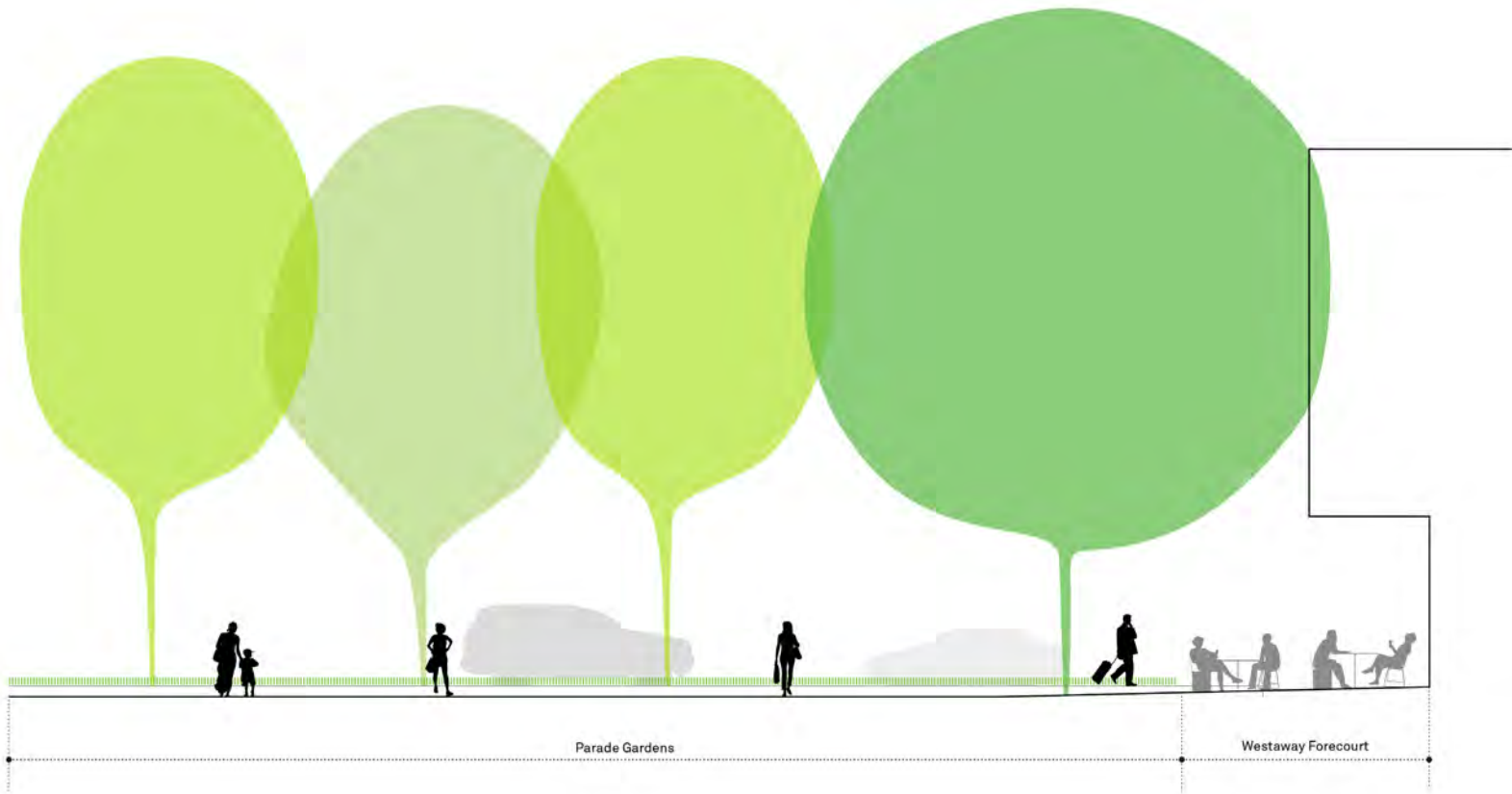
A. Forecourt / Arrival



B. Courtyard



C. Street Edge

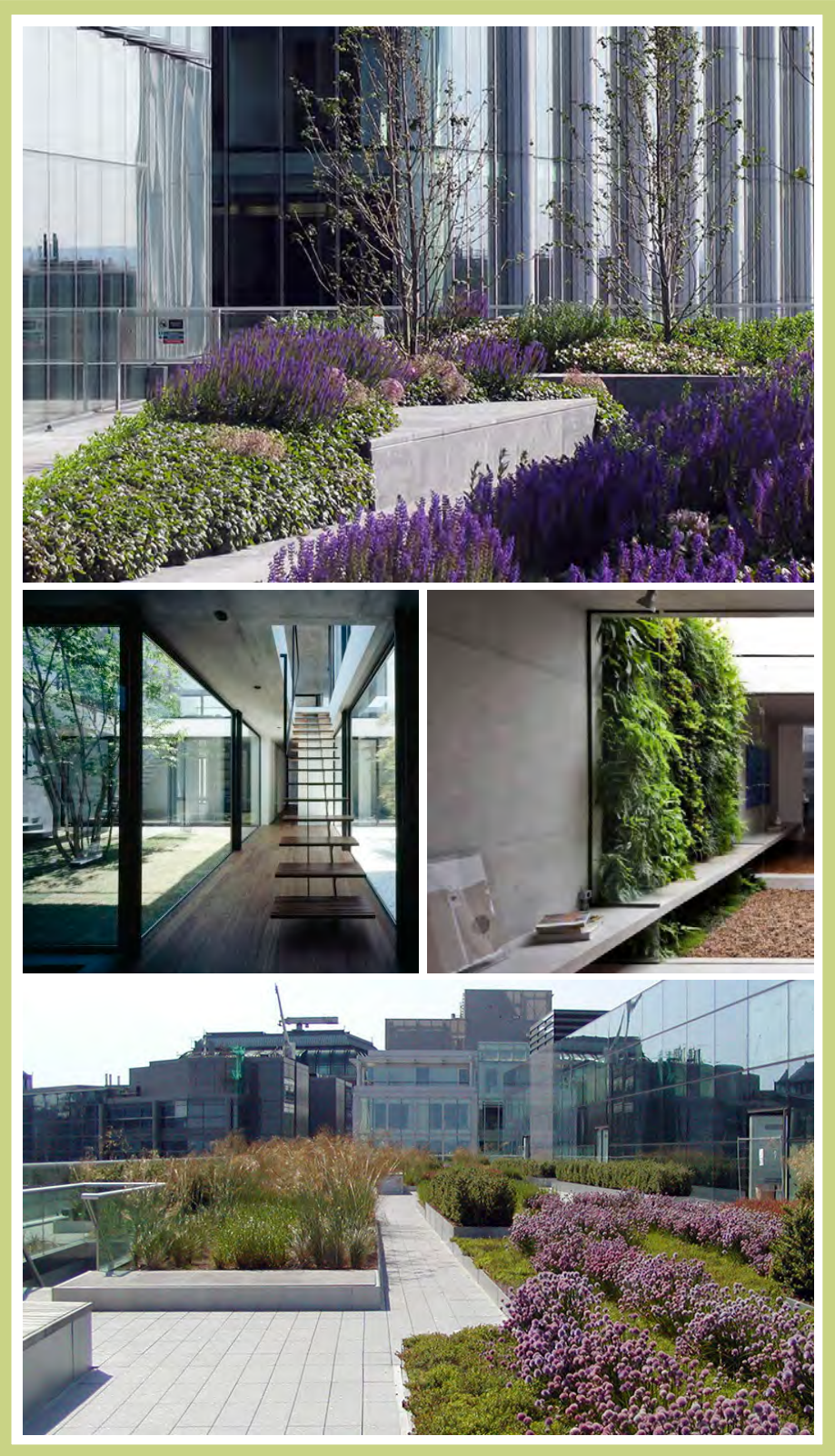




4.9 Landscape

1. ARRIVAL

The main entrance to Westaway Court from the Parade Gardens will signal the arrival forecourt for patients arriving across the Gardens from the main hospital. This slice of public realm will integrate planting and landscape as a means of integrating with Parade Gardens directly and in order to provide a welcoming and soft edge to the main entrance.



