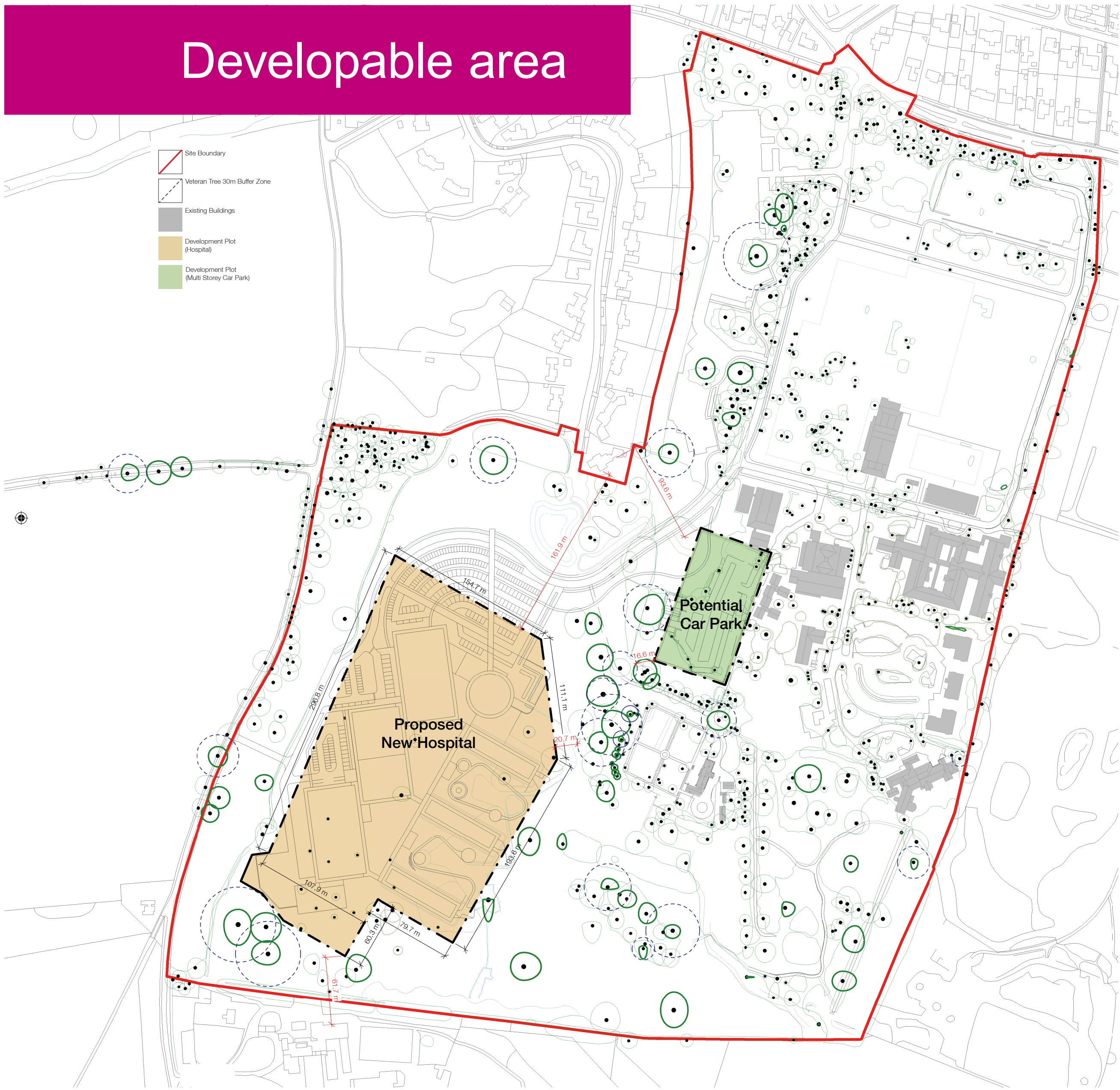
