

JERSEY FUTURE HOSPITAL CO004 – SITE OPTION REPORT

APPENDIX 8 Functional Area Estimates

QUALITY ASSURANCE

Sign off: Nigel Aubrey

Position: Director



Spatial Planning Principles and use of this Functional Area Estimate [FAE]

This schedule has been prepared to establish target design areas for all site options being revalidated under Change Request 004. Its development follows the principles set out within UK Department of Health Guidance entitled - Health Premises Cost Guides [Second Edition] HPCG's and draws upon Gleeds wider industry expertise where this is required.

Basis of Spatial Planning Calculations

The area required to deliver both single and dual site hospital options has been developed by Gleeds Health Planners by following best practice hospital planning processes. The current hospitals activity data has been used to extrapolate the recommended departmental area from published UK hospital planning guidance. Beyond this, where relevant guidance is not published, departmental sizes have been developed from their experience of delivering similar acute hospitals in the UK and informed by their Acute Service planning work with HSSD personnel.

The area required has also been further tested by activity forecasting completed by EY which has verified the initial bed planning principles adopted by Gleeds Health Planners

The derived target departmental areas also reflect the following:

- 1 The spatial impact of emerging Service Delivery plans being prepared concurrently under Change Request 003 where available;
- 2 A generally applied 15% target to all functional space and, through the application of later allowances, a comparable reduction to plant and

Schedule Structure

The schedule has been designed to allow as much departmental level comparison as possible with both current hospital areas and those established for departments in the SOC Refined Concept proposal. This has been achieved by setting the data out in vertical blocks relating to the 'existing site', the 'SOC Refined Concept proposal', the' Gleeds target areas' and finally the 'Gleeds As Drawn areas for each department'

In accordance with the project brief all comparable data has been extracted from the Strategic Outline Case and the Refined Concept Addendum dated 3rd October 2013. Despite this, differences between this and previous approaches are inevitable and should be borne in mind in the use of this schedule

The vertical blocks are -

- 1 Columns A to F set out each function as they are known to exist within the current hospital;
- 2 Columns H to M set out the spatial proposals for the Refined Dual Site Concept scheme. This has been extracted from the Refined Concept Addendum date 3rd October 2013 and defines both the functional areas being redeveloped / retained/ removed and the overall area delivered under that proposal;
- 3 Columns O to AC set out the functional area targets developed by Gleeds. These are based upon Nett Internal Area [NIA] assessment established by Health planners based upon HPCG / HBN guidance and modified to reflect the spatial impacts of Acute Service Plans where these are clear and understood. This block also identifies the effect of the 15% reduction target required by the Project Brief as applied to each functional department, communication and plant space.

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Calculating the Net Int	ernal Area and Reduced Net Internal Area
Column 'O'	NIA - This is the Net Internal Area arrived at by Health planners and equates to the NIA defined with the HPCG Guides;
Column 'P'	CIRC - this is the area defined for circulation, planning, departmental plant and communication allowance associated with this area and identified in HPCG. In all cases 10% of the allowance has been removed to be reapplied as global communication allowance later in the
Column 'Q'	Total sum of the Net Internal Area for each department in column 'O' and the remaining circulation, planning and departmental pliant allowance in column 'P'
Column's 'R' 'S' 'T' & 'U'	These columns set out the application of the 15% reduction to NIA and the circulation, planning, departmental plant allowance. The new combined departmental area total is confirmed in 'U'
Columns 'W' to 'AC'	These reflect a the application of the above to Overdale
Cell 'AC89'	Functional Area to achieve 15% target - This is the aggregate total of the dual site NIA and associated circulation, planning, departmental plant allowance for all departments
Cell 'AC91'	Communication based on HPCG -15% area - this reapplies the communication allowance initially removed under 'column 'P' above which being now applied to an NIA that is 15% lower is also 15% lower that HPCG guidance;