2. COURTYARD

The raised courtyard to Westaway Court is central to the concept of the building - a courtyard square which promotes wellbeing and outdoor amenity space. It is important that this space remains an activated space as a central focus for all outpatient departments housed within the building and as such, the space will provide opportunity for outdoor seating, walking and exercising.



3. STREET EDGE

The street edge to the building is an important component of the landscape strategy for integrating the building within its landscape and urban setting. In order to provide more breathing space on Elizabeth Place and Savile Street, the building line will be set back with a defensible landscape buffer space protecting ground floor offices from the public street edge.



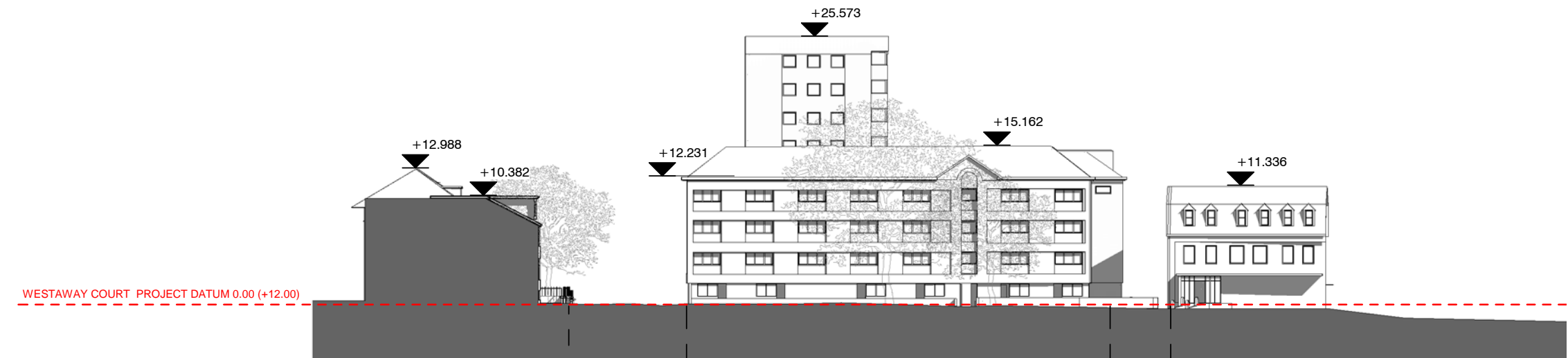
Precedent images showing the character of landscape space types



4.10 Illustrative Scheme

The elevational treatment of the key street and park frontages will be addressed with an appropriate rhythm and scale which acknowledges the existing streetscape.

**Parade Gardens**  
To Parade Gardens the architecture of the frontage will have a civic presence which confidently addresses the park with a clear and legible entrance which acknowledges the entrance to the main hospital across the Gardens.



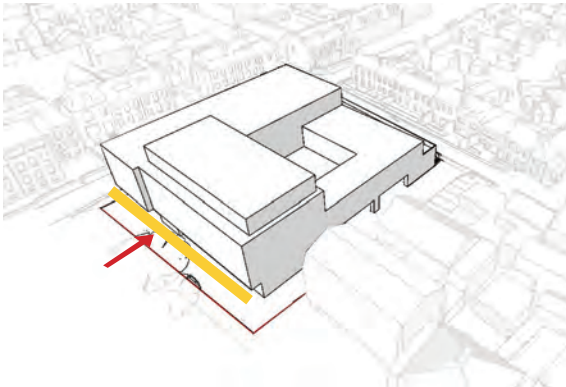
Existing elevation - Parade Gardens (not to scale)



Parameter elevation - Parade Gardens (not to scale)



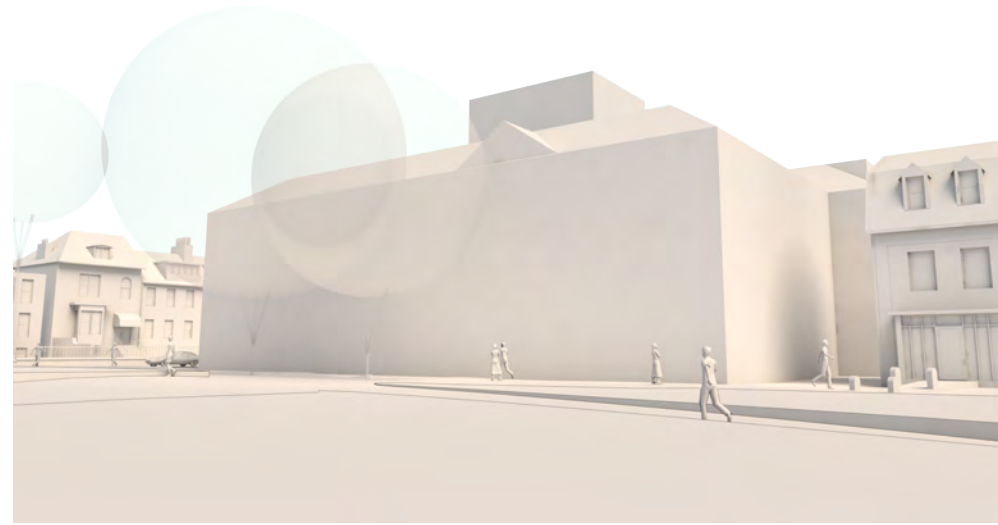
Illustrative scheme elevation - Parade Gardens (not to scale)



