

01 WELCOME

Welcome to this public exhibition which presents the Estates Redevelopment proposals for the Hospital site being prepared by Royal United Hospitals NHS Foundation Trust.

The Trust has carried out a comprehensive review of its estate and developed a strategic plan for the investment and renewal to improve the quality and standard of accommodation and services provided over the next five years.

A comprehensive phased redevelopment for the area known as 'RUH North' has been prepared which identifies how specific building projects will come forward as more detailed design work is progressed with key stakeholders and clinicians.

The proposals include a new pharmacy building with aseptic suite, a 400+ space visitor car park, an Integrated Therapy Building and Cancer Treatment Centre.

A Green Infrastructure Plan has also been prepared to support the redevelopment and provides a landscape framework for the site. This identifies the opportunities for enhanced green spaces within the hospital site maximising the health and wellbeing benefits for staff, patients and visitors.

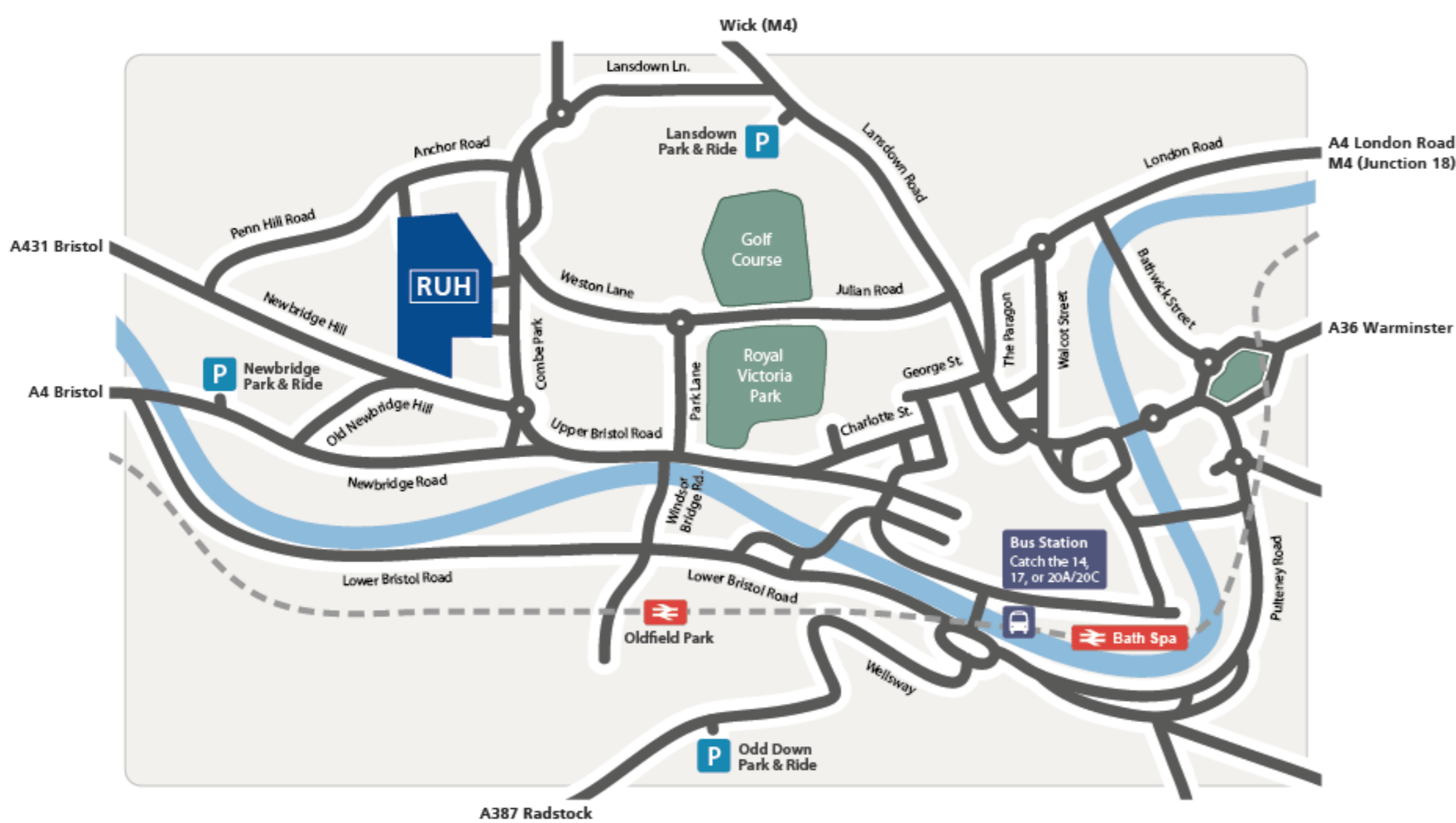
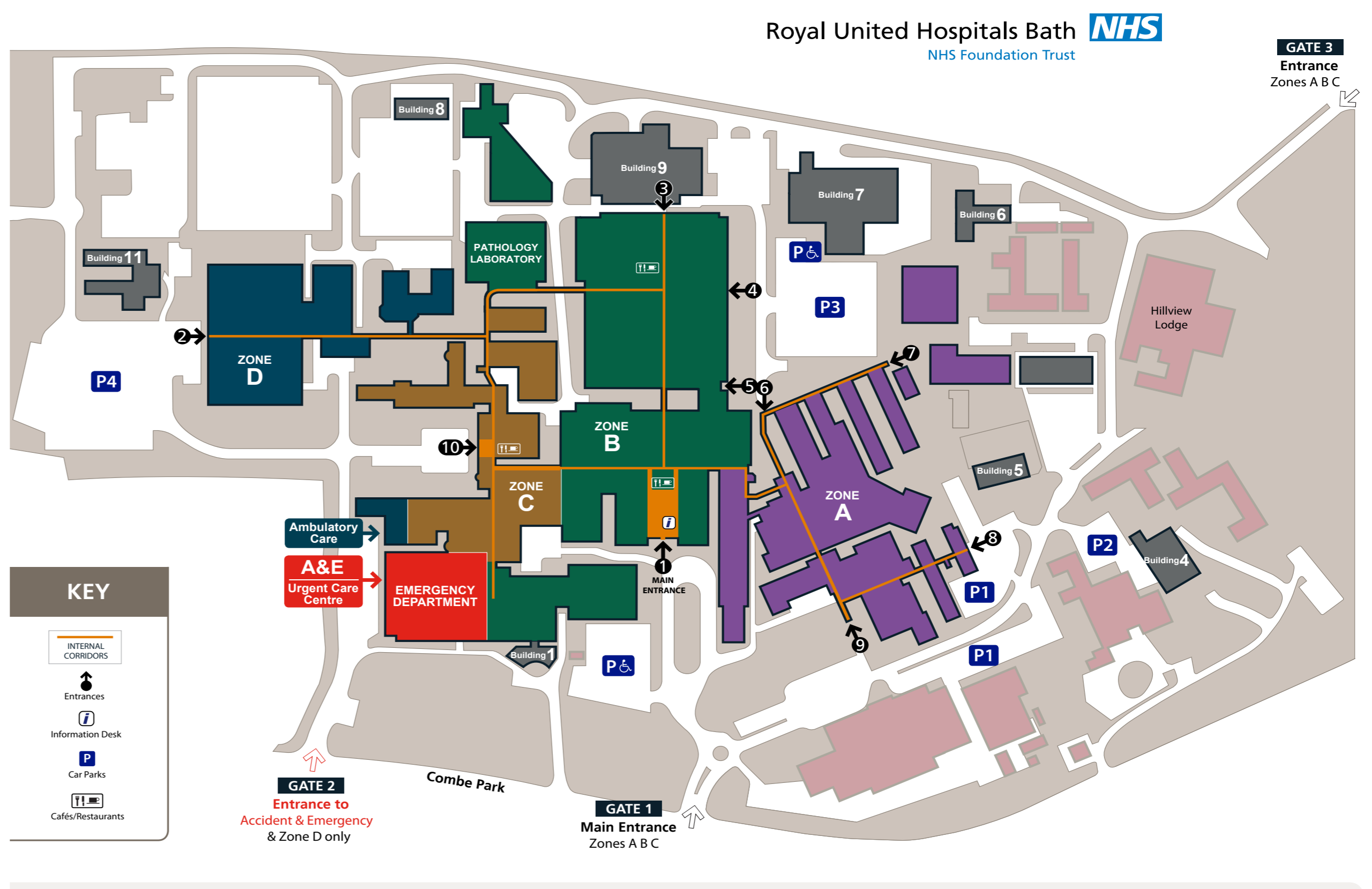
The feedback received from this exhibition will inform the design process and subsequent planning applications at the RUH site.