Application of Engineering allowance

The HPCG engineering allowances for each function vary between 15% - 40%. To maintain downward pressure on area these have not been applied by function. Instead a reduced global allowance of 12%, reflective of derogations, has been applied. It should be noted that the 'mean' calculated allowance for the functions involved is currently 27%

involved is currently 27	70.
Cell 'AC96'	Engineering based on HPCG -15% area - this is the engineering area to be added to the area in 'AC91' and 'AC93' to arrive at the total aggregate target area for the option
Cell 'AC97'	Total Area to achieve 15% HPCG reduction - this is the aggregate of the NIA and circulation in 'AC91', the Aggregate communication allowance in 'AC93' and the engineering allowance in 'AC96'
Cell 'AC99'	Retained Existing Functional Area - this is the area identified within the existing hospital that will be retained and not altered. It has been included in the Gleeds target to maintain consistency between the Gleeds 'as drawn' data and the SOC Refined Concept solution. It refers largely to Peter Crill House, Education and some basement areas
Cell 'AC100'	Open Plant Area - this is space for open air plant that will not contribute to build area. However it is included to maintain consistency between Gleeds 'as drawn' data and the SOC Refined Concept solution. It refers largely to Peter Krill House, Education and some basement areas
Cell 'AC101'	Target Total Concept Area - this is the sum total of the NIA in Cell 'AC91', the aggregate communication allowance in Cell 'AC93'