Precedent images



## 4.10 Illustrative Scheme



Existing - Parade Gardens



Parameter envelope - Parade Gardens

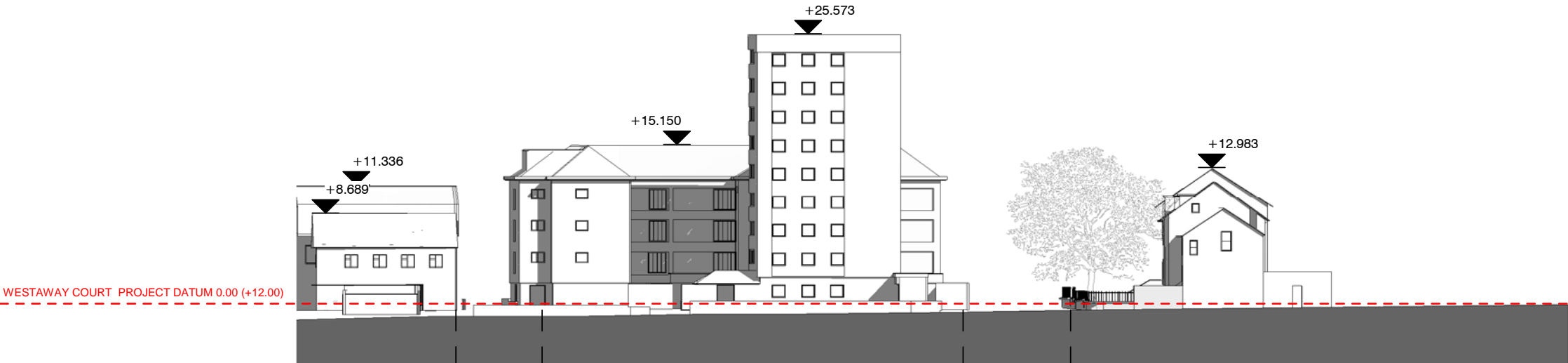


Illustrative scheme - Parade Gardens

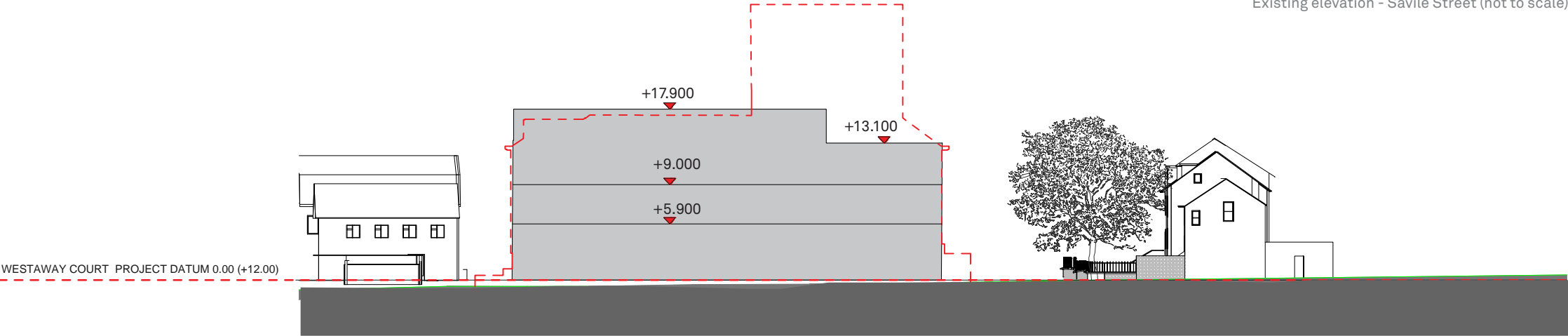


4.10 Illustrative Scheme

**Savile Street**  
To Savile Street the frontage will also be broken down to respect the residential scale and privacy of this streetscape. Set-backs, punctuation and articulation of the façade particularly in relation to fenestration will be utilised to relieve the pressure on what is a sensitive streetscape.



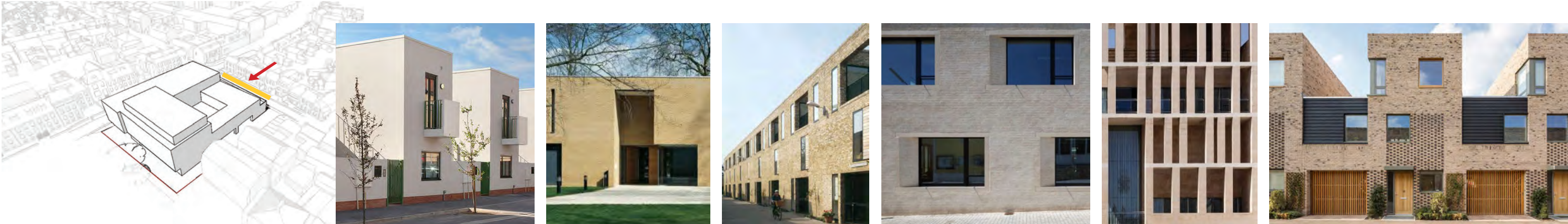
Existing elevation - Savile Street (not to scale)



Parameter elevation - Savile Street (not to scale)



Illustrative scheme elevation - Savile Street (not to scale)



Precedent images



## 4.10 Illustrative Scheme



Existing - Savile Street



Parameter envelope - Savile Street

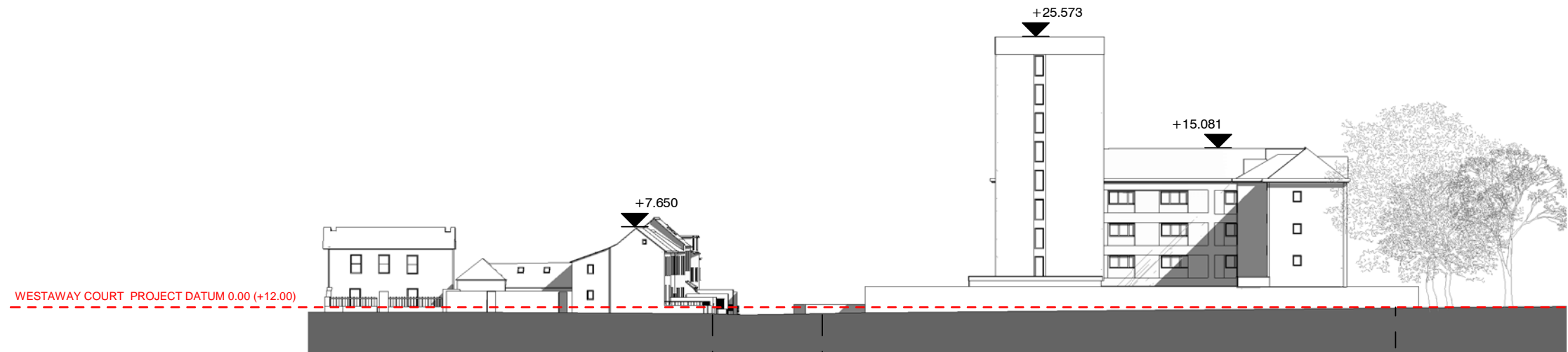


Illustrative scheme - Savile Street

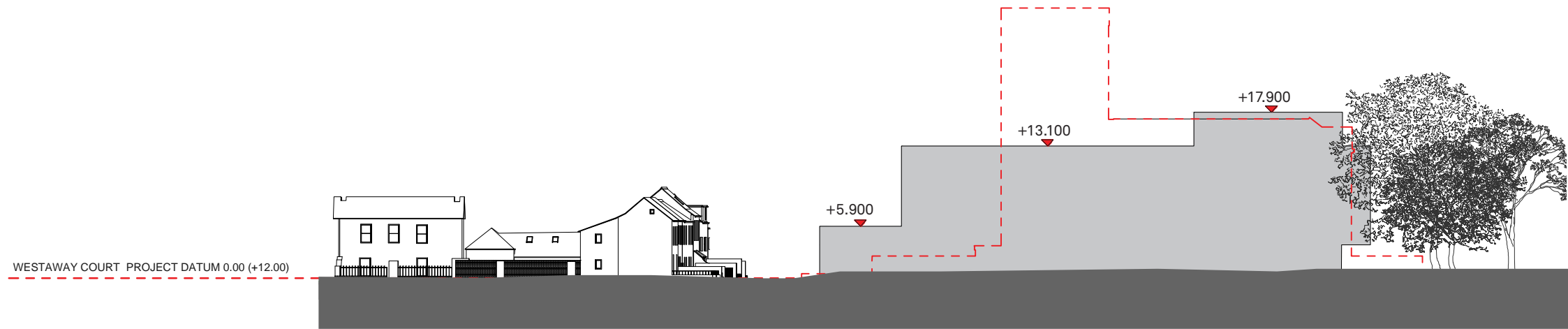


4.10 Illustrative Scheme

**Elizabeth Place**  
The Elizabeth Place frontage will be developed to respect the rhythm and scale of the adjacent set-back three/four storey buildings. The façade will be broken down accordingly and articulated to re-address what is currently a negative response to the street with the existing boundary wall. The broken volumes and cranked geometry of this façade will also be used to address the key corner of the building at Savile Street.