The following exhibition boards cover:

- Background context and Strategic Health Case
- Estate Strategy and Redevelopment
- Green Infrastructure Plan
- Proposed new visitor car park
- Supporting Technical Studies
- Details of what will happen after this public consultation and how you can provide feedback

Please use one of the feedback forms provided to tell us what you think or alternatively the dedicated email address below.

consultancyEvents.southwest@eu.jll.com



DEPARTMENT / UNIT				Zone	Dept & Fl.	DEPARTMENT / UNIT				Zone	Dept & Fl.		
Accident & Emergency (A&E)	Emergency Dept.	D	D3	G	Gynaecology Outpatients	D	D3	G	Gynaecology Outpatients (Obstetrics/Gynaec)	D	D3	G	
Accident & Emergency (Urgent Care Centre)	Emergency Dept.	A	A12	G	Haematology Clinic	A	A12	G	Urgent Care Centre	Emergency Dept.	D	D11	G
Ambulatory Care	Emergency Dept.	A	A1	G	Hydrotherapy	A	A1	G	Urology Outpatients	D	D11	G	
Anaesthetic Clinic	Emergency Dept.	A	A12	G	Lymphoma Clinic	A	A12	G	Vascular Studies Unit	B	B56	2	
Antenatal Clinic	B	B21	G	Medical Physics & Bioengineering	C	C15	G	William Budd Day Care	A	A12	G		
Artificial Eye Service	B	B28	1	Medical Records	Building 7			Wolfeon Centre	D	D1	G		
Audiology Clinic	C	C41	2	MRI Scanning	B	B21d	G	X-Ray Department	B	B7	G		
Bath & Wessex House	B	B21	G	Neurology Outpatients	B	B9	G						
Bereavement Suite	B	B21c	G	Nuclear Medicine	C	C16	G						
Blood Tests	B	B9	G	Oasis Health Suite	A	A10	G						
Boardroom	A	A10	1	Occupational Health	Adjacent A9								
Bowel Screening	C	C30	1	Occupational Therapy	A	A2	G						
Breast Clinic	B	B3	G	Oncology Outpatients	A	A12	G						
Cancer Information and Support	A	A12	G	Oral & Maxillofacial Surgery	A	A16	G						
Cardiac Catheterisation Lab	B	B60	3	Orthodontic Clinic	A	A16	G						
Cardiac Outpatients	B	B59	3	Orthopaedic Clinic	B	B1	G						
Central Delivery Suite	D	D5	G	Pain Clinic	A	A17	G						
Caterpillars Day Nursery	Building 5			Palliative Care	A	A15	G						
Chapel	C	C26	1	Pathology Laboratory	B	B38	1						
Chapel of Rest	B	B21c	G	Pathology Laboratory	Main Entrance								
Chemotherapy Suite	A	A12	G	Patient Affairs	A	A26	G						
Chest Pain Unit (CPU)	B	B45	2	Pharmacy Main (Staff & Out of Hours)	B	B2	G						
Children's Outpatients	B	B11	G	Pharmacy (Shop)	Main Entrance								
Communications & Public Relations	C	C28	1	Physiotherapy and Orthotics Dept	A	A3	G						
Colposcopy Clinic	D	D3	G	Podiatry Clinic	A	A19	G						
CT Scanning	B	B8	G	Post Graduate Medical Centre	B	B20	G						
Dermatology Clinic	C	C42	2	Prayer Room	C	C26	1						
Diabetes and Endocrinology Centre	A	A19	G	Pre-Operative Assessment Suite	B	B39	1						
Dialysis Centre	A	A7	G	Quilturn	D	D1	G						
(Bath Satellite Dialysis Centre)	D	D3	G	Radiation Therapy Simulator Suite	A	A15	G						
Early Pregnancy Assessment Clinic	C	C37	2	Radiation Therapy Treatment	A	A12	G						
Education Centre	A	A9	G	Respiratory Outpatients	B	B49	2						
Employee Assistance Programme	Building 2			RICE Centre	Building 8								
ENT Outpatients (Ear, Nose & Throat)	C	C37	2	Sexual Health and HIV Medicine	Building 1								
Estates Building	Building 7			Social Services (BANES)	B	B22	G						
Eye Outpatients	B	B29	1	Social Services (Wiltshire)	A	A22	G						
Eye Unit	B	B28	1	Speech & Language Therapy	A	A24	G						
Finance	Building 6			Staffing Solutions	C	C11	G						
Forever Friends Appeals Office	B	B21	G	Stoma Care Department	B	B48	2						
Fracture and Orthopaedic Clinic	B	B1	G	Supplies and Distribution	Building 7								
Friends Volunteers	B	B18	G	Surgical Admissions Unit (SAU)	C	C12	G						
Gastro Outpatients	B	B57	2	Surgical Outpatients	B	B57	2						
GUM Clinic	Building 1			Ultrasound (General)	B	B7	G						

02 CONTEXT AND STRATEGIC HEALTH CASE



The RUH is a major strategic health provider within the region responsible for acute treatment and care for a catchment population of 500,000 people in Bath and the surrounding towns and villages in North East Somerset, Wiltshire, Somerset and South Gloucestershire. The Trust is also the largest employer within Bath with over 5,000 staff.

