



**Our Hospital**

**'Kit of Parts' for site shortlisting  
– ground floor**

July 2020

The areas suggested below have been developed to assist the long-to-short list site selection process. The suggested areas are based on the following agreed information and/or principles;

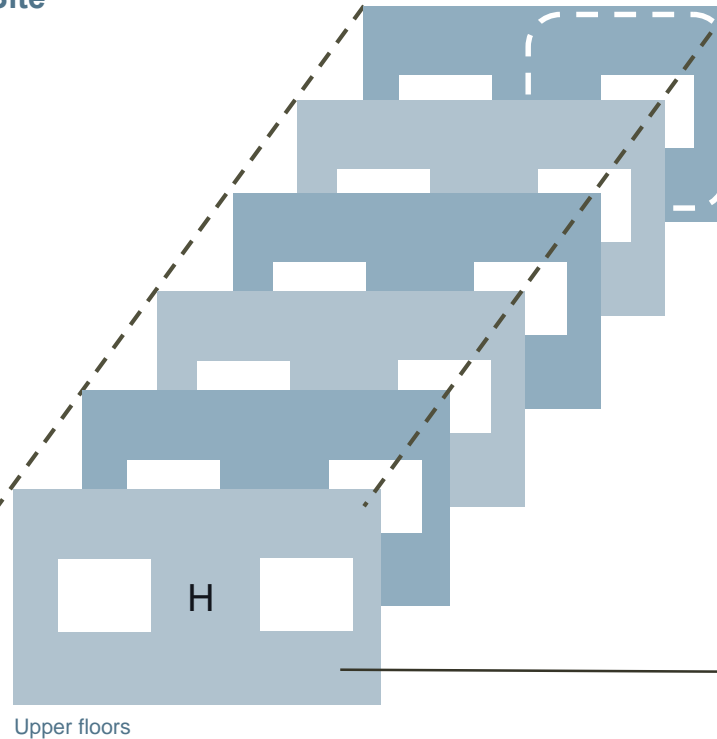
- Content for Main Site Facilities pre-agreed with OH Clinical Focus Group
- A Draft Functional Brief and area assessment for the above has been developed  
based on the Jersey Care Model (JCM) as reviewed by PWC
- The Draft Functional Brief, in agreement with the OH Clinical Focus Group, has been categorised as those departments which must be on the main site, 'Essential' and those which can be located 'Adjacent' or off-site
- Essential ground floor departments for main hospital (and adjacent site) agreed with OH Clinical Focus Group
- Basis for the assessment of external zones or areas required to support the above facilities are shown in Appendix 1

## 1\_Baseline 'main hospital' Site

Key to 'Kit of Parts';

- A Ground floor Main Hospital
- B Ambulance/ 'blue light' drop-off
- C PTS drop-off/ pick up zone
- D Main entrance/ visitor drop-off
- E 15% future growth
- F 15% allowance for courtyards/ lightwells
- G Mental Health Centre
- H Essential on main site departments on upper floors

Minimum site area to accommodate 'essential on main site' – ground floor departments

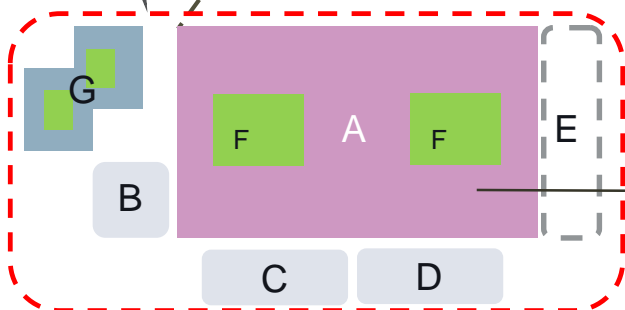


### UPPER FLOORS

- Theatre Suite
- Critical Care (ITU & HDU)
- Ward Core Central
- Inpatient Beds
- Private Unit
- OPD Public Entrance
- OPD Unit
- Renal
- Women's Unit – Obstetric & Gynae OPD
- Women's Unit – Obstetric Inpatient
- Maternity
- Newborn Unit (SCBU)
- Paediatric Inpatients
- Paediatric OPD
- Women's & Children's Entrance
- Pathology