FUNCTIONAL AREA		EV	IOTINO ADEA				OPT	1011 4	222	- C 1	2		A 1	UDOO	450/			
	HOSPITAL FUNCTIONS unction or service		ISTING AREA urrent Area (m2)	Jo	GH - HPC	G	UPI		PCG-15%	etinea	Concept -		Overdal		15%		lale less sa	ving
Zone	Department	Area incl stairs /lifts	Functional incl Circulation	NIA	Circ	Total	Saving	NIA Saving	circ	New Total	Retained Functional Areas	NIA	Circ	Total	%	NIA Saving		New Total
											Aleas							
Main entrance	Entrance																	
main character	Amenities			1070	407	1477	15%	161	61	1255								
	Visitor spaces							0	0)								
Emergency zone	Emergency department	979	783	1174	376	1550	15%	176	56	1317								
	Minor Injuries Unit Assessment/CDU	145	116	722	195	917	15%	108	29	779								
	GP consult area	?		In ED														
	Acute Receiving Ward	550	440															
Staff Facilities	Central staff zone			1055	264	1319	15%	158	40	1121		484	121	605	15%	73	18	514
In-patient / Integrated Units	In-patient beds - adult acute general - public			6987	1886	8873	15%	1048	283	7542								0
in patient, integrated emic	in-patient beus - adult acute general - public	7304	5843	0907	1000	0073	15%	1040	203	7542								0
	In-patient beds - adult acute general - private			1133	306	1439	15%	170	46	1223								0
	Critical Care	625	500	1132		1415		170	42	1203								0
	Wards Central core			1602	433	2035	15%	240	65	1729					<u> </u>			0
Women's & Children's	In-patient beds - mental health Women's Unit - Obstetric In-patient beds	-	-	851	230	1081	15%	128	34	919								0
Women's a ominater's	Women's Unit - Labour suite	1722	1270	883	265	1148	15%	132	40	976								0
	Women's & Children's Entrance	1722	1378	231	62	293	15%	35	9	249								0
	Neonatal unit		100	593	148	741	15%	89	22	630								0
	Women's Unit - ANC, EPS, U/S, day Paediatric unit - inpatients	200 603	160 482	985	246	1231	15%	148	37	1047								0
	Paediatric unit - inpatients Paediatric unit - outpatient & day case	200	160	905	240	0	5%	140	31	0		288	92	380	15%	43	14	323
Treatment & Diagnosis	Operating theatres - inpatient	1400	1120	3337	834	4171	15%	501	125	3546								0
Padiology	Operating theatres - day	2243	1794							0								0
Radiology	Imaging department - radio diagnostic									0								0
	Imaging department - CT	1453	1162							0								0
	Imaging department - MRI Imaging department - ultrasound			876	280	1156	15%	131	42	983								0
	Imaging department - nuclear medicine									0								0
Ambulatory Care	Entrance									0		915	348	1263	15%	137	52	1073
	Outpatients - general	979	783							0		2885	923	3808	15%			
	Outpatients - gynaecology	148	118 303							0		305	98	403	15%	46	15	342
	Outpatients - dermatology Outpatients - ophthalmology/ENT	379 1328	1062							0								0
	Day Surgery	incl	-							0								0
	endoscopy unit	550	440							0								0
	Medical day/ PIU	50	40							0								0
	cardiac cath labs Clinical (incl cardiac) investigations	349	279							0								0
	oncology - chemotherapy	609	487							0		329	82	411	15%	49	12	350
	oncology - radiotherapy	-								0		425	106	531	_			452
	Renal Dialysis	600	480							0		548	137	685	15%	82	21	582
	Neurophysiology	-								0								0
	Rehabilitation Private Outpatients	1250 0	1000							0		341	109	450	15%	51	16	383
Clinical Support Facilities	mortuary and PM facilities	- U		236	59	295	15%	35	9	251		041	100	400	1070	3	10	0
	laboratories	2994	2395	1023	256	1279	15%	153	38	1087								0
	blood transfusion facilities	2334	2333			0		0	0	0								0
	pharmacy			146	37	183	15%	22	5	155	141	992	248	1240	15%	149	37	1054
administration and staff	Department of Anaesthetics offices - clinical and admin									0	4175							0
	ICT									0								0
	Staff changing									0								0
	education and teaching centre	1293	1034							0	2192	2			<u> </u>			0
	research facilities - library etc. research facilities - laboratories									0					 			0
Other Support Facilities	Allowance for planning new site									0		587	147	734	15%	88	22	624
	Kitchen and staff dining									0								0
Facilities Management	materials management - deliveries			2303	576	2879	15%	345	86	2447					<u> </u>			0
	materials management - stores materials management - waste etc.			-						0					├──			0
	Linen management			1						0					\vdash	1		0
	Laundry									0								0
	Sterile services, instrument re-processing									0		+			—	<u> </u>		0
	Cleaning & portering Technical and maintenance			 	1	-		-	-	0		+		1	 	1	-	0
	offices - building management			1 -						0	156	3			\vdash	1	<u> </u>	0
	Staff accommodation									0	183							0
	Chapel									0	142				$oxed{\Box}$			0
	Radio Lions			 	-					0	38				₩	-	<u> </u>	- 0
	X-Ray store Medical records			 	1	1		1	1	0	700	_			\vdash	<u> </u>	 	0
	Open plant area									0	376	_				†		0
	Car park									0								0
Undefined Concept Area		3137								0					<u> </u>	<u> </u>		0
Comms and Plant Energy centre(s)		7773		547		547	0%	^		547	790	0 440	0	440	0%		^	440
Vacant/void space - all levels	·L			547	"	54/	0%	0	. 0	547	790	440	0	440	0%	1	0	440
Total area of briefed departmen	nts, sq.m.	38,863	22362	26,886	7,142	34,028		3,951	1,071	29,006	8,953	8,539	2,411	10,950		1,215	362	9,374
		38,863		ı		34,028		.,===	,	29,006	-,-00	1 .,	,	10,950		1 -,- 1		9,374
I			<u>.</u>			- 1,020	1							. 3,300	j			3,314
		Other Spaces		•												e 15% target		38,379
		Atrium Streets - not in dep	artments	1										llowances nication b		HPCG -15% a	10.00%	3,838
		FM routes		1														
		Stairs and Lifts (mi	d-rise)													allowance:		
		Service risers enclosed Plant roo	ms	-												CG -15% area S HPCG reduc		4,606
		Car Park		1									rotal Ar	cu to athi	CVC 13%	ca reauc	au.	-0,023
		Storage											Retaine	d Existing	g Functi	onal Area		8,953
		CIRCULATION AN	ID ENCLOSED PLANT											lant Area				1,690
		OPEN PLANT ARI	EA	J ,									Target 1	Total Con	cept Are	ea		57,466
				, 1														