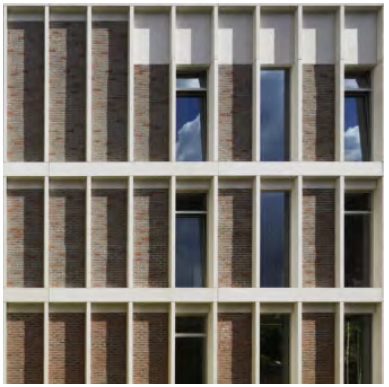
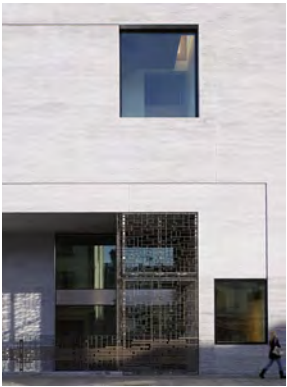
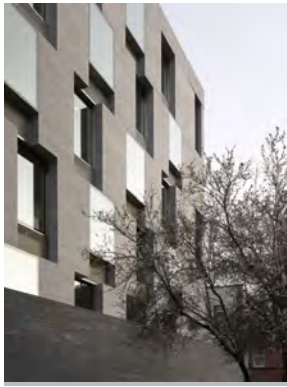
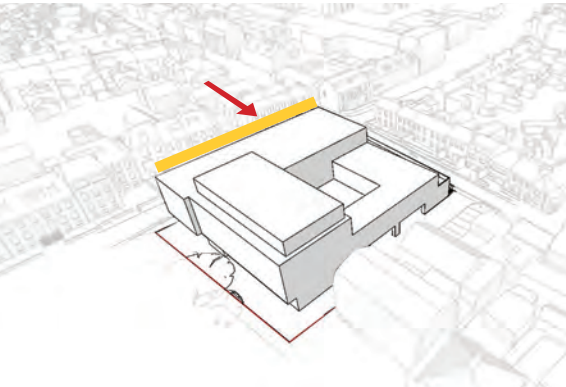
Existing elevation - Elizabeth Place (not to scale)



Parameter elevation - Elizabeth Place (not to scale)



Illustrative scheme elevation - Elizabeth Place (not to scale)



Precedent images



## 4.10 Illustrative Scheme

### Elizabeth Place

The Elizabeth Place frontage will be developed to respect the rhythm and scale of the adjacent set-back three/four storey buildings. The façade will be broken down accordingly and articulated to re-address what is currently a negative response to the street with the existing boundary wall. The broken volumes and cranked geometry of this façade will also be used to address the key corner of the building at Savile Street.



Illustrative scheme - Elizabeth Place



## 4.10 Illustrative Scheme

### Courtyard Pocket Park

The raised external first floor courtyard is central to the conceptual identity and organisational clarity of Westaway Court. It provides a significant focus for all outpatient departments housed within the building as a means of underpinning the wellbeing agenda for both patients and staff and represents a significant piece of activated amenity space within the curtilage of Westaway Court.

The courtyard will encourage use of outdoor space for both patients and staff and will be an activated space. It is proposed that the first floor Physiotherapy department may also utilise the space as an outdoor gym with patients encouraged to use external space to carry out physical exercises as well as the indoor gym space provided.



Illustrative scheme - Courtyard



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5.0 Parameter Diagrams

Supersedes Section 5.0 Parameter Diagrams  
DAS pp82-83

Diagrams revised (Text unchanged):  
\_Revised Westaway Court massing (all)  
\_Revised Main Hospital massing (all)  
\_Revised Siting diagrams

The application adopts the following approach to the various 'Reserved Matters' that comprise an outline application in Jersey:

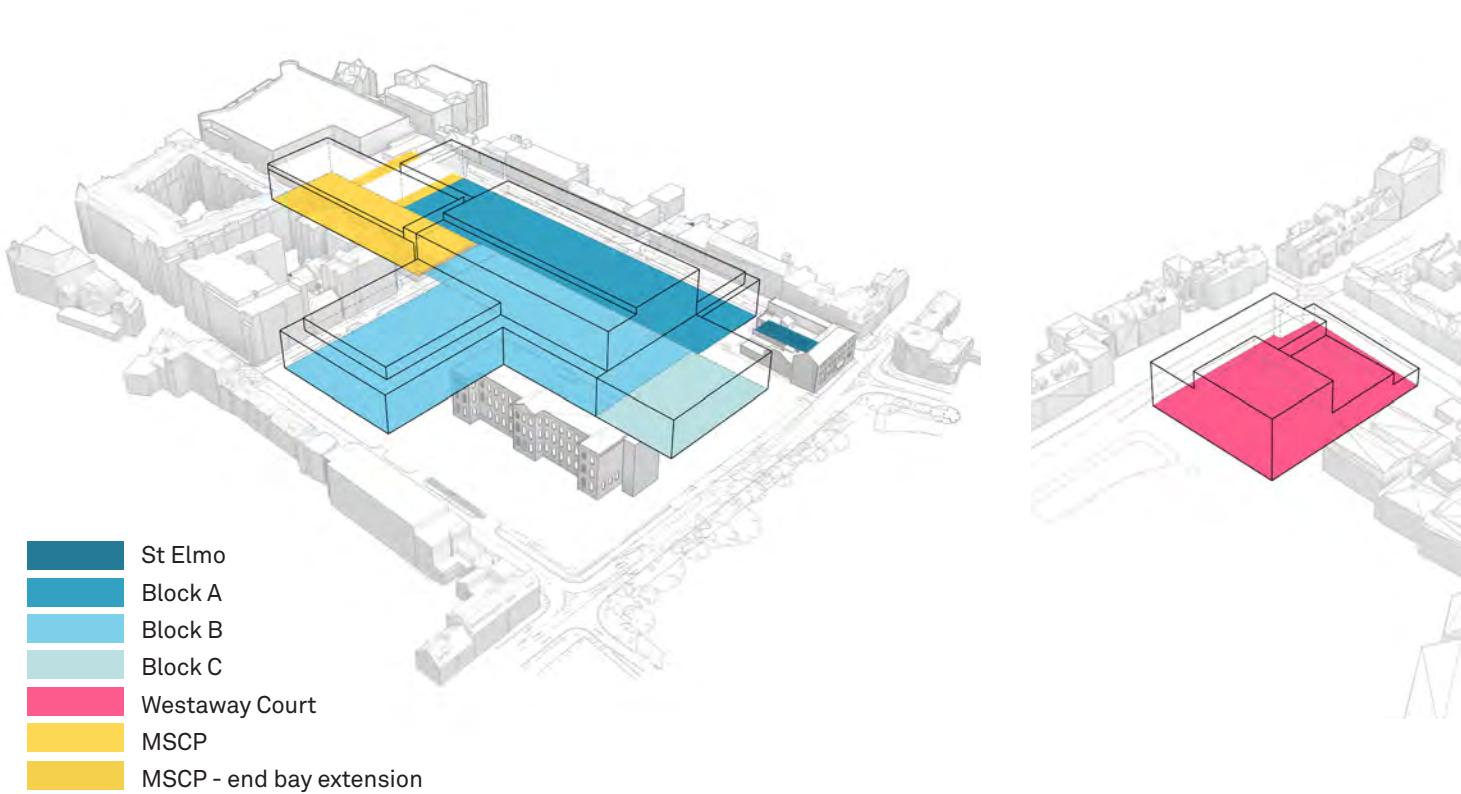
| Reserved Matters (applied for in outline, supported by Parameter Plans and Design Principles) | Fixed (applied for in detail, supported by full drawings package) |
|---|---|
| Scale and massing<br>Siting<br>External appearance and materials<br>Landscaping               | Means of access   |

At the outline stage, the scheme for approval is controlled by a set of Parameter Plans, which specify the maximum parameters of the

development, and a set of binding Design Principles. At a later stage, a series of Reserved Matters planning applications will be submitted, and these will need to be in accordance with the approved Parameter Plans and Design Principles. This approach provides a degree of certainty at this stage about the nature of development that will be delivered, whilst enabling a further stage of design development to take place.