### GROUND

- Public Entrance
- Emergency Department
- Acute Floor
- Diagnostic Facilities for Radiology & Physiological Monitoring
- OPD – Orthopaedics
- Pharmacy
- Mortuary & PM
- Fresh Cook Kitchen & Stores
- TSSU
  
- Mental Health Centre



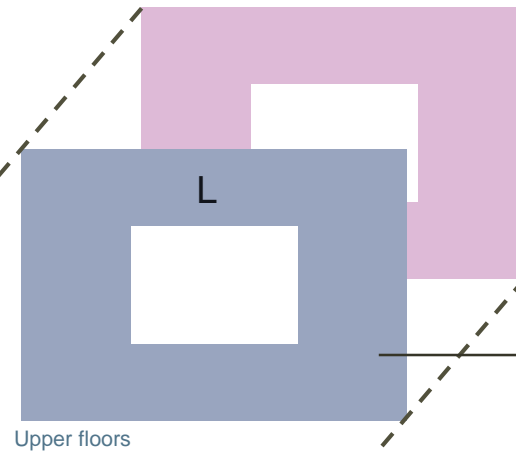
**1a\_Baseline 'main hospital' Site + 15% growth**

Scheme	Kit of Part	Area	OH Proposal incorporating JCM (est - m2)	Areas with scope for further refinement post COVID	Ground Floor Area Required				HCS Exec categorisation	
					Ground Floor	Ground Floor Area Required	Ground Floor Area Required Main Site	Ground Floor Area Required Adjacent Site	Essential on main site	Essential - adjacent site with Tunnel Connection
1	A	Public Entrance	2,376		YES	2,376	2,376	-	YES	
		Emergency Department	2,364	Y	YES	2,364	2,364	-	YES	
		Acute Floor	1,429		YES	1,429	1,429	-	YES	
		Diagnostic Facilities for Radiology & Physiological Monitoring	2,204		YES	2,204	2,204	-	YES	
		Pharmacy	2,477		YES	2,477	2,477	-	YES	
		OPD - Orthopaedics	674		YES	674	674		YES	
		Mortuary and PM	609		YES	609	609		YES	
		Fresh Cook Kitchen and stores (estimate only)	1,000			1,000	1,000		YES	
		TSSU	1,029			1,029	1,029		YES	
	Mental Health Centre	1,863	Y	YES	1,863	1,863	-	YES		
<b>Sub-total</b>			<b>16,024</b>			<b>16,024</b>				
	E	<b>15% Future Growth Capacity</b>	1,602.41			2,403.61	-	YES		
<b>Sub-total</b>						<b>18,428</b>				
	F	<b>15% Courtyard Allowance</b>				2,764.16		YES		
<b>Sub-total</b>						<b>21,192</b>				
	B	Ambulance/ blue light drop-off & parking	702			702		YES		
	C	PTS drop-off/ pick up zone	656			656		YES		
	D	Main entrance/ visitor drop-off	693			693		YES		
<b>Sub-total</b>						<b>23,243</b>				

## 1c\_Baseline 'adjacent' Site

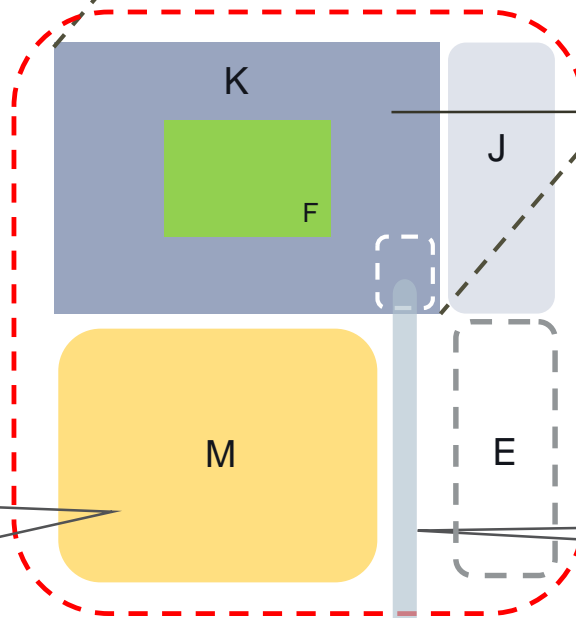
Key to 'Kit of Parts';