Overdale all up area SOC Total Proposed Refined Concept Area

Total

10,359

FUNCTIONAL ARE	A SUMMARY										
EXISTING	HOSPITAL FUNCTIONS	OPTION A - AS DRAWN - Refined Concept - HPCG - 15%									
	Function or service		Jersey Gener	ral Hospital			Overd	iale			
Zone	Department	Redundant space	New build	Refurb	Used Exist	Total	New build	Total			
						0					
Main entrance	Entrance					0					
	Amenities		500	640		1140	172	17			
Emergency zone	Visitor spaces Emergency department		1600	811		2411					
Emergency Zone	Minor Injuries Unit		1000	011		0					
	Assessment/CDU		1130			1130					
	GP consult area					0					
Staff Facilities	Acute Receiving Ward Central staff zone			1160		0 1160	678	67			
						0					
n-patient / Integrated Units	In-patient beds - adult acute general - public		5615	6051		11666 0					
	In-patient beds - adult acute general - private					0					
	Critical Care Wards Central core		500 690	530		1030					
	In-patient beds - mental health		090	520		1210					
Women's & Children's	Women's Unit - Obstetric In-patient beds		355	715		1070					
	Women's Unit - Labour suite			1360		1360					
	Women's & Children's Entrance		4/0	90		90					
	Neonatal unit Women's Unit - ANC, EPS, U/S, day		460			460					
	Paediatric unit - inpatients					0					
	Paediatric unit - outpatient & day case					0	440	44			
Treatment & Diagnosis	Operating theatres - innations		3280	1190		0 4470					
Treatment & Diagnosis	Operating theatres - inpatient Operating theatres - day		3280	1190		4470					
Radiology	Imaging department - radio diagnostic		1100			1100	678	67			
	Imaging department - CT					0					
	Imaging department - MRI					0					
	Imaging department - ultrasound					0					
Ambulatani Cara	Imaging department - nuclear medicine					0					
Ambulatory Care	Entrance Outpatients - general					0	4407	440			
	Outpatients - gynaecology					0	465	46			
	Outpatients - dermatology					0					
	Outpatients - ophthalmology/ENT					0					
	Day Surgery endoscopy unit					0					
	Medical day/ PIU					0					
	cardiac cath labs					0					
	Clinical (incl cardiac) investigations					0	500				
	oncology - chemotherapy oncology - radiotherapy					0	508	50			
	Renal Dialysis					0	828	82			
	Neurophysiology					0					
	Rehabilitation					0	504				
Clinical Support Facilities	Private Outpatients mortuary and PM facilities		270			0 270	521	52			
	laboratories		270	1290		1290					
	blood transfusion facilities					0					
	pharmacy			141	141	141	1533	153			
administration and staff	Department of Anaesthetics offices - clinical and admin				141 4175	141 4175					
	ICT				1170	0					
	Staff changing					0					
	education and teaching centre				2192	2192					
	research facilities - library etc. research facilities - laboratories					0					
Other Support Facilities	Allowance for planning new site					0					
	Kitchen and staff dining					0					
Facilities Management	materials management - deliveries		131	220		351					
	materials management - stores materials management - waste etc.					0					
	Linen management					0					
	Laundry					0					
	Sterile services, instrument re-processing					0					
	Cleaning & portering Technical and maintenance					0					
	offices - building management				156	156					
	Staff accommodation				183	183					
	Chapel Padio Lione				142	142					
	Radio Lions X-Ray store				38 60	38 60					
	Medical records				700	700					
	Open plant area				376	376					
Indefined Courses' Asset	Car park				0	0					
Undefined Concept Area Comms and Plant	+				0	0					
Energy centre(s)				792	790	1582	390	39			
Vacant/void space - all levels		4350				0					
	ents, sq.m.	4,350				40,094	10,620	10,62			

