



Planning Department Applications  
Growth, Housing and Environment  
PO Box 228  
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Ref: P/2013/1186

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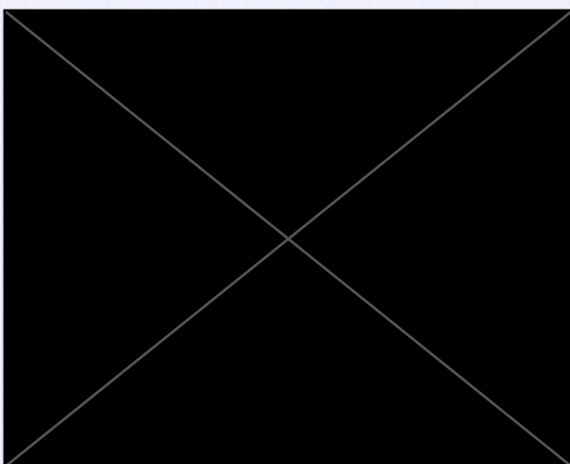
Dear Sirs

**RE: General Hospital Temporary Theatres Extension of Time**

We have been asked on behalf of Health and Social Services to write to your department asking for a further ten-year extension to the previously granted time line.

As we are all aware, the hospital redevelopment has taken up the last ten years and remains unresolved. With this in mind, and after consultation with your department, we have pleasure enclosing a (PI) planning application for your consideration.

If you require any further , please do not hesitate to make contact.





## **DESIGN STATEMENT – MAIN THEATRES EXTENSION OF TIME ON PLANNING APPROVAL P/2013/1186**

### **Justification/Need**

#### Client Background

Following the appointment in May 2010 of a Managing Director for Jersey General Hospital who had recent NHS experience it was highlighted that the hospital estate had fallen significantly behind the standard now generally expected in the UK. KPMG were appointed and a report prepared.

The information was reported the H&SS Minister, who immediately raised the matter with the Chief Minister, Minister for Treasury and Resources and the Chief Executive of the States of Jersey at the time in 2013.

H&S, in conjunction with Jersey Property Holdings, subsequently approached its Architectural Services Section, together with the H&SS Project Management Team, to assess the potential redevelopment and improvement of its existing surgical theatres and associated facilities to bring about a more efficient and effective use of resources and space for a 10-year period to allow continuity of existing services and to take into account the long-term plan for the General Hospital.

The existing theatre block is over 40 years old and has been refurbished a number of times. Theatre space is operated to capacity to enable services to be maintained. The upgrades to the new theatre provision have allowed Maternity service to be refurbished and developed, in line with modern practice.

Additionally, and very importantly, the demands on the service for planned surgery are growing, and it is necessary to maintain capacity in order to meet the demands and maintain or reduce waiting times. With the new long-term plan for our new hospital still at a very early stage, H&SS project management team realise the need to extend the life of the modular theatres for a further ten years.

Various variations on these ideas were explored, including relocating functions, to other areas in the Hospital but due to the pressure on all parts of the service none of these could deliver the additional floor space required in the area that it was needed.

The modular theatre project, sited in the Gloucester Street Car Park, resulted in two extra theatres, taking the main theatre provision from four to six, providing such greater flexibility and capacity. Four of these theatres were equipped with superior ventilation systems, meeting the standards required for complex or high-risk surgery.

The project was phased with the new theatres within the Gloucester Street Car Park being the first phases. On completion, Theatres 1 and 2 were refurbished including the new ventilation plant located on the Parade Road elevation. Theatres 3 and 4 were in turn refurbished.

### **Design Considerations**

The theatre refurbishment and upgrade formed a major part of the short term master planning, the utilisation of areas and planned migration and phasing was developed in consultation between Health and Social Services and the Project Team.



The attached drawings and information were a technically well worked out scheme with the full involvement of structural Mechanical and Electrical Engineers inputting their requirements in the scheme.

A number of design constraints were established at an early stage. Gloucester Street Car Park and granite façade are listed, and there would not be the need to link our proposals with the granite façade of the Hospital buildings. A link to the existing theatres at the same level was paramount to the success of the project. Travel distances and utilisation of existing accommodation and links to other services need to continue.

Design Guidance Notes Documents HBN 26-Facilities for Surgical Procedures, NHS Estates was used to develop the brief and layout of operating theatres, each containing an anaesthetic room and a preparation room with easy access to the recovery unit, with an emphasis on providing an appropriate environment for both patient and staff.

### Compliance with Statutory Requirements

Building Control, Fire Strategy Design, people with disability manual handling, safety regulations, Infection Control, decontamination, privacy and dignity, environmental impact, sustainable design have been considered in this scheme.

The project was divided into two projects.

- Project One - New build of two new modular theatres
- Project Two - Refurbishment of existing Theatres 1-4 and associated plant and equipment. These works were completed in 2016.

In the preparation of the project, consultation had taken place at pre-planning stage with John Nicholson, Planning Officer, Tracey Ingle, Historical Officer, and a presentation to the Architectural Commission Panel. Marion Jones was the assigned Planning Officer.

### **TWO ADDITIONAL MODULAR THEATRES AND ASSOCIATED FACILITIES (10 YEAR LIFE EXPECTANCY).**

Phasing and programming of this project was carefully considered within a deliverable programme and to be able to maintain business continuity during the construction period.

In view of the forthcoming Hospital remodelling project, our brief was to provide a theatre facility for a ten-year period which we are now wanting to extend for a further ten-year period.

Internal refurbishment and remodelling options were unable to meet the Hospital's pressing needs at the time.

The only way to increase theatre space was to extend into Gloucester Street car park at the same level as the existing theatres (approximately 7.5 metres above road level).

Environmentally friendly construction process reduced waste and site disturbance, with the opportunity for relocation with minimal alteration.



## **BRIEFING REQUIREMENTS**

The siting of the new theatres has been thoroughly discussed with Officers of the Planning Department previously.

- The need to take into account the A&E vehicle access ramp and access to basement oxygen and gases stores require to be operational 365 days a year, 24 hours per day.
- To maintain an offset distance back from the granite façade.
- New theatres must be on the same level as existing theatres to be able to link with recovery and other departments within the hospital.
- Full compliance with NHS Estates HBN 26 EFM standards.

## **ELEVATION TREATMENT**

Colour study for the ceramic skin has been carefully reviewed. Previous options of reflecting existing fenestrations were disregarded early on in the process. Technical constraints or green walls and specified cladding were also reviewed.

Architectural media for this type of building which has no windows and doors is challenging and limited. The use of surface finishes, light and colour if used intelligently can do more and fulfil a purpose in an efficient and economic form.

Our proposal to use large scale panels brings a reflection of the sky and neighbouring colour of the adjacent hospital building.

Creating a back drop of contrast to the mattness to the existing stone and block structures. The building has also been set back considerably from the main road to minimise the overpowering presence of a structure towering over the street scape.

Location of the essential plant equipment has been under the theatres creating a 'stem' to the structure with a featured soffit detail giving a crisp sharp edge.

Copy of Planning Permit P/2013/1186 attached for information purposes only.



10431 – Jersey General Hospital – Main Theatres Extension Application

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10431:201	2no	Hospital Site Plan
10431:202	2no	Lower and upper ground floor plant plans – Modular Theatres
10431:203	2no	First Floor plan – Modular Theatres
10431:204	2no	Roof level – Modular Theatres
10431:205	2no	Southeast (Gloucester Street) elevation
10431:206	2no	Elevations from within car park – northeast and southwest elevations
10431:207	2no	Section C.C and photographs
	2no	1:2500 Scale location plan