- E 15% future growth
- F 15% allowance for courtyards
- J Service Yard
- K Ground floor departments
- L Upper floor departments
- M Two deck car park (approx. 800 spaces)



**UPPER FLOORS**

- Staff & Wellbeing Centre
- Administration & Office Accommodation
- Knowledge & Training Centre
- Equipment Library & EBME Workshop



**GROUND**

- Engineering & Estates
- FM Support – Non Clinical

Car park no more than 50m from main hospital or maximum of 15 min walk if located on nearby site

Minimum site area required (sqm) to accommodate 'adjacent' departments

Tunnel link to main hospital site no greater than 50m to provide for timely distribution of supplies in/ out



### 1d\_Baseline 'adjacent' Site + 15% growth

Scheme	Kit of Parts	Area	OH Proposal incorporating JCM (est - m2)	Areas with scope for further refinement post COVID	Ground Floor Area Required				HCS Exec categorisation	
					Ground Floor	Ground Floor Area Required	Ground Floor Area Required Main Site	Ground Floor Area Required Adjacent Site	Essential on main site	Essential - adjacent site with Tunnel Connection
	K	Engineering and Estates	1,557		YES	1,557	-	1,557		YES
	K	Knowledge and Training Centre	2,714							YES
	L	Administration and Office Accommodation	3,586							
	L	Staff Wellbeing Centre	2,428							
	K	FM Support - Non Clinical	2,502		YES	2,502		2,502		YES
	K	Equipment Library & EBME Workshop	799							YES
<b>Sub-total</b>			<b>13,587</b>					<b>4,059</b>		
	E	15% Future Growth Capacity	1,358.65					-	608.89	
<b>Sub-total</b>									<b>4,668</b>	
	F	15% Courtyard Allowance						-	700.23	
<b>Sub-total</b>								-	<b>5,368</b>	
	J	Service Yard	3,136		YES			3,136		YES
	M	Car Park	9,219		YES			9,219		
<b>Sub-total</b>									<b>17,723</b>	

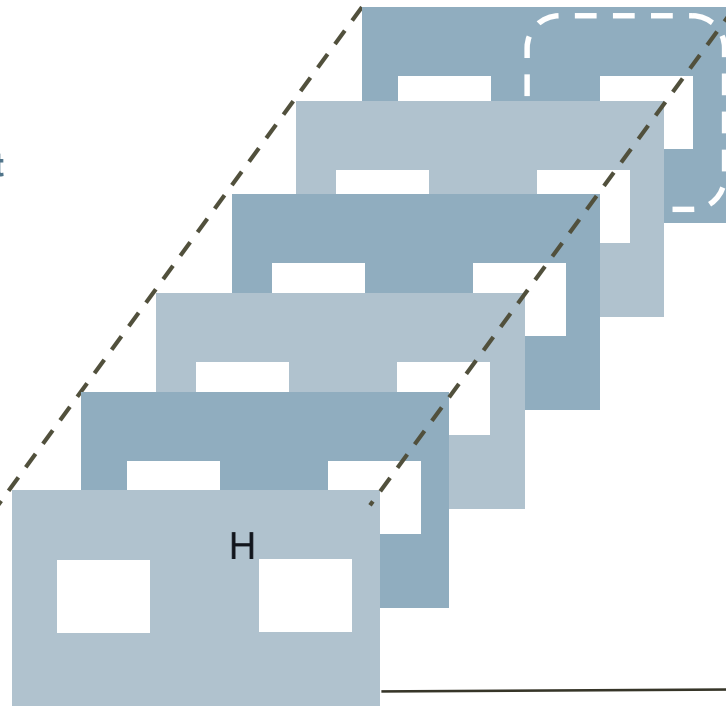


## 2\_ 'main hospital' Site + basement

Key to 'Kit of Parts';