Other Spaces			
Atrium	0	0	0
Streets - not in departments	inc below	inc below	inc below
FM routes	inc below	inc below	inc below
Stairs and Lifts (mid-rise)	inc below	inc below	inc below
Engineering	873	2140	0
Retained circulation	1260	738	3,547
Car Park	0	0	376
Storage	0	0	71
CIRCULATION & ENCLOSED PLANT	2,133	2,878	3,994
OPEN PLANT AREA	0	0	1,690
Total			10,695
			10,695
			,
Overdale Overall Area			10,620
			,
Total Proposed Area			61,409
Redundant / reusable space	1		4,350



Spatial Planning Principles and use of this Functional Area Estimate [FAE]

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Basis of Spatial Planning Calculations

The area required to deliver both single and dual site hospital options has been developed by Gleeds Health Planners by following best practice hospital planning processes. The current hospitals activity data has been used to extrapolate the recommended departmental area from published UK hospital planning guidance. Beyond this, where relevant guidance is not published, departmental sizes have been developed from their experience of delivering similar acute hospitals in the UK and informed by their Acute Service planning work with HSSD personnel.

The area required has also been further tested by activity forecasting completed by EY which has verified the initial bed planning principles adopted by Gleeds Health Planners

The derived target departmental areas also reflect the following:

- 1 The spatial impact of emerging Service Delivery plans being prepared concurrently under Change Request 003 where available;
- 2 A generally applied 15% target to all functional space and, through the application of later allowances, a comparable reduction to plant and communication spaces;

Schedule Structure

The schedule has been designed to allow as much departmental level comparison as possible with the current hospital areas and those established by Gleeds to test the viability of each proposed site. This has been achieved by setting the data out in vertical blocks relating to the 'existing hospital site', the' Gleeds target areas for single sites options' and finally the 'Gleeds As Drawn areas' for what has been achieved at each site.

In accordance with the project brief all comparable data has been extracted from the Strategic Outline Case and the Refined Concept Addendum dated 3rd October 2013. Despite this, differences between this and previous approaches are inevitable and should be borne in mind in the use of this schedule

The vertical blocks are -

- 1 Columns A to F set out each function as they are known to exist within the current hospital;
- 2 Columns 'I' to 'O' set out the functional area targets developed by Gleeds. These are based upon Nett Internal Area [NIA] assessments established by Health planners based upon HPCG / HBN guidance and modified to reflect the spatial impacts of Acute Service Plans where these are clear and understood. This block also identifies the effect of the 15% reduction target required by the Project Brief as applied to each functional department, communication and plant space.
- 3 Columns 'Q' to 'Y' set out the as drawn areas that have been achieved by the design team in endeavouring to achieve the best fit solutions for the target areas set out in [2] above at each of the sites being tested;

Calculating the Net Internal Area and Reduced Net Internal Area

Column 'I' NIA - This is the Net Internal Area arrived at by Health planners and equates to the NIA defined with the HPCG Guides;

Column 'J' CIRC - this is the area allowance defined for circulation, planning, departmental plant and communication allowance associated with this

area as identified within HPCG. In all cases 10% of this allowance has been removed to be reapplied as a global communication allowance

later in the calculation;

Column 'K' Total sum of the Net Internal Area for each department in column 'O' and the remaining circulation, planning and departmental pliant

allowance in column 'P'