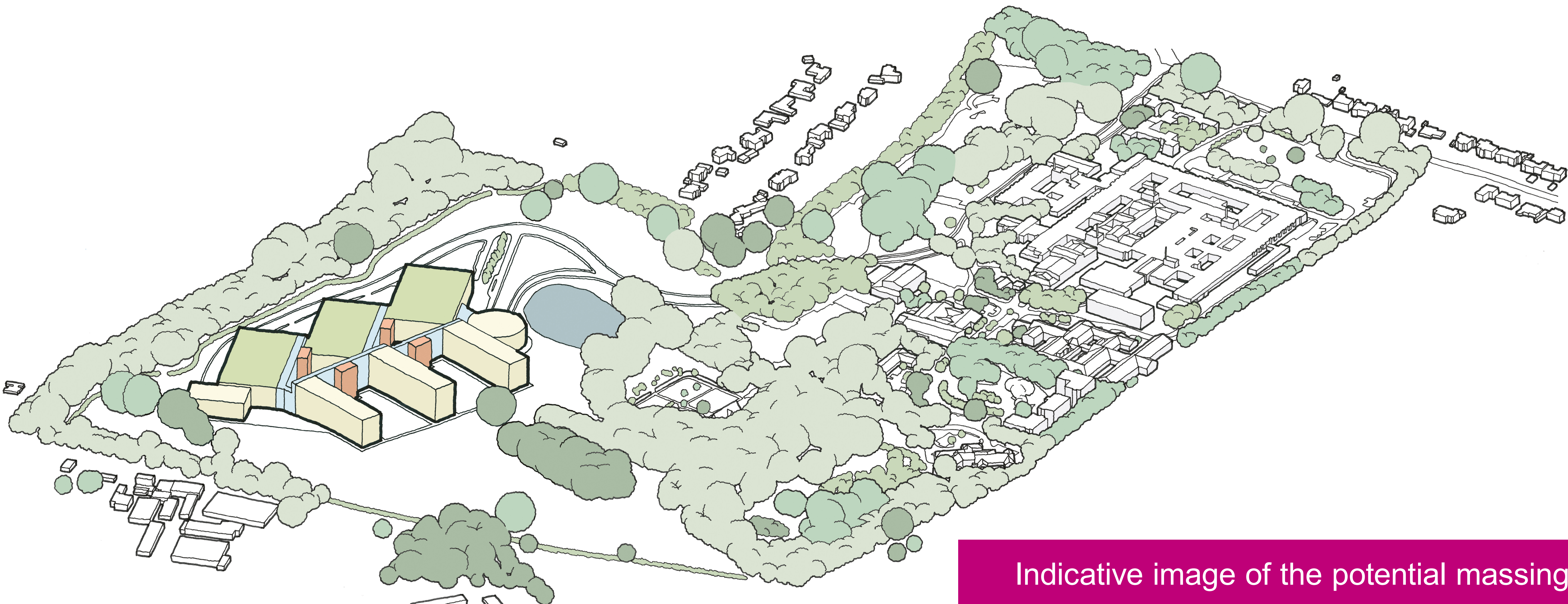