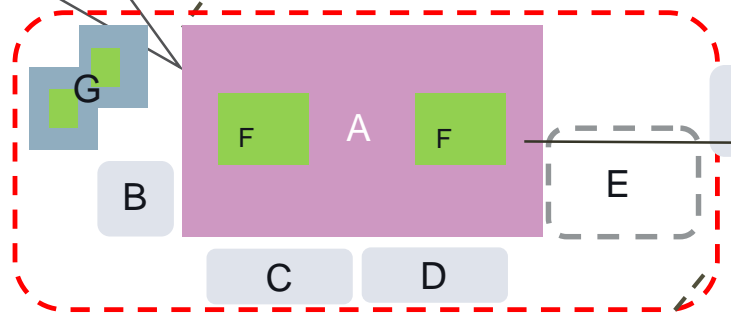
- A Ground floor Main Hospital
- B Ambulance/ 'blue light' drop-off
- C PTS drop-off/ pick up zone
- D Main entrance/ visitor drop-off
- E 15% future growth
- F 15% allowance for courtyards/ lightwells
- G Mental Health Centre
- H Essential on main site departments on upper floors

Minimum site area to accommodate 'essential on main site' – ground floor departments



Upper floors

- UPPER FLOORS**
- Theatre Suite
  - Critical Care (ITU & HDU)
  - Ward Core Central
  - Inpatient Beds
  - Private Unit
  - OPD Public Entrance
  - OPD Unit
  - Renal
  - Women's Unit – Obstetric & Gynae OPD
  - Women's Unit – Obstetric Inpatient
  - Maternity
  - Newborn Unit (SCBU)
  - Paediatric Inpatients
  - Paediatric OPD
  - Women's & Children's Entrance
  - Pathology



Ground

- GROUND**
- Public Entrance
  - Emergency Department
  - Acute Floor
  - Diagnostic Facilities for Radiology & Physiological Monitoring
  - OPD – Orthopaedics
  - Pharmacy
  - Mental Health Centre

- BASEMENT**
- Mortuary & PM
  - Fresh Cook Kitchen & Stores
  - Engineering & Estates
  - Equipment Library & EBME Workshop
  - FM Support – Non Clinical
  - TSSU