Column's 'L' 'M' 'N' & 'O' These columns set out the application of the 15% reduction to NIA and the circulation, planning, departmental plant allowance. The new

reduced total departmental area arising from this $% \left(1\right) =\left(1\right) \left(1\right)$ is confirmed in $\left(0\right)$

Cell '092' Functional Area to achieve 15% target - This is the aggregate total of the NIA and associated circulation, planning, departmental plant

allowance for all departments

Cell '094' Communication based on HPCG -15% area - this reapplies the communication allowance initially removed under 'column 'P' above which

being now applied to an NIA that is 15% lower is also 15% lower that HPCG guidance;

Application of Engineering allowance

The HPCG engineering allowances for each function vary between 15% - 40%. To maintain downward pressure on area these have not been applied by function. Instead a reduced global allowance of 15%, reflective of derogations and the compliance obligations of new build facilities has been applied. It should be noted that the 'mean' calculated allowance for the functions involved is currently 27%.

Cell '097' Engineering based on HPCG -15% area - this is the engineering area to be added to the area in '092' and '094' to arrive at the total aggregate

target area for all options

Cell '099' Total Area to achieve 15% HPCG reduction - this is the aggregate of the NIA and circulation in '092', the Aggregate communication allowance

in 'O94' and the engineering allowance in 'O97'

Cell 'O101' Retained Existing Functional Area - this is the area identified within the existing hospital that will be retained and not altered. It

refers largely to Peter Crill House, and Education facilities at Jersey General

Cells 'S,V & Y' '92 - 101' These indicate the equivalent 'As Drawn' achievements in endeavouring to deliver the target areas above at each of the site options

FUNCTIONAL AREA SUMMARY FOR SINGLE SITE OPTION B, C AND D

EXISTING H	IOSPITAL FUNCTIONS
Fur	nction or service
Zone	Department
Main entrance	Entrance Amenities
	Visitor spaces
Emergency zone	Emergency department
	Minor Injuries Unit Assessment/CDU
	GP consult area
Staff Facilities	Acute Receiving Ward Central staff zone
In-patient / Integrated Units	In-patient beds - adult acute general - public
	In-patient beds - adult acute general - private Critical Care
	Wards Central core
	In-patient beds - mental health
Women's & Children's	Women's Unit - Obstetric In-patient beds Women's Unit - Labour suite
	Women's & Children's Entrance
	Neonatal unit
	Women's Unit - ANC, EPS, U/S, day Paediatric unit - inpatients
	Paediatric unit - outpatient & day case
Treatment & Diagnosis	Operating theatres - inpatient Operating theatres - day
Radiology	Imaging department - radio diagnostic
	Imaging department - CT
	Imaging department - MRI Imaging department - ultrasound
	Imaging department - unleased in
Ambulatory Care	Entrance
	Outpatients - general Outpatients - gynaecology
	Outpatients - gyrraecology Outpatients - dermatology
	Outpatients - ophthalmology/ENT
	Day Surgery endoscopy unit
	Medical day/ PIU
	cardiac cath labs
	Clinical (incl cardiac) investigations oncology - chemotherapy
	oncology - radiotherapy
	Renal Dialysis
	Neurophysiology Rehabilitation
	Private Outpatients
Clinical Support Facilities	mortuary and PM facilities
	laboratories blood transfusion facilities
	pharmacy
administration and staff	Department of Anaesthetics
administration and staff	offices - clinical and admin
	Staff changing
	education and teaching centre
	research facilities - library etc. research facilities - laboratories
Other Support Facilities	Allowance for planning new site
	Kitchen and staff dining
Facilities Management	materials management - deliveries
	materials management - stores materials management - waste etc.
	Linen management
	Laundry
	Sterile services, instrument re-processing Cleaning & portering
	Technical and maintenance
	offices - building management
	Staff accommodation Chapel
	Radio Lions
	X-Ray store
	Medical records Open plant area
	Car park
Undefined Concept Area	
Comms and Plant	
Vacant/void space - all levels	
Total area existing departmen	ts m2