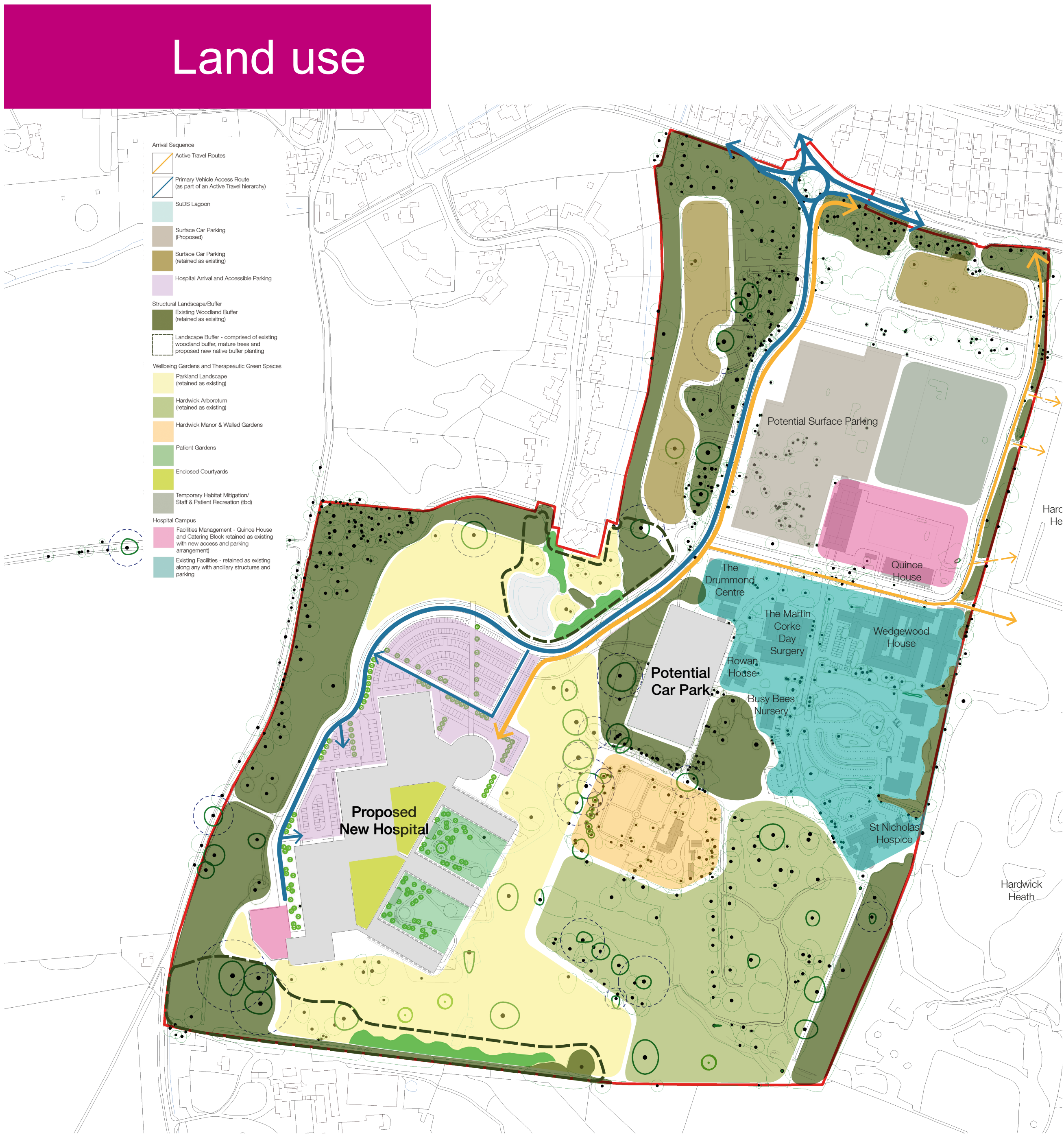
Overview of plans

The indicative illustrations and plans are an example of what a new hospital may look like and what could be possible on the Hardwick Manor site. They are not without foundation and have been developed based on patient experience, staff feedback and with central support from the Government and NHS who provide insight into lessons learnt from other projects of a similar nature.



Our outline planning application will be seeking to maximise the opportunity of our preferred site to meet all the future health needs identified by our staff and patients. The illustrations and indicative plans presented have been prepared to provide maximum future flexibility, however, they may not exactly represent what we eventually build.

The illustrative plans and Environmental Impact Assessment work, which will be included within our outline planning application, demonstrate our aim to minimise, and where necessary, mitigate the impact of the development of the new hospital on areas including the existing landscape, ecology, trees, protected species and potential flood risks. We are mindful of the impact on our neighbours in terms of visual impact, noise and light.