The Trust's Estate Strategy sets out a five year plan which:

- Improves the quality of the built environment
- Directs investment and estate renewal
- Responds to changing service needs
- Compliance to legislative standards



Estate Renewal: A comprehensive review of all buildings within the RUH hospital site has been undertaken. The findings of this assessment conclude the majority of buildings within the area of the site known as 'RUH North' are no longer fit for purpose and beyond refurbishment. This has an impact on the environment and, without development, could impact the quality of services delivered by staff to patients and their carers.

The RUH North Redevelopment proposals are therefore to demolish unsuitable and outdated buildings and replace these with state of the art bespoke facilities which includes:

- A replacement pharmacy with aseptic suite (Approximate value: £7 M - construction to start in September 2015)
- A new integrated therapy centre (Approximate value: £9 M - planning application submitted Autumn/Winter 2015)
- A new cancer treatment centre (Approximate value: £27 M - planning application submitted 2016)



Car Parking: The issue of car parking is a key operational issue for the Trust. The anxiety attached to seeking a car parking space and the current provision has been specifically highlighted by users for many years and places pressure on surrounding residential streets. The need to improve car parking for all who use and work in the hospital is therefore one of the key core principles that guide future estate investment.

A car parking strategy for the site has been developed to address the existing under provision of car parking at the RUH, to support the redevelopment proposals and any future transfer of services from the Royal National Hospital for Rheumatic Diseases.

The proposed new 400+ space visitor car park proposal therefore seeks to:

- Increase the number of car parking spaces for visitors based upon existing and future demand
- Rationalise the existing number of smaller car parks within the site
- Improve the signposting and way finding
- Reduce off site pressure
- Improve the overall patient experience when visiting the RUH



The Adopted Bath and North East Somerset Core Strategy (2014) recognises the RUH as a major sub-regional healthcare facility and states the Council will support investment in the development of the hospital to meet the needs of healthcare infrastructure.



03 RUH ESTATE STRATEGY REDEVELOPMENT



Guiding Principles

The core principles guiding the RUH North Redevelopment proposals include:

- improving the patient and healing environment
- co-locating all cancer services
- increasing efficiency through better utilisation of space, and putting the right services together
- reducing maintenance backlog and specifically demolish the buildings in the RUH North
- improving patient/visitor car parking space
- making the site easier to navigate for all users
- increasing green space across the site
- further improving the working environment for staff and enhance recruitment
- constructing energy efficient buildings and reducing the overall carbon footprint
- ensuring redevelopment is affordable

Key Redevelopment Phases

The three main phases of future development proposed, as identified within the Estate Strategy can be summarised as:

Phase 1

a) Proposed replacement pharmacy including new aseptic services – this relocates the existing pharmacy adjacent to the main wards providing greater functional efficiencies which will further support timely discharge of patients.

b) Provision of new visitor and patient car park located immediately adjacent to the front entrance (Gate 1) supported by a long term car parking strategy for the whole site.

Phase 2

A new Integrated Therapies Centre including hydrotherapy pool and gym. All therapies services will be located within a new therapies building, enabling the provision of holistic therapeutic services. This co-location will also support the development of integrated care across the health community.

Subject to the outcome of the consultation with the local health economy, this phase will also include the construction of new facilities for the Rheumatology and Pain Services which will then be transferred from the RNHRD.

Phase 3

A new Cancer Treatment Centre - a new state of the art facility for cancer diagnostics and treatment set within an enhanced greenspace for the site. The estate does not currently maximise the patients' experience, particularly in the chemotherapy department and the existing wide distribution of cancer services across the RUH requires patients to travel around the hospital. The new cancer buildings will house all elements of the cancer pathway under one roof, enabling the provision of holistic care and efficiencies in service pathway design.