This Design and Access Statement explains the evolution of the design proposals, which are a revision of the previous scheme submitted under Application Ref. PP2017/0990, which was refused in January 2018. This document explains how the new proposals have emerged from the previous proposals, and the range of contextual factors that have been taken into account.

The Design and Access Statement contains an 'illustrative scheme' for the future hospital. This illustration depicts one way in which the Parameter Plans and the Design Principles may be built out, whilst reserving flexibility for the design to vary within the parameters and principles stated. This document also describes the way the Parameter Plans work. For the avoidance of doubt, the illustrative scheme is not a final design for which approval is sought, but is provided to aid interpretation of the Parameter Plans and Design Principles.

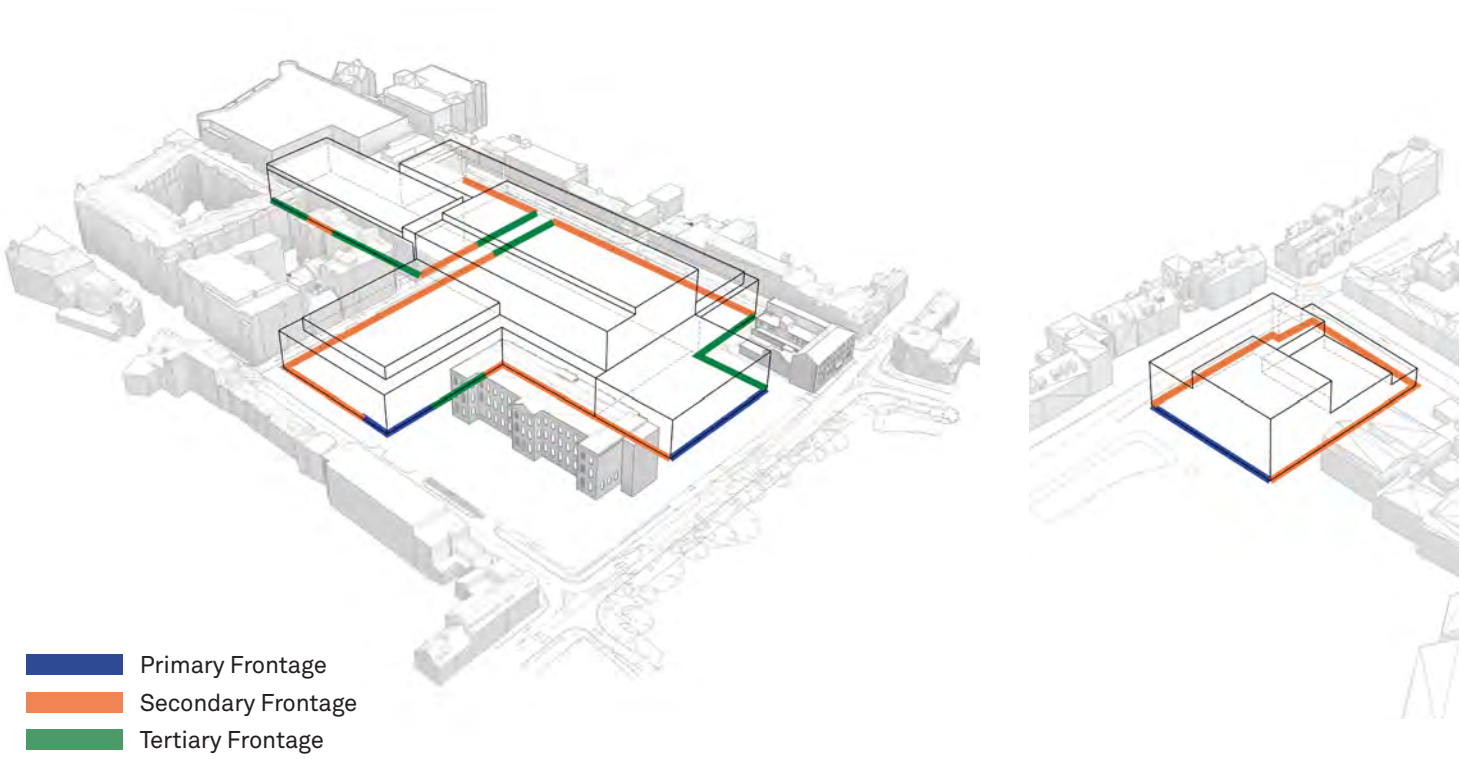


Illustrative aerial view - Siting (Building Parcels)

5.1.1 Siting (Building Parcels)

The building parcels for the new hospital site and Westaway court are outlined in Parameter Plan 01. This drawing includes maximum development parameters for each building parcel.

The Parameter Drawing identifies distinct zones within the application redline boundary, and by definition shows areas where development will not occur, and the degree of deviation of building lines.



Illustrative aerial view - Siting (Frontage)

5.1.2 Siting (Frontage)

The frontages for the new hospital site and Westaway court are outlined in Parameter Plan 02. This drawing explains the zones in which primary, secondary and tertiary frontages shall occur.

Parameter Plan 02 explains how the 'front' and 'back' of the future hospital has been considered, and explains the role each frontage need to perform in order to develop an empathy with its surrounding streetscape.

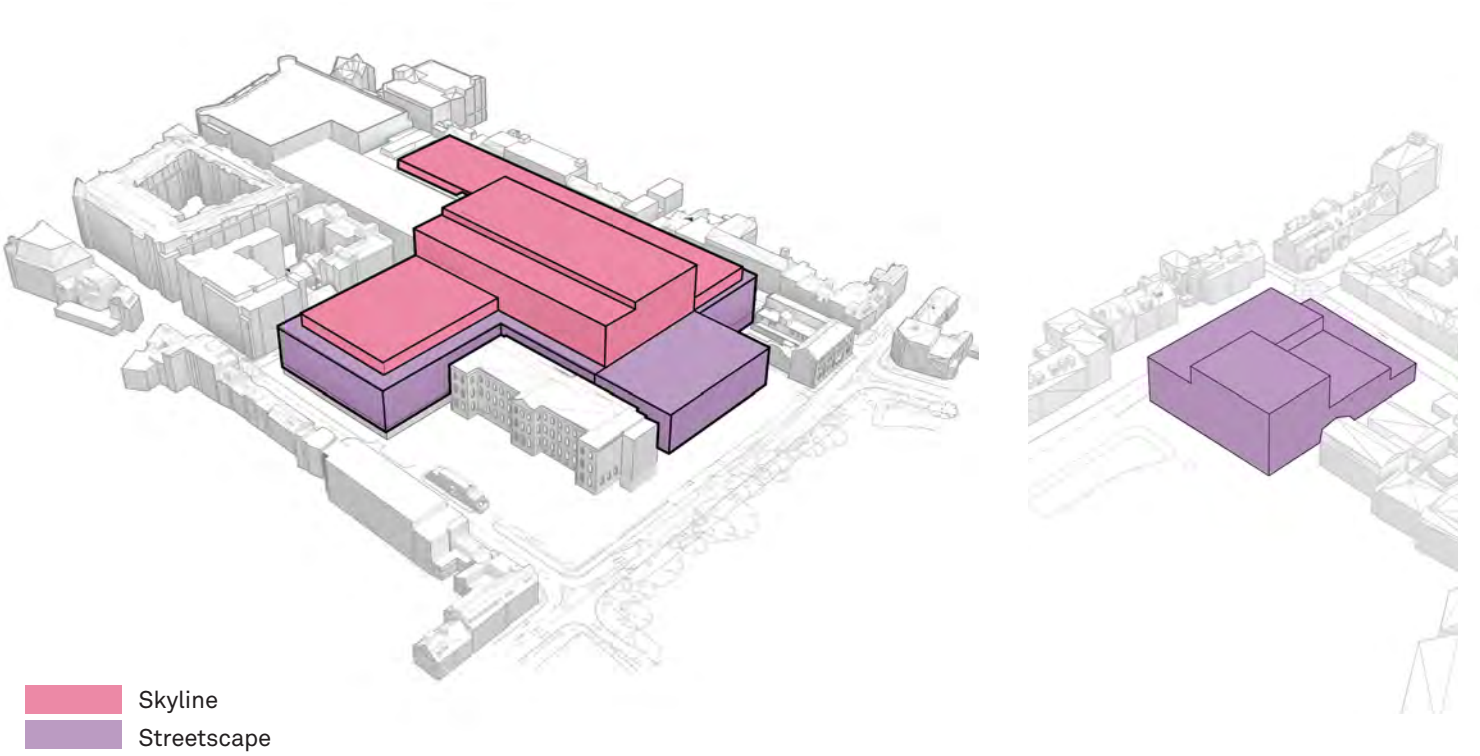
The new hospital and Westaway Court will have clear public frontages.