Basement

2a\_ 'main hospital' Site + basement

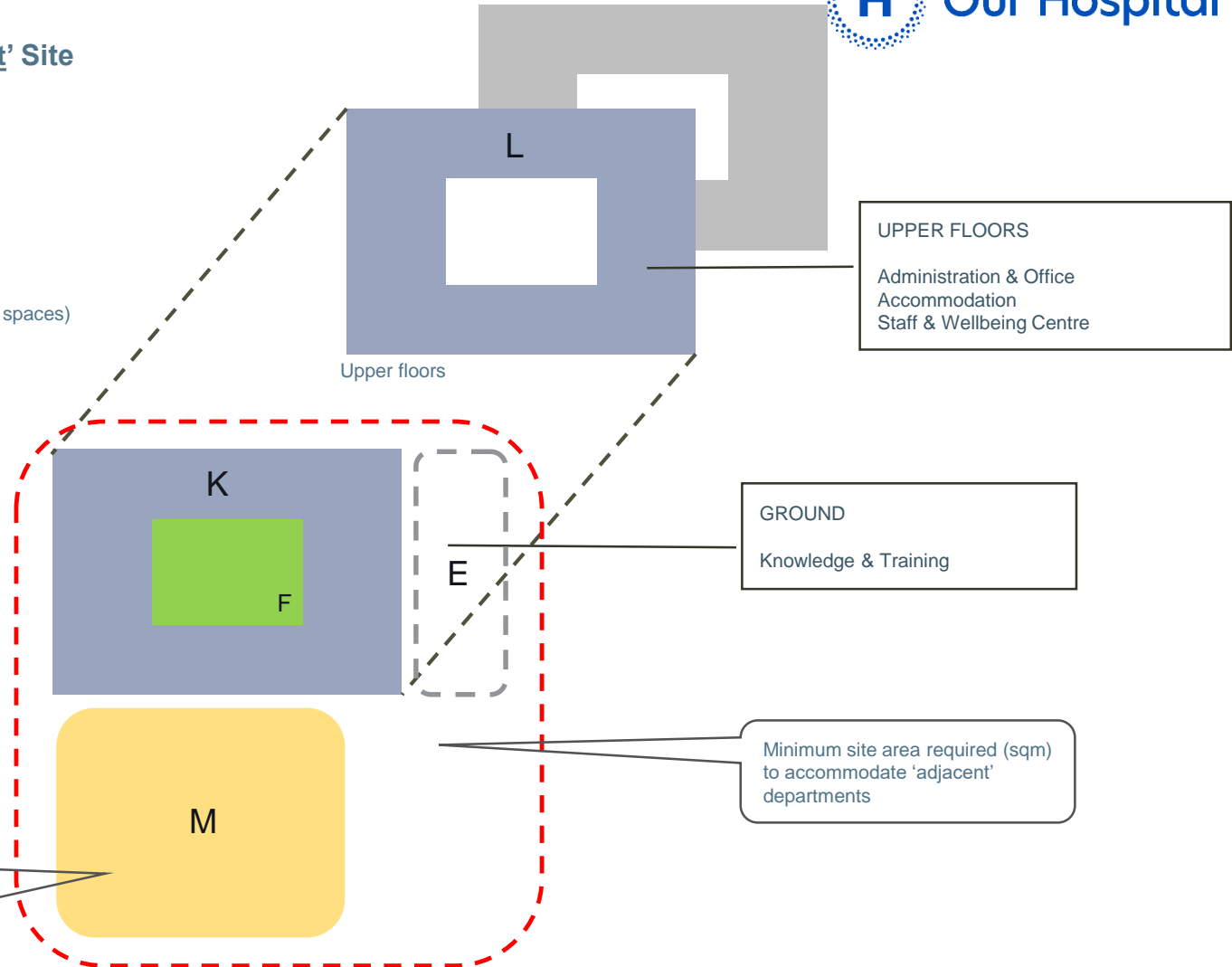
Scheme	Kit of Part	Area	OH Proposal incorporating JCM (est - m2)	Areas with scope for further refinement post COVID	Ground Floor Area Required				HCS Exec categorisation	
					Ground Floor	Ground Floor Area Required	Ground Floor Area Required Main Site	Ground Floor Area Required Adjacent Site	Essential on main site	Essential - adjacent site with Tunnel Connection
1	A	Public Entrance	2,376		YES	2,376	2,376	-	YES	
		Emergency Department	2,364	Y	YES	2,364	2,364	-	YES	
		Acute Floor	1,429		YES	1,429	1,429	-	YES	
		Diagnostic Facilities for Radiology & Physiological Monitoring	2,204		YES	2,204	2,204	-	YES	
		Pharmacy	2,477		YES	2,477	2,477	-	YES	
		OPD - Orthopaedics	674		YES	674	674			
		Mortuary and PM	609		YES	609			YES	Basement
		Fresh Cook Kitchen and stores (estimate only)	1,000		YES	1,000			YES	Basement
		TSSU	1,029		YES	1,029			YES	Basement
		Mental Health Centre	1,863	Y	YES	1,863	1,863		YES	
key support depts	Engineering & Estates	1,557							Basement	
	Equipment Library & EBME Workshop	799							Basement	
	FM Support - Non Clinical	2,502							Basement	
<b>Sub-total</b>			<b>20,882</b>			<b>13,386</b>				
	E	15% Future Growth Capacity	2,088.21			2,007.91	-	YES		
<b>Sub-total</b>						<b>15,394</b>				
	F	15% Courtyard Allowance				2,309.10		YES		
<b>Sub-total</b>						<b>17,703</b>				
	B	Ambulance/ blue light drop-off & parking	702		YES		702		YES	
	C	PTS drop-off/ pick up zone	656		YES		656		YES	
	D	Main entrance/ visitor drop-off	693		YES		693		YES	
	J	Service Yard	3,136		YES		3,136			
<b>Sub-total</b>						<b>22,890</b>				