LEGEND	
[Grey Box]	EXISTING BUILDINGS
[Blue Box]	PROPOSED BUILDINGS
[Grey Line]	ROADS
[Light Green Box]	PARKING
[Light Blue Box]	PAVING
[Light Brown Box]	NEW ENTRANCE PLAZAS
[Light Green Box]	SHARED SPACE AND DROP OFF ZONE
[Pink Box]	PROPOSED SITE FOR RENAL UNIT
[Red Circle]	TREES TO BE REMOVED
[Green Circle]	EXISTING TREES
[Light Green Circle]	PROPOSED TREES

04 GREEN INFRASTRUCTURE PLAN



- Key**
- RUH Boundary
 - Hospital entrances
 - Pedestrian/ cycle links - to/from GI assets (commuting and recreation)
 - Cotswold Way (National Trail)
 - River Corridor and Inland water areas
 - 'Natural' green spaces & routes (countryside, parkland)
 - Access and recreation
 - Views of natural green space
 - Biodiversity
 - Key Woodland
 - Views

OPPORTUNITIES

- Provision of information/ interpretation for access to GI assets
- Reinforcement and management of RUH boundary and site landscape to link with biodiversity corridors
- Green space/ landscape design to reference native species as appropriate in relation to GI assets/ biodiversity

NICHOLAS PEARSON ASSOCIATES
 Environmental Planning | Landscape Architecture | Education

Estates Masterplan

A high level green infrastructure framework plan has been prepared to support the Estate Strategy redevelopment and ensure a comprehensive approach to future redevelopment within the site.

The Framework Plan identifies the existing amenity and biodiversity assets within the site and opportunities for further enhancement in improving the quality of environment and connectivity within the site and surrounding areas.

The key principles for the Green Infrastructure Plan include:

- Enhancing green infrastructure provision within the hospital site to improve the quality of the environment and maximise the health and wellbeing benefits for staff, patients and visitors
- Increasing biodiversity opportunities and habitats within the site linking into the wider surrounding green corridors
- Creating a hierarchy of interesting, linked, accessible, wildlife friendly and quality landscaped spaces
- Spaces and buildings to maximise the key views out of the site
- Creating areas of micro-climate i.e. shaded areas in hot weather
- Promoting healthy living and exercise within the site and access to surrounding green spaces
- Creation of amenity areas i.e. the healing garden concept
- Integration of the Trust's Art Strategy



