

## Heatherwood Hospital redevelopment Bracknell Forest Council – update December 2016

### Background

Our planning application was submitted on 5 October 2016 and is due to be considered by the Planning Committee on 25 January 2017. The cost of the redevelopment will be c£82m funded partly by a loan but mainly via land sale proceeds for housing development which enables the project to be affordable for the Trust.

The main features of the planning application are set out below so that the Council has an up to date understanding concerning the content of the redevelopment: the redeveloped hospital, the woodland offices (Block 40), and the proposed residential development.

### The redevelopment overall

Illustrations of the proposed redevelopment and a floorplan can be seen at **Annex A-1 and A2**. The hospital scheme comprises 11,065m<sup>2</sup> of accommodation. In line the agreed clinical model, the following clinical departments are to be contained within the new hospital:

- Six operating rooms offering general surgery, orthopaedics and other services
- 40 in-patient beds and 8 new private spaces
- 22 day case spaces and endoscopy facilities
- Outpatients which includes the following specialities; antenatal, cardiology, orthopaedics, paediatrics, phlebotomy, physiotherapy, occupational therapy and pre-assessment
- Procedure rooms for clinic based-services and a new lithotripsy service
- Diagnostics including radiology and an enhanced cardiology service
- Oral maxillofacial surgery (OMFS) and Orthodontic facilities
- Private outpatient facilities

A service/storage yard to accommodate receipt and distribution and waste management is located on the lower terrace at level 0 to the east of the building.

The scheme also includes a 4,000m<sup>2</sup> administrative wing and GP Hub, located adjacent to the staff carpark and staff entrance to the hospital. This will provide a primary care hub for GPs in the locality, with an opportunity for closer working with hospital staff. Staff using the hospital and associated support staff will be able to work in a modern workplace environment offering multi-disciplinary team settings, meeting facilities and video conferencing between sites.

450 car parking spaces, with 23 Disabled spaces and covered cycle spaces (20 visitor spaces and 64 staff spaces) are to be provided within the woodland setting of the building which will work to provide an easily accessible and visually attractive healing environment from first arrival.

### **The hospital**

The footprint of the building is kept to a minimum, allowing operational adjacencies to key departments both horizontally and vertically. It uses the slope of the site to provide access points at two levels and separate FM traffic (goods in / waste out) from the public and staff access points on level 1. This use of the slope reduces the visual massing of the building as well as offering ideal clinical and FM flows.

### **The woodlands offices (block 40)**

Block 40 is an existing building next to the site of the proposed new hospital building. It was formerly used to support elderly mentally ill patients. It is now proposed to convert the building to provide a base for relocated administrative staff presently working at Heatherwood, but also for corporate Trust staff relocating from Frimley Park and Wexham Park hospitals. The benefits of locating staff in Woodlands Offices are:

- Modern fit for purpose accommodation
- Easy access to rail, bus and road links
- Central location
- Parking
- Restaurant
- Access to meeting rooms
- After-hours activities e.g. Yoga, Tia Chi, Zumba etc.
- Reduced office costs
- Synergy by co locating teams, including GPs and hospital staff.

### **The residential development**

The following description was provided as part of our planning submission:

‘The illustrative masterplan (**Annex A1**) adopts the principles set out by the design concept. The gateway to Ascot is enhanced by creating a tree lined boundary along the High Street through the retention of mature trees and the provision of a generous green buffer with new tree and shrub planting.

Apartment blocks have been located behind this buffer to create an active frontage and take advantage of views over the adjacent green space. Apartment blocks are split into smaller blocks with undercroft parking to minimise their visual impact on the high street, provide a permeable frontage and frame the entrances into the site.

A pedestrian and cycle ‘ride’ has been created which responds to London / Windsor road roundabout, a key regional node, and connects the High street to new public open spaces, the proposed hospital and the now accessible woodland beyond. Distinct character areas are proposed around the new open green spaces of Bowledge Green, Brooke Common and Wellingtonia Place.

The character of these areas responds to the need for a mix of housing types and their location on the site. Higher density development has been located closer to the high street (as the Victorian

villages in Ascot) to more leafy low density development towards Kings Ride and the Woodland. Clear primary and secondary vehicle routes have been established to provide safer streets and promote stronger communities. Parking has also been carefully considered to address the current adopted RWBM parking standards whilst minimising the visual impact and promoting active and vibrant and active streetscapes.

**Local alignment**

The scheme has been discussed at public meetings held at Ascot Racecourse and has been developed with the involvement and support of the Clinical Commissioning Groups in the area, including Windsor, Ascot and Maidenhead, Bracknell and Ascot and Slough CCGs. We have four key themes that are guiding our work to deliver a new hospital that the local community can be proud of and gain the benefits from:

- **Affordability:** the new facility must be affordable today and sustainable for the future
- **Flexibility:** the spaces we have designed must be flexible to accommodate future changes in the way health services are delivered
- **Accessibility:** Available to patients from across the Frimley Health area, with a choice of sites available
- **Distinctive:** build on the special elements valued by the local community to continue to make it a desirable place to work and to receive care.

**Enabling works**

Our plan is to tender the enabling works separately from the main works .This should reduce the overall construction period. The enabling works have been split into three separate contracts.

**Programme as at December 2016**

<b>MILESTONE/ACTIVITY</b>	<b>PROGRAMME REV. 13</b>
Planning Approval (excluding judicial review)	End of January 17
Set Estimated Cost	25/01/2017
Trust Board Approval of FBC (Estimated Cost)	03/03/2017
Agree Guaranteed Maximum Price (GMP)	07/08/2017
Trust Board Approval of GMP	06/10/2017
Commence on Site	06/11/2017
Project Completion	Autumn 2019