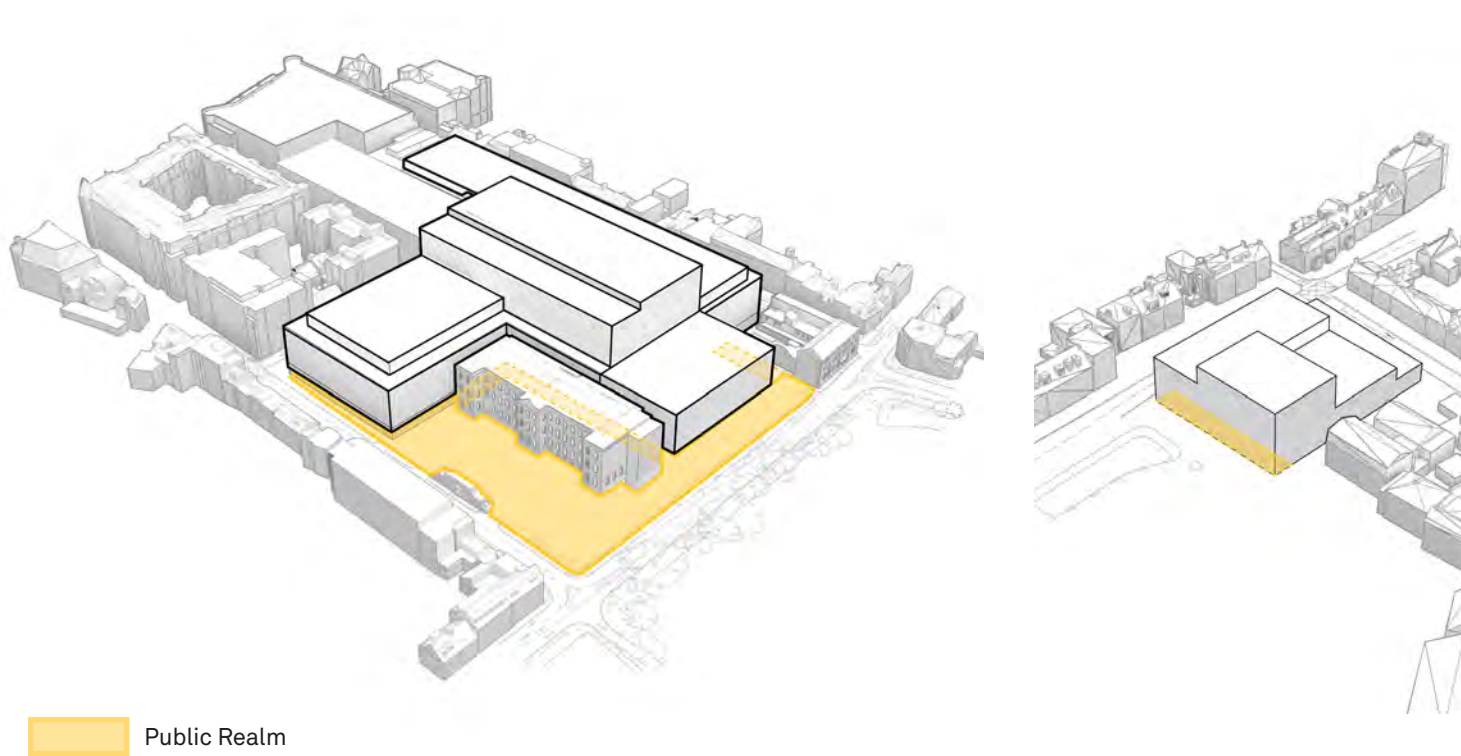
5.0 Parameter Diagrams

Supersedes Section 5.0 Parameter Diagrams  
DAS pp82-83

Diagrams revised (Text unchanged):  
\_Revised Westaway Court massing (all)  
\_Revised Main Hospital massing (all)  
\_Revised Siting diagram  
\_Revised Frontage diagram



Illustrative aerial view - Siting (Scale & Massing)



Illustrative aerial view - Siting (Public Realm)

5.2 Scale & Massing

The scale and mass for the new hospital site and Westaway court are outlined in Parameter Plan 03. This drawing includes maximum development height parameters for each building parcel.

The issues of massing and scale for the new hospital can be considered in two parts, streetscape and skyline. The majority of the emergency and diagnostic departments of the new hospital will fit within the scale of the surrounding fabric and will form part of the streetscape of central St Helier.

The ward levels of the hospital will sit above this streetscape plinth and form part of the skyline identity of the future hospital within the townscape of St Helier.

5.3 Landscape

The landscape and public realm proposals for the new hospital site and Westaway court are outlined in Parameter Plan 04. This drawing explains the key zones of landscape and the related locations for entry into the perimeter of the buildings.

Parameter Plan 04 explains how the public realm around the new hospital will be remodelled to properly address the pedestrian access points and internal circulation of the new hospital with new public spaces and open up a network new pedestrian routes through St Helier.



5.0 Parameter Diagrams

Supersedes Section 5.0 Parameter Diagrams  
DAS pp84-85

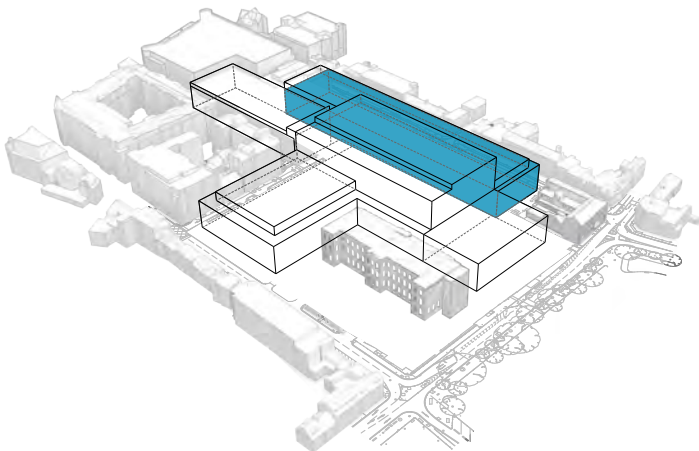
Diagrams and Text revised:  
\_Simplified volume summary coordinated with Design Principles  
\_Revised Westaway Court massing  
\_Revised Main Hospital massing

