

## States of Jersey Pre-Feasibility Project: Site Assessment and Information

<b>25 The Parade Gardens</b>	
<b>Item:</b>	<b>Response:</b>
<b>Size:</b>	14,000sqm
<b>Location:</b>	Park in town opposite the General Hospital.
<b>Topology:</b>	Town Park
<b>Ownership:</b>	Parish of St Helier
<b>Availability:</b>	Could only be considered if a new park was to be created on the existing Hospital site.
<b>Usage:</b>	Used as park
<b>Requirements:</b>	The area may meet requirements, though this would require a large building.
<b>Planning</b>	<p>Accords with Spatial Strategy and healthcare facility policy but designated as protected open space. Loss of strategically important public open space and urban trees would be a key planning issue but potential for replacement would need to be explored.</p> <p>All Saints Church is a Listed bldg and the whole area is archaeologically sensitive (Parade Gardens, and surrounding area, is designated as an AAP).</p> <p>The church is on the site of a former cholera graveyard.</p>
<b>Public Acceptability</b>	A highly contentious location
<b>Cost / Value:</b>	
<b>Information Available:</b>	The site has a covenant upon it preventing buildings from being placed on the site.
<b>Other Issues:</b>	
<b>1.0 Massing and Planning Issues:</b>	

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<b>Item:</b>	<b>Response:</b>
<p>1.1 The site must be considered capable of accommodating the potential capacity requirements for the hospital, including potential future expansion and/or change. Consider:</p> <ul style="list-style-type: none"> <li>• GIFA: c.60,000m<sup>2</sup>;</li> <li>• Preferred GF: c.20,000m<sup>2</sup>;</li> <li>• Expansion potential: (c.5,000m<sup>2</sup>?)</li> </ul>	<p>With a site area of only approximately 14,000m<sup>2</sup> and deducting an allowance form this to cater for ambulance access, drop-off points, courtyards to bring daylight into otherwise deep-plan areas, it is unlikely that the ground floor building footprint area will exceed 12,000m<sup>2</sup> which, extended vertically, would require a minimum of five storeys to provide c.60,000m<sup>2</sup> of accommodation, excluding any potential for expansion. In reality, it is likely that the footprint will be less than 12,000m<sup>2</sup> necessitating a greater number of floors.</p> <p>In addition, it will only be possible to provide approximately 60% of the preferred ground floor accommodation at that level, resulting in major compromises in the preferred clinical departmental relationships.</p> <p>For these reasons this site is not suitable for an acute hospital facility.</p>
<p>1.2 The potential site must fit within and not be out of accord with the Island Planning and Spatial Strategy.</p>	<p>Accords with Spatial Strategy and healthcare facility policy but designated as protected open space.</p>
<p>1.3 The site should not have any planning restrictions associated with it that pose an unacceptable risk to development at this stage</p>	<p>The site has a covenant upon it preventing buildings from being placed on the site.</p> <p>Loss of strategically important public open space and urban trees would be a key planning issue but potential for replacement would need to be explored.</p> <p>All Saints Church is a Listed bldg and the whole area is archaeologically sensitive (Parade Gardens, and surrounding area, is designated as an AAP).</p> <p>The church is on the site of a former cholera graveyard.</p>
<p>1.4 The site requirement for the total hospital development should be immediately available.</p>	
<b>2.0 Transport and Access Issues:</b>	
<p>2.1 The site should afford ease of access to the majority of the island's population.</p>	<p>The site is located within St. Helier and close to approximately 70% of the island's population.</p>

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<b>Item:</b>	<b>Response:</b>
2.2 The site should allow efficient and effective access by private and commercial (FM) transport. Consider main access routes and junctions within the surrounding areas.	Whilst the surrounding roads are all urban and some restricted in width, the site is located close to the main gyratory road structure which distributes traffic across and round St. Helier. There is good access westwards towards the airport and there are main roads radiating out from St. Helier to all parts of the island.
2.3 The site should allow efficient and effective access by public transport (consideration of the risk that public transport routes may not be altered sufficiently to accommodate patient demand on any individual site).	There are a total of 19 different bus routes around Jersey, all of which leave from Liberation Station bus depot in St Helier, approximately 600m (approximately a 5 to 10 minute walk) from the hospital. There are local bus stops for various routes closer to the hospital.
2.4 There should be adequate parking facilities available for staff, patients and visitors. Consider: <ul style="list-style-type: none"> <li>Existing car parks for town centre sites;</li> <li>Provision of 300 (?) car parking spaces for out-of-town sites.</li> </ul>	There is a near-by multi-storey car park on Patriotic Street with 613 spaces. There will be very limited opportunities to provide parking on site other than by way of multi-storey basement parking below the hospital building footprint.
2.5 The site should allow efficient and effective access by emergency services (ambulances and fire service). Consider routes from depots in St. Helier.	The site is close to both the ambulance and fire depots.