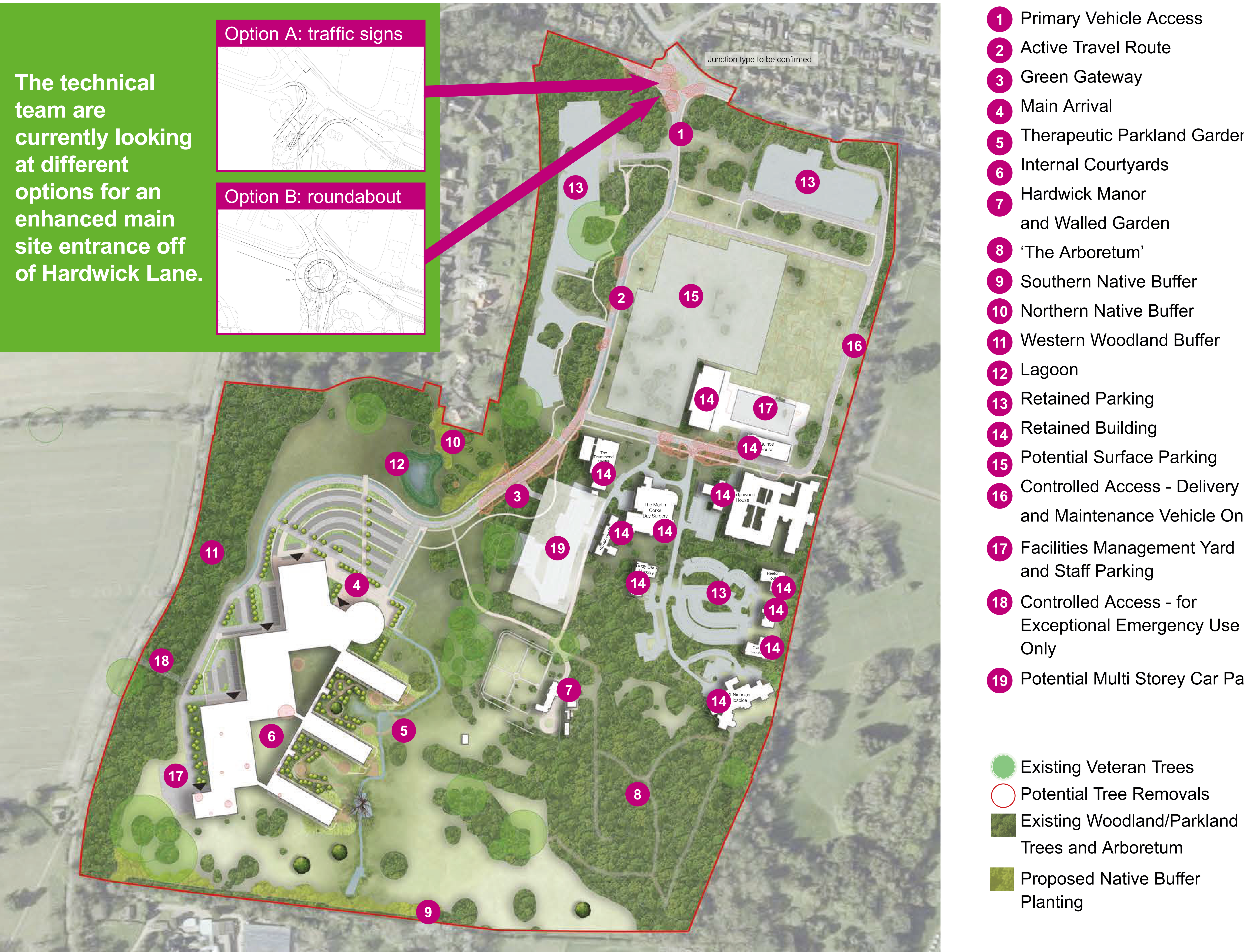
We recognise that visiting a hospital is not always a pleasant experience, it can be stressful and anxiety inducing. We have taken this feedback onboard and included this in the indicative design of the potential new hospital building; the circular building will be the first element that you see and represents the ‘welcoming face’ of the organisation.

The extended blocks, known as ‘arms’, maximise the use of light and views and are ready to welcome visitors, patients and staff. The ambition is for each of these “arms” to have access to gardens and outside spaces which we know is important to both patients and staff.

These designs are purely to support our outline planning application. Further iterations will be refined as we work with our staff, patients and local community.