EXIS:		G based		Reduction	REA - HPCG LESS 15% Reduced Area Proposed				
Area incl	Functional incl	NIA Circ Total				Reduced	1		
stairs /lifts	Circulation	NIA	Circ	Total	%	NIA	Circ	Total	
		1206	458	1664	15%	1025	390	141	
979	783.2	1158	371	1529	15%	984	315	129	
145	116								
?		722	195	917	15%	614	166	77	
550	440	1055	264	1319	15%	897	224	112	
		6987	1886	8873	15%	5939	1604	754	
7304	5843.2	4400	200	4.400	450/	000	000	400	
625	500	1133 1132	306 283	1439 1415	15% 15%	963 962	260 241	122	
		1602	433	2035	15%	1362	368	172	
-	<u>-</u>	851	230	1081	15%	723	195	91	
1722	1377.6	883	265	1148	15%	751	225	97	
	101710	231	62	293	15%	196	53	24	
200	160	593	148	741	15%	504	126	63	
603	482.4	985	246	1231	15%	837	209	104	
200	160	288	92	380	15%	245	78	32	
1400	1120	3337	834	4171	15%	2836	709	354	
1400 2243	1794.4	333/	034	4171	15%	2630	709	354	
1453	1162.4	1013	324	1337	15%	861	276	113	
		1013	324	1337	1370	301	210	110	
		0-1		-	4-0				
979	783.2	371 2852	141 913	512 3765	15% 15%	315 2424	120 776	43 320	
148	118.4	305	98	402.6	15%	259	83		
379	303.2								
1328	1062.4								
incl 550	- 440								
50	40								
-									
349	279	329	00	44.4	15%		70	35	
-	487	329	82	411	15%	280	70	3:	
600	480	548	137	685	15%	466	116	58	
1250	1000								
0	0	341	109	450	15%	290	93	38	
		236	59	295	15%	201	50	25	
2994	2395.2	1023	256	1279	15%	870	217	108	
		992	248	1240	15%	843	211	105	
	4175								
	4110								
1293	1034	1443	361	1804	15%	1227	307	15	
		2303	576	2879	15%	1958	489	24	
		2505	370	2019	15/0	1900	709	244	
3137									
7773		790	0	790	15%	672	0	6	
38,863	26,537	34709	9376	44085		29503	7970	3747	
		5 .7 00	55.0	. 7000		_5555		3,4,	

_		
Functional Area required to achieve 15% target		37,473
HPCG Allowances		
Communication based on HPCG -15% area	10.00%	3,747
_		
HPCG Mean Engineering allowance:	27.00%	_
Engineering based on HPCG -15% area	15.00%	5,621
_		
Total Area to achieve 15% HPCG reduction		46,841
Retained Existing Functional Area		5,209
	Communication based on HPCG -15% area HPCG Mean Engineering allowance: Engineering based on HPCG -15% area Total Area to achieve 15% HPCG reduction	HPCG Allowances Communication based on HPCG -15% area 10.00% HPCG Mean Engineering allowance: Engineering based on HPCG -15% area 15.00% Total Area to achieve 15% HPCG reduction