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<p>2.6 The site should allow efficient and effective (ideally separate) access by the following traffic flows:</p> <ul style="list-style-type: none"> <li>• Staff, patients and visitors;</li> <li>• Ambulances to A&amp;E;</li> <li>• FM deliveries and waste removal to/from service yard.</li> </ul>	<ul style="list-style-type: none"> <li>• Access on to the site should be possible from both Elizabeth Place to the north of the site and from The Parade to the west of the site and, therefore, it should be possible to get some separation of traffic flows.</li> </ul>
<b>3.0 Infrastructure and Geography:</b>	
<p>3.1 The site should present minimal risks to its safe and on-going running in terms of the weather and environment. Consider:</p> <ul style="list-style-type: none"> <li>• Exposure / orientation;</li> <li>• Environmental issues.</li> </ul>	<p>Town centre site, but only approximately 400m from the shore. With an eight storey ward block, the upper four storeys and roof are higher than the adjacent buildings and are significantly more exposed to the weather. The prevailing wind direction in Jersey is predominantly from the west, but with winds also from the south and north-east.</p>
<p>3.2 The site should be capable of supporting key infrastructure for the hospital. Consider:</p> <ul style="list-style-type: none"> <li>• Power (electricity);</li> <li>• Water;</li> <li>• Drainage</li> </ul>	<p><b>Power (Electricity):</b></p> <ul style="list-style-type: none"> <li>• Currently 2 x 11kV supplies in an open ring supply the site with local hospital transformers reducing the voltage as appropriate for local use. This is adequate for the projected demand.</li> <li>• The open ring provides security in supply if one of the 11kV supplies fails.</li> </ul> <p><b>Water:</b></p> <ul style="list-style-type: none"> <li>• .</li> </ul> <p><b>Drainage:</b></p> <ul style="list-style-type: none"> <li>• .</li> </ul>

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<b>Item:</b>	<b>Response:</b>
<b>4.0 Clinical and Non-clinical Support:</b>	
4.1 The site should be capable of accommodating or being supported by the full range of clinical and non clinical support functions (Hard and Soft FM, CSSD, Pharmacy, Med Records etc.)	Currently, CSSD, Stores and Laundry are located remotely on a site at Five Oaks and would probably continue to do so due to the restricted size of this site..
<b>5.0 Clinical Care and Patient Related Issues:</b>	
5.1 The site should allow for the optimisation of clinical adjacencies and functionality (refer also to item 1.1 above).	Due to the restricted area of the whole site, it will not be possible provide all the preferred ground floor accommodation at that level. Therefore some compromise on clinical adjacencies will be required where some accommodation will have to be placed on the first floor.
5.2 The site should allow for the future hospital to be flexible in its future design and construction and allow for future proofing of services as part of a clear, sustainable, forward masterplanning strategy (refer also to item 1.1 above).	Being a constricted city centre site, enclosed by roads or adjacent properties, there will be limited opportunities to expand the facilities within the boundaries of the site. Consequently, it may be necessary to consider incorporating internal 'shell space' which is not fitted out to facilitate future expansion in critical areas such as imaging and OT. It may be possible to add further floors to some areas if the structure and services' infrastructure is designed in such a way from the outset to facilitate such future construction.
5.3 The hospital should be capable of accommodating key functional content, based on, but not wedded to current UK room scheduling guidance and current best practice	This is a very constricted, small site. There will be compromises in the departmental layouts and relationships due to the restricted floor area available on each floor.

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5.4 Quality of patient environment including views and social spaces	As the hospital is contained within a constricted town centre site, there are limited opportunities for patient outlooks over landscaped areas. However, one of the likely conditions which might permit this site to be considered for a replacement hospital development is that once completed and the existing hospital demolished, that site would be turned into a replacement park.
5.5 Convenience of access for friends, family and visitors and access to town facilities.	As noted above, the existing hospital is located centrally within St. Helier in close proximity of approximately 70% of the island's population and close to main arterial roads converging on St. Helier with good public transport access from all parts of Jersey. There is good access to commercial and social facilities in the immediate vicinity of this site.
<b>6.0 Staffing and Support:</b>	
6.1 The effect of the site on staff recruitment and retention at the time of transition	The existing acute hospital can remain operational with little disruption to the existing staff and clinical services, other than any short term upgrades which may be necessary to implement in the immediate future, whilst the new hospital is constructed on this alternative site.
6.2 The ongoing effect of the site on staff recruitment and retention (access, convenience, travel etc.)	The new hospital will provide modern, larger accommodation meeting current standards with improved clinical and social facilities which should offer greater opportunities to attract and retain staff.
6.3 Staff, patient and visitor security relating to location and out-of-hours safety	This is a town centre site close to business and social areas and, as a result, its security should benefit from general activity and policing in the area
<b>7.0 Construction and Buildability:</b>	
7.1 Ease of construction logistics including site clearance and levels, contamination, additional site specific measures	The gardens currently accommodate a war memorial and a children's playground, reprovision of which will require to be incorporated into the development plans either on a temporary basis (assuming eventual reprovision on the replacement garden site) or on a permanent basis on an alternative site immediately available.

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<b>Item:</b>	<b>Response:</b>
7.2 Access to site for construction vehicles, deliveries and waste removal	The hospital is situated on a constricted, town centre site and will present all the issues normally associated with developing such a constricted urban site, such as restricted delivery and waste removal times with adjacent narrow and, at times, congested roads.
7.3 Protection of existing services and avoidance of disruption during the build process	During the demolition and construction periods, particular care and constant monitoring will be required to ensure there are no infection control issues and to reduce the impact of noise and vibration on sensitive clinical services and equipment in the adjacent hospital.