## 2c\_Reduced 'adjacent' Site

Key to 'Kit of Parts';

- E 15% future growth
- F 15% allowance for courtyards
- K Ground floor departments
- L Upper floor departments
- M Two deck car park (approx. 800 spaces)

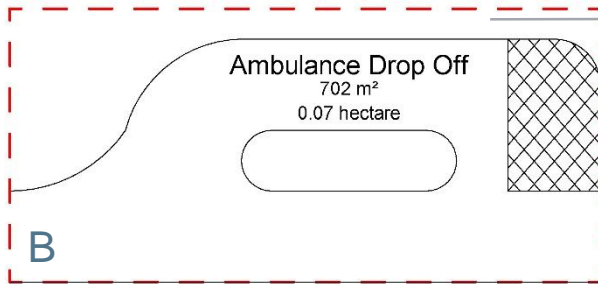


## 2d\_Reduced 'adjacent' Site

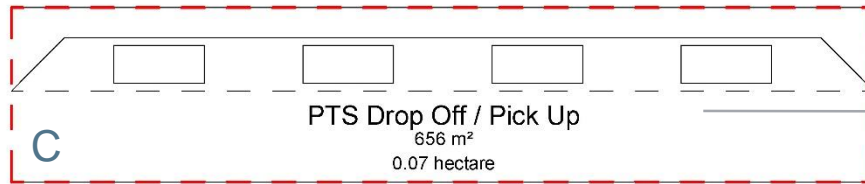
Scheme	Kit of Parts	Area	OH Proposal incorporating JCM (est - m2)	Areas with scope for further refinement post COVID	Ground Floor Area Required				HCS Exec categorisation	
					Ground Floor	Ground Floor Area Required	Ground Floor Area Required Main Site	Ground Floor Area Required Adjacent Site	Essential on main site	Essential - adjacent site with Tunnel Connection
	K	Knowledge and Training Centre	2,714			2,714	-	2,714		
	L	Administration and Office Accommodation	3,586							
	L	Staff Wellbeing Centre	2,428			2,428				
<b>Sub-total</b>			<b>8,728</b>					<b>2,714</b>		
	E	15% Future Growth Capacity	872.82				-	407.14		
<b>Sub-total</b>								<b>3,121</b>		
	F	15% Courtyard Allowance					-	468.21		
<b>Sub-total</b>							-	<b>3,590</b>		
	M	Car Park	9,219		YES			9,219		
<b>Sub-total</b>								<b>12,809</b>		

# **Appendix 1\_Area Assessments for support zones**

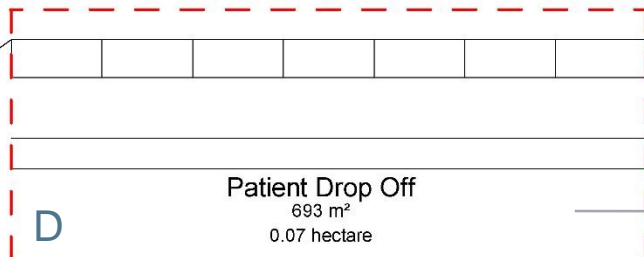
## Area assessment for Kit of Parts B, C & D;



Ambulance drop-off includes for four vehicles (two drop-off/ two parking) adjacent to the Emergency Department



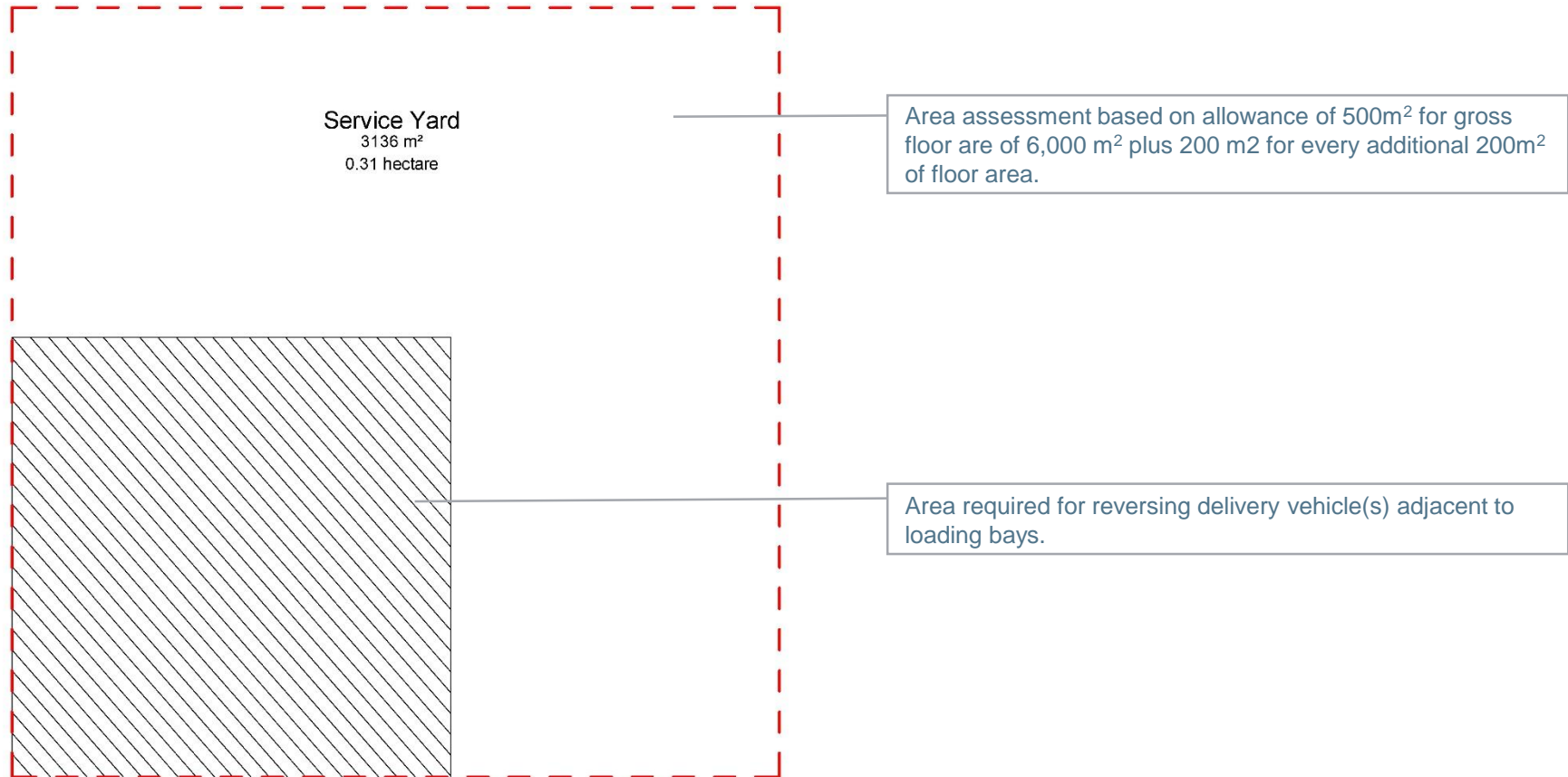
PTS Drop-off/ pick-up allows for four mini-buses, predominantly serving the transport of patients attending various OPDs and other scheduled appointments/ transfers. This zone can be located adjacent to the main entrance drop-off/ pick-up zone or depending on final location and departmental arrangement, a separate zone. The opposite diagram is based on the previous proposals for the JFH (which located some OPD services in a separate building – Westaway Court). The proposed Our Hospital (subject to the review of the JCM) may include ALL OPDs on the main hospital site. As such, the number of PTS parking bays will need to increase to suit the above outcome.