**5.4.1 Parameter Volumes**  
The parameter volumes referenced in this document are described below.

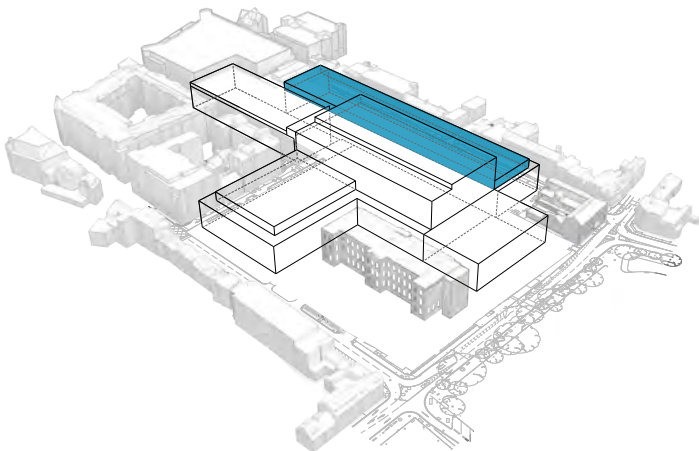
- A1. Block A Podium
- A2. Block A Set Back Roof Level
- B1. Block B Podium
- B2. Block B Set Back Ward Block
- C. The Parade Entrance Block
- D1. Patriotic Street Car Park Additional Roof Volume
- D2. Patriotic Street Car Park End Bay
- D3. Patriotic Street Car Park Link
- E. St Elmo
- F. Westaway Court

**5.4.2 Landscape Zones**  
The parameter landscape zones referenced in this document, relating to public realm and landscape treatment are described below

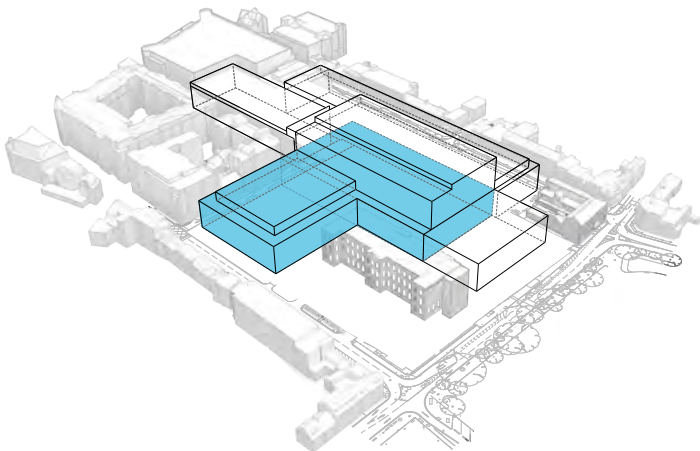
- |           |  |
|-----------|--|
| 1. Zone 1 | Parade Gardens Forecourt (Main Entrance) |
| 2. Zone 2 | Hospital Gardens                         |
| 3. Zone 3 | Heritage Forecourt                       |
| 4. Zone 4 | Landscape Link                           |



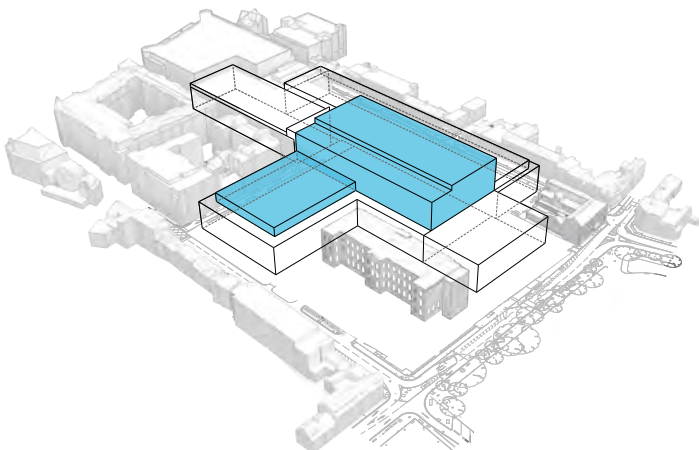
A1. Block A Podium



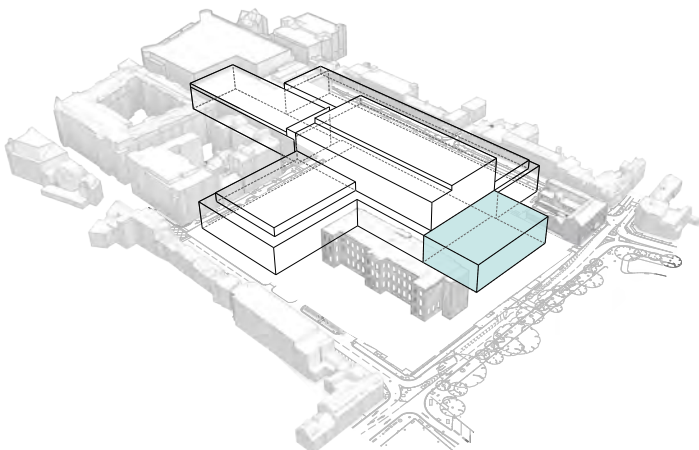
A2. Block A Set Back Roof Level



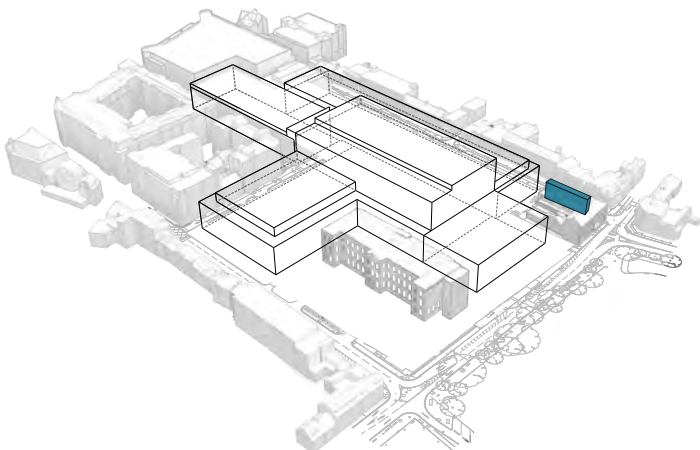
B1. Block B Podium



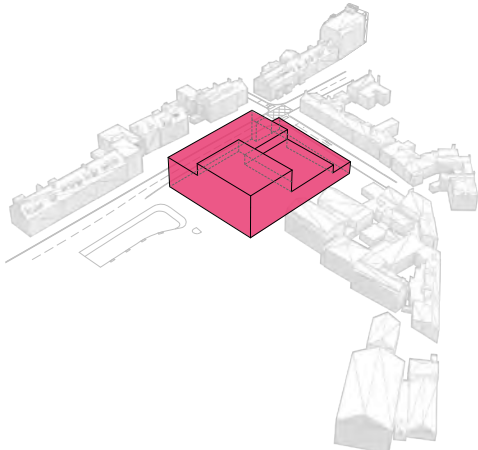
B2. Block B Set Back Ward Block



C. The Parade Entrance Block



E. St Elmo



F. Westaway Court

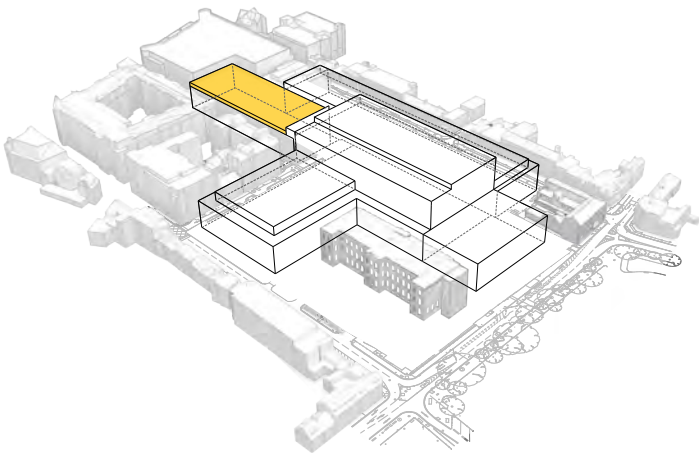
- |                |
|----------------|
| St Elmo        |
| Block A        |
| Block B        |
| Block C        |
| Westaway Court |
| MSCP           |