05 GREEN INFRASTRUCTURE PLAN

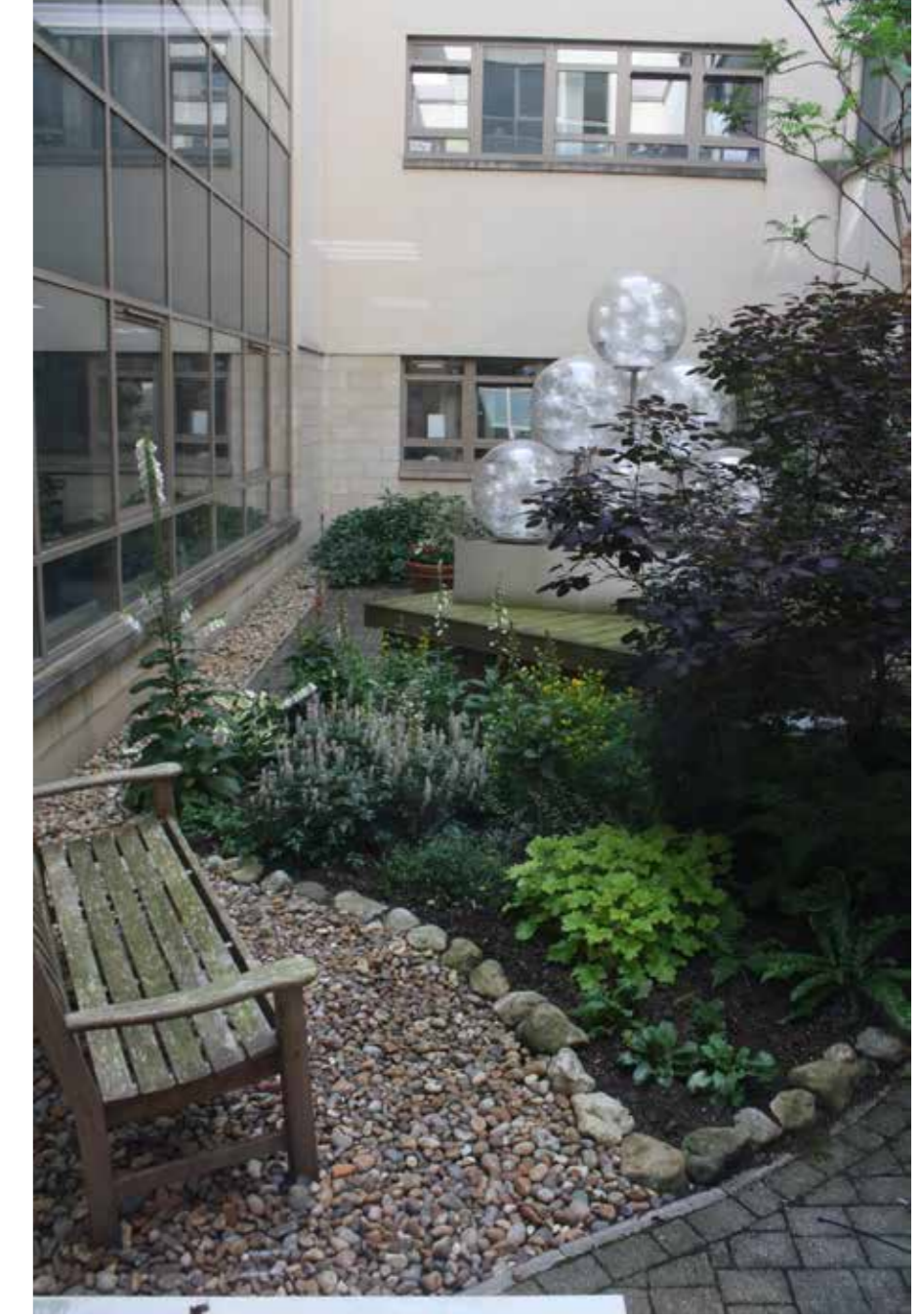
Healing Landscape and Gardens

Research has shown that patients in hospital recover more quickly with a view of trees and nature from their windows.

Within the redevelopment additional green space opportunities have been identified which can draw upon the existing attractive internal courtyard gardens within the hospital site. These spaces are maintained by the Friends of the RUH garden volunteers.

Hospital gardens can perform a number of functions including:

- Facilitate stress reduction
- Patient recovery and healing rates
- A setting where staff can conduct physical therapy, horticultural therapy, with patients
- Provide staff with a needed retreat from the stress of work
- Provide a relaxed setting for patient/visitor interaction away from the hospital interior



This plan identifies the potential multi-functional opportunities and how the objectives can be met. The likely benefits in combination relate to:

- Healthier outcomes and lifestyles;
- Biodiversity enhancements;
- Existing and proposed tree assets;
- Surface water management;
- Microclimate.

Key

- Existing buildings retained
- Consented/Proposed future buildings
- Principle new garden landscape
- Green landscape/ courtyards
 - Healing gardens; Informal relaxation/ amenity
 - Visual amenity
 - Trees
 - Biodiversity
 - Public art
 - Microclimate
- Green/ brown roof
- Other key building entrances
 - Access and legibility
 - Visual amenity
 - Informal relaxation/ amenity
 - Public art
- RUH site entrances
 - Visual amenity
 - Access and legibility
- Key public realm and landscape settings
- Key pedestrian/bicycle routes
 - Exercise
 - Access and legibility
- Community and leisure facilities (gym, pool, tennis)
- Boundary/ edge landscape
 - Trees
 - Biodiversity (trees/shrubs/grassland)
 - Visual amenity
 - Microclimate (shade, air quality)
- Recreational open space (cricket ground)
 - Informal relaxation/ amenity
 - Visual amenity
 - Trees
 - Microclimate
- Main parking zones
 - Access and legibility
 - Trees
- Bicycle parking
- Outdoor Swimming Pool
- Childrens Play
- Heritage Assets

NICHOLAS PEARSON ASSOCIATES
ENVIRONMENTAL PLANNERS • LANDSCAPE ARCHITECTS • ECOLOGISTS

06 PROPOSED NEW VISITOR CAR PARK



Existing issues

The RUH currently suffers from a limited provision of car parking for patients and visitors, and for staff. This can manifest itself in the following problems:

- A negative experience amongst patients and visitors of their time at the Hospital
- Anxiety and stress amongst patients and visitors at a time when they least need it
- Inefficient circulation, and re-circulation, of vehicles searching for parking spaces
- Missed appointments amongst patients
- Indiscriminate and illegal parking acts within the Hospital
- Overspill parking in the surrounding residential streets leading to complaints from local residents
- A dominance of parked vehicles and vehicle movements within, and outside the Hospital

The monitoring of patient and visitor feedback about their experience at the Hospital often raises car parking as a key issue.

Future Parking Demands

In addition to addressing the existing problems, the Estate Strategy and overall redevelopment require that car parking needs are properly planned for. The car parking strategy considers any potential transfer of staff and services of the Royal Hospital for Rheumatic Diseases (otherwise known as the MIN).