FUNCTIONAL AREA SUMMARY FOR SINGLE SI

EXISTING F	AS DRAWN RESULTS FOR ALL SINGLR SITE OPTIONS										
Fui	nction or service	OPTION	B - Overdale	e 100% new	OPTION C -	Jersey Gene	eral 100% new	OPTION D - Waterfront 100% New			
Zone	Department	New	Refurb	Total	New	Refurb	Total	New	Refurb	Total	
Main entrance	Entrance										
	Amenities	1240		1240	1160		1160	1489		1489	
F	Visitor spaces	4270		0	4250		0	4200		0	
Emergency zone	Emergency department Minor Injuries Unit	1270		1270	1350		1350	1300		1300	
	Assessment/CDU	780		780	830		830	840		840	
	GP consult area Acute Receiving Ward			0			0			0	
Staff Facilities	Central staff zone	1150		1150	0	1230	1230	1218		1218	
In-patient / Integrated Units	In-patient beds - adult acute general - public	7513		7513	8111		8111	7680		7680	
	In potions hade, adult courte general, private	1160		0 1160	1150		0 1150	1218		0 1218	
	In-patient beds - adult acute general - private Critical Care	1250		1250	1520		1520	1218		1218	
	Wards Central core	1800		1800	1160		1160	1800		1800	
Manage & Children	In-patient beds - mental health	000		0	000		0	4040		0	
Women's & Children's	Women's Unit - Obstetric In-patient beds Women's Unit - Labour suite	920 980		920 980	880 1020		880 1020	1216 1012		1216 1012	
	Women's & Children's Entrance	235		235		310	310	265		265	
	Neonatal unit	650		650	870		870	633		633	
	Women's Unit - ANC, EPS, U/S, day Paediatric unit - inpatients	1120		0 1120	1070		0 1070	1113		1113	
	Paediatric unit - outpatient & day case	330		330	.0.0	550	550	350		350	
				0			0			0	
Treatment & Diagnosis	Operating theatres - inpatient Operating theatres - day	3610		3610	3840		3840	3501		3501	
Radiology	Imaging department - radio diagnostic	0		0			0	0		0	
	Imaging department - CT			0			0			0	
	Imaging department - MRI	1150		1150	1140		1140	1178		1178	
	Imaging department - ultrasound Imaging department - nuclear medicine			0			0			0	
Ambulatory Care	Entrance	0		0			0			0	
	Outpatients - general	3500		3500	3020	270	3020	3255		3255	
	Outpatients - gynaecology Outpatients - dermatology	350		350		370	370 0	550		550	
	Outpatients - ophthalmology/ENT			0			0			0	
	Day Surgery			0			0			0	
	endoscopy unit Medical day/ PIU			0			0			0	
	cardiac cath labs			0			0			0	
	Clinical (incl cardiac) investigations	200		360	400		0	254		0	
	oncology - chemotherapy oncology - radiotherapy	360		360	420		420	354		354 0	
	Renal Dialysis	600		600	618		618	585		585	
	Neurophysiology			0			0			0	
	Rehabilitation Private Outpatients	400		400	440		0 440	353		353	
Clinical Support Facilities	mortuary and PM facilities	260		260	210		210	255		255	
	laboratories	1050		1050	1170		1170	1074		1074	
	blood transfusion facilities pharmacy	1139		1139	1050		0 1050	1086		1086	
	Department of Anaesthetics			0			0			0	
administration and staff	offices - clinical and admin			0			0			0	
	ICT			0			0			0	
	Staff changing education and teaching centre	0		0	0		0			0	
	research facilities - library etc.			0			0			0	
	research facilities - laboratories			0			0			0	
Other Support Facilities	Allowance for planning new site			0			0			0	
Facilities Management	Kitchen and staff dining materials management - deliveries	2480		2480	2220		2220	2200		2200	
	materials management - stores	2400		0			0			0	
	materials management - waste etc.			0			0			0	
	Linen management			0			0			0	
	Sterile services, instrument re-processing			0			0			0	
	Cleaning & portering			0			0			0	
	Technical and maintenance			0			0			0	
	offices - building management Staff accommodation			0			0			0	
	Chapel			0			0			0	
	Radio Lions			0			0			0	
	X-Ray store Medical records			0			0			0	
	Open plant area										
	Car park										
Undefined Concept Area											
Comms and Plant Energy centre(s)		1300		1300	1300		1300	1180		1180	
Vacant/void space - all levels		1300		1300	1300		1300	1100		1100	
Total area existing departmen	nts m2	36597	0	36597	34549	2460	37009	36996	0	36996	
						s Drawn Ou					