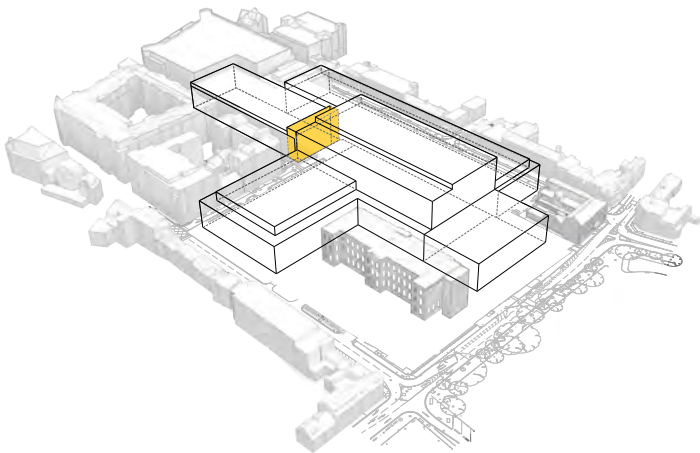
5.0 Parameter Diagrams

Supersedes Section 5.0 Parameter Diagrams  
DAS pp84-85

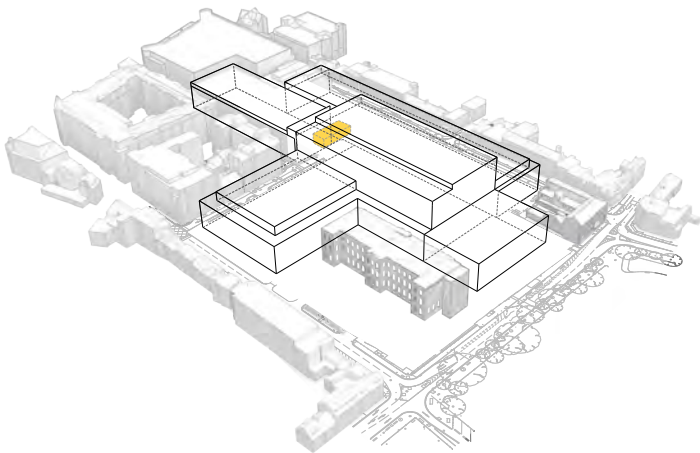
Diagrams and Text revised:  
\_Simplified volume summary coordinated with  
Design Principles  
\_Revised Westaway Court massing  
\_Revised Main Hospital massing



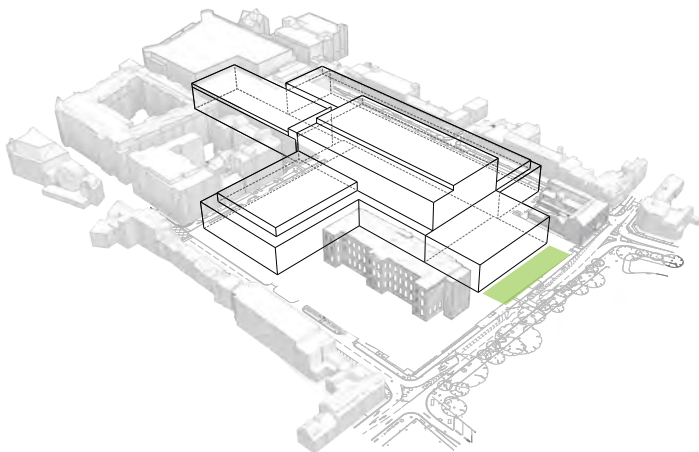
D1. Patriotic Street Car Park Additional Roof Volume



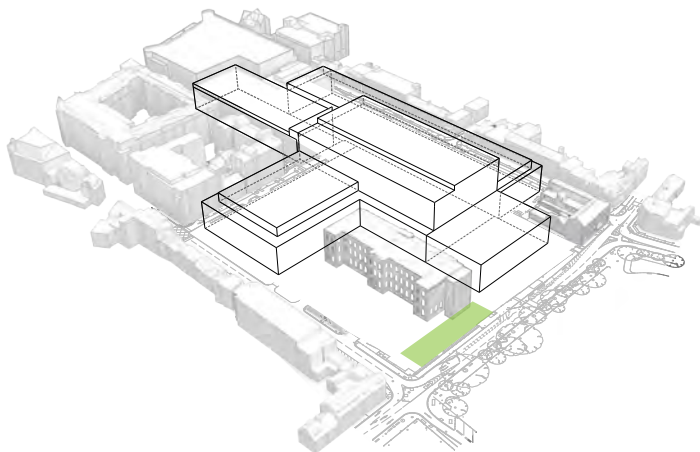
D2. Patriotic Street Car Park End Bay



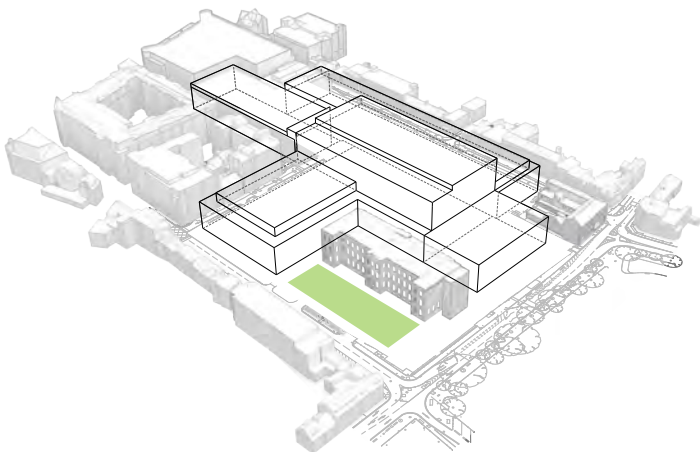
D3. Patriotic Street Car Park Link



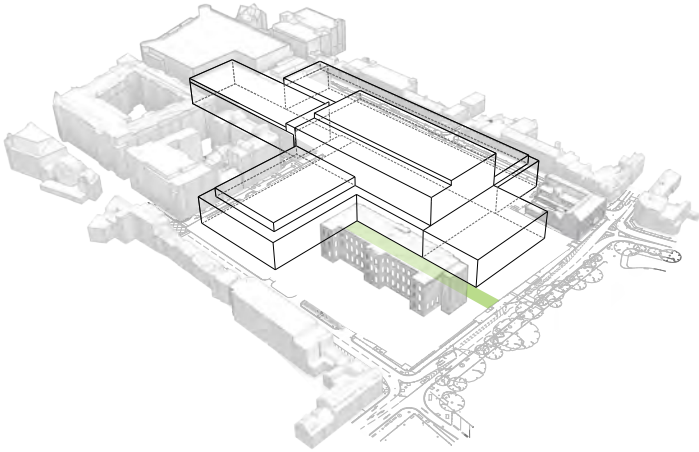
1. Landscape - Parade Gardens Forecourt (Main Entrance)



2. Landscape - Hospital Gardens



3. Landscape - Heritage Forecourt



4. Landscape - Landscape Link







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Front cover image: Jersey Future Hospital,  
St Helier, Jersey. Illustrative sketch by HASSELL

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