Visitor Car Park Proposals

Central to the Trust's medium and long term vision for the Hospital is for a new patient and visitor car park to be located at the front of the site, adjacent to Combe Park Avenue.

The key elements of the proposal are:

- To increase car parking at the Hospital by 400+ spaces
- Improve the flow of access roads and footways
- Improve ancillary facilities e.g. barriers, ticket machines, lighting and security facilities
- Improve public spaces and landscaping
- The car parks will continue to be managed in-house with proceeds directly benefiting the hospital, there are no plans to increase charges as a result of this investment.

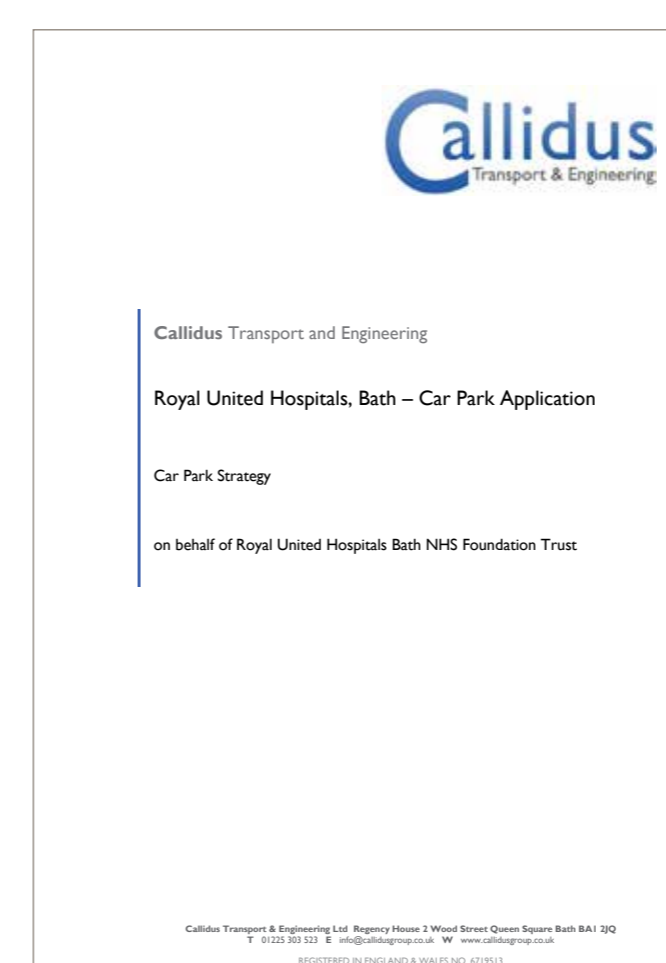
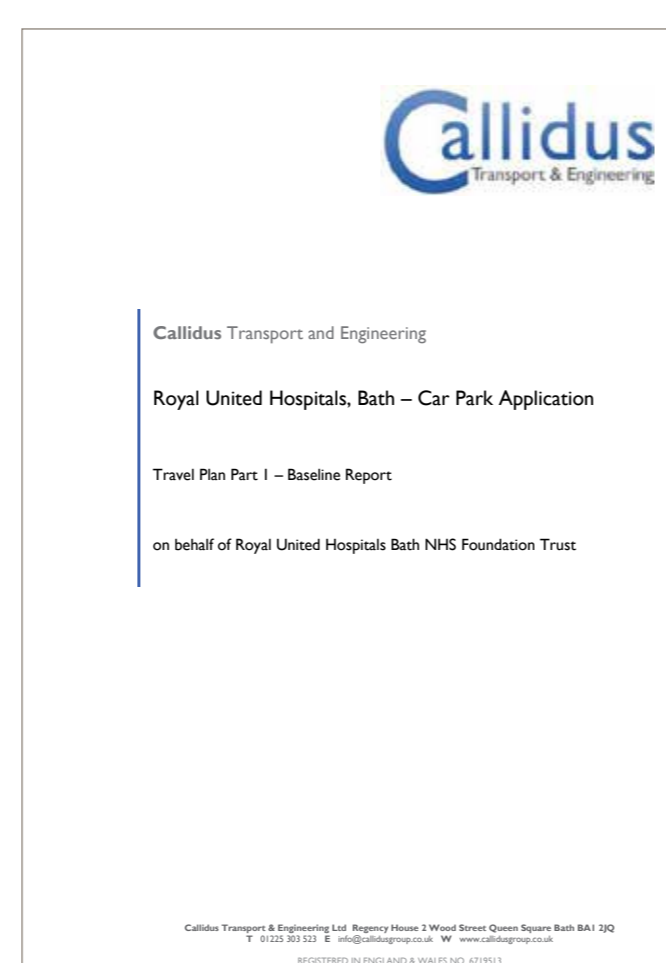
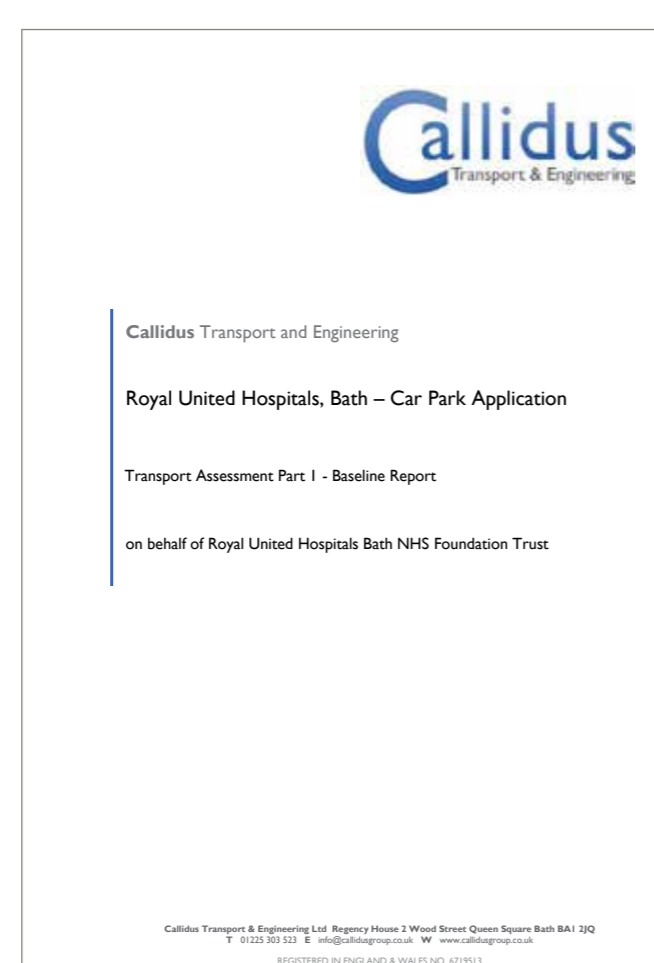
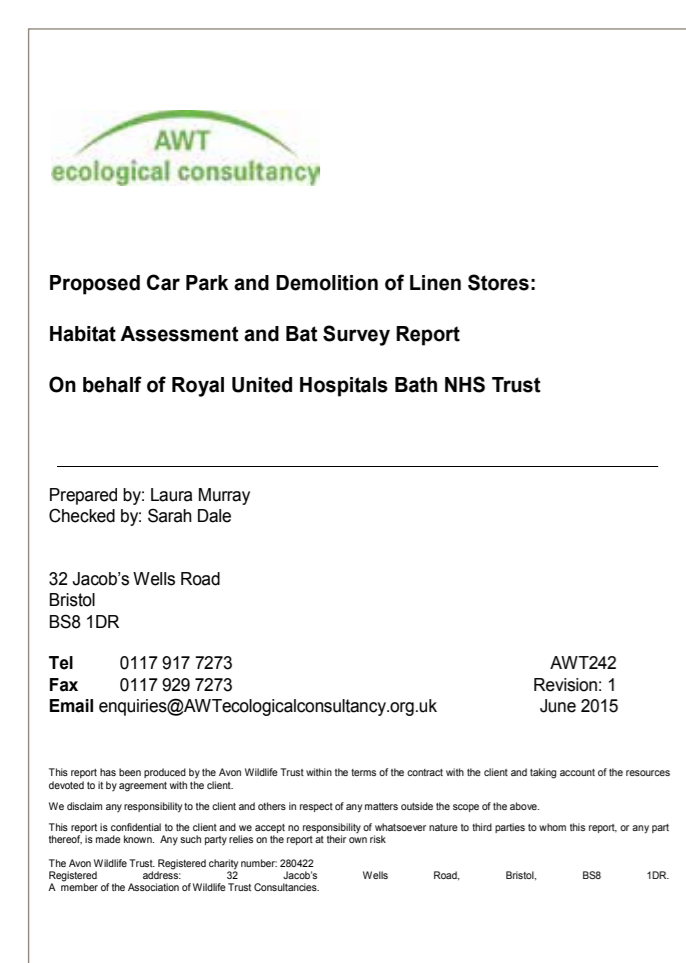