Patient drop-off – seven parking bays, located adjacent to the main visitor entrance. This zone could be combined with the PTS zone above

**Note:**  
The above area assessment for 'other required areas' utilises information from the previously proposed Jersey Future Hospital (that is, a circa 55-60,000 m<sup>2</sup> facility). The above may be subject to review and/ or change on completion of the review of the JCM and the corresponding development of the Functional Brief and accompanying SoA. The above will also require discussion and agreement with the Planning and Highways Departments.

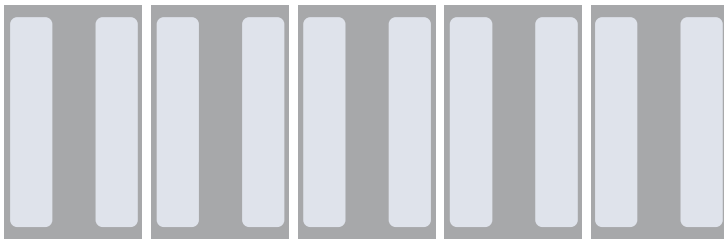
## Area assessment for Kit of Part J;



## Area assessment for Kit of Part N;



10 Parking Bays  
188m<sup>2</sup>  
0.02 ha



100 Parking Bays  
2025m<sup>2</sup>  
0.20 ha

Parking number	Area in m <sup>2</sup>	Area in hectares (ha)
10	188	0.02
100	2025	0.2
200	4088	0.41
300	6150	0.62
400	8213	0.82
500	10275	1.03
600	12338	1.23
700	14400	1.44
800	16463	1.65

Previous arrangements for JFH included;

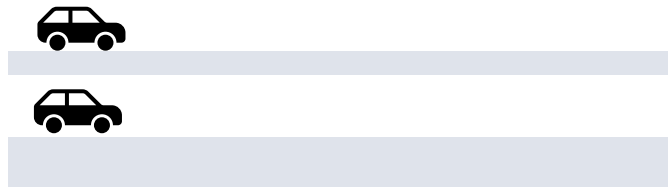
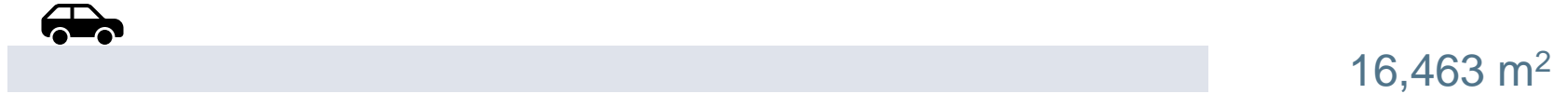
- Patient Parking Demand (JFH and Westaway) – 175 parking spaces (65% modal split based on town centre location)
- Staff parking demand (JFH and Westaway) – 455 parking spaces (45% modal split based on town centre location)

Assume 750-800 spaces will be required for Our Hospital. This may be all located on one main hospital site, located on an adjacent site or split across two sites.

### Note:

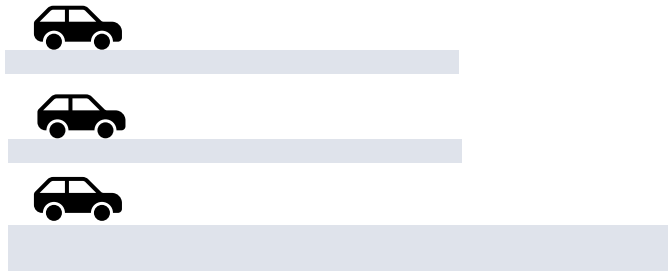
Above assumes all car parking for staff and visitors at grade. A multi-story car park may also be considered appropriate for certain sites depending on local context, available site area and planning guidance and/ or policy. These considerations will impact on viability, number of storeys or levels and so on. An area allowance will also be required to provide for car ramps, passenger lifts and stairs.

## Area assessment for Kit of Part N;



Area based on two car parking decks with circa 12-15% allowance included for ramps, stairs and lifts.

9,219 m<sup>2</sup>



Area based on three car parking decks with circa 12-15% allowance included for ramps, stairs and lifts.

6,146 m<sup>2</sup>



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