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Indicative masterplan



This design is indicative and has been developed based on patient experience, feedback and lessons learnt from other projects of a similar nature. The Government and NHS are also providing central support in building new hospitals. This includes best practise advice from national experts to ensure what is designed will be amongst the best in country.

Our planning application will be applying for the maximum amount of space that could be developed. This does not mean that this is what will eventually be built, however, the same principles and considerations have been applied to the ‘massing’ shown that will be applied to our final design.

Our team have been working hard to incorporate your feedback and the results from our surveys and investigations to make sure we apply principles that make the most of the site for the future regardless of our initial and final massing and ultimate design.

Considerations have been made to the space available whilst being flexible and adaptable so that it can adjust to new clinical ways of working and changes in future healthcare demands.

The illustrative plans and Environmental Impact Assessment work which will be included within our outline planning application demonstrate our aim to minimise, and where necessary, mitigate the impact of the development of the new hospital on areas including the existing landscape, ecology, trees, protected species and potential flood risks. We are also mindful of the effect on our neighbours in terms of traffic, car parking, visual impact, noise and light.

Final designs will be shared once we reach the next stage of the planning application process known as Reserved Matters, however the values and considerations mentioned will be incorporated where possible.

Ecology and environment

During the first phase of pre-application public planning engagement, queries were raised around the trees on the Hardwick Manor site as well as the Manor building.

We intend on retaining the arboretum and as many trees as possible as we appreciate how important it is for wildlife and the natural benefits greenery has on the wellbeing of our patients, staff and visitors.

We have surveyed all of the trees on the site and have identified 1 ancient and 19 veteran trees.

The design has been developed to mitigate any impacts on these trees. Some non veteran trees will be impacted to create new access routes into the site and where possible, new trees will be planted to offset this.



Environmental Impact Assessment

Due to the regional importance of a new hospital, the planning application is supported by a detailed Environmental Impact Assessment (EIA). EIA is a legal requirement in planning, for certain types of projects that have the potential to cause significant environmental effects. It is a very thorough process, initially requiring extensive surveys to be undertaken, to collect data to understand the local area (everything from road infrastructure through to protected species and habitats present).

Experts then use this data to understand what the potential impacts of the project would be on the environment and how best to reduce, or where possible, stop them.

Sustainability

The design process seeks to make this a 21st century development and sustainability is central to the design process. Our ambition is to design a net zero carbon hospital. We are also committed to the hospital achieving a BREEAM (Building Research Establishment Environmental Assessment Method) 'excellent' standard.

The energy strategy for the hospital is likely to comprise an all-electric solution, which entails the use of heat pumps to convert electrical energy to thermal energy as efficiently as possible, which would contribute towards the hospital achieving a low carbon footprint.

Ecology and environment

Key points

- Several measures during the design and EIA process have been undertaken and others are being developed which consider the environmental value of the site and help to define our approach to developing the most sustainable new hospital. Some of these measures include:
- A number of design options for the new hospital building were identified and tested against a variety of factors such as the impact of the option on the environment and sustainability. These factors were considered to select the most suitable design option.
- We know traffic levels, car parking and road safety are critical to developing a sustainable project. We have sought to minimise traffic impacts and to encourage sustainable forms of transport.
- The design process includes a strategic landscape design which has sought to create a positive environment for patients, staff and visitors maximising the benefits of the parkland setting.
- An ecology strategy has been devised which aims to avoid impact to protected species and habitats and retain existing habitats of ecological value within the site. Together with the landscape strategy, the ecology strategy will enhance the biodiversity within the site through the creation of new habitats and provision for wildlife, seeking to create an area that is richer in ecological value than before the development.
- A surface water management strategy which will draw upon modern techniques for sustainable water management. This will allow water to be visible (chiefly in the form of a landscaped drainage basin) throughout the public realm to help minimise the risk of flooding.
- We propose to use sustainable urban drainage system (SuDS) features such as permeable paving, filter drains, swales and rain gardens. This will also assist in providing additional storage for surface water in addition to providing water quality treatment, amenity and the biodiversity benefits.
- The EIA will also cover issues in relation to noise, air quality and visual impact of the completed project as well as the environment impacts associated with the construction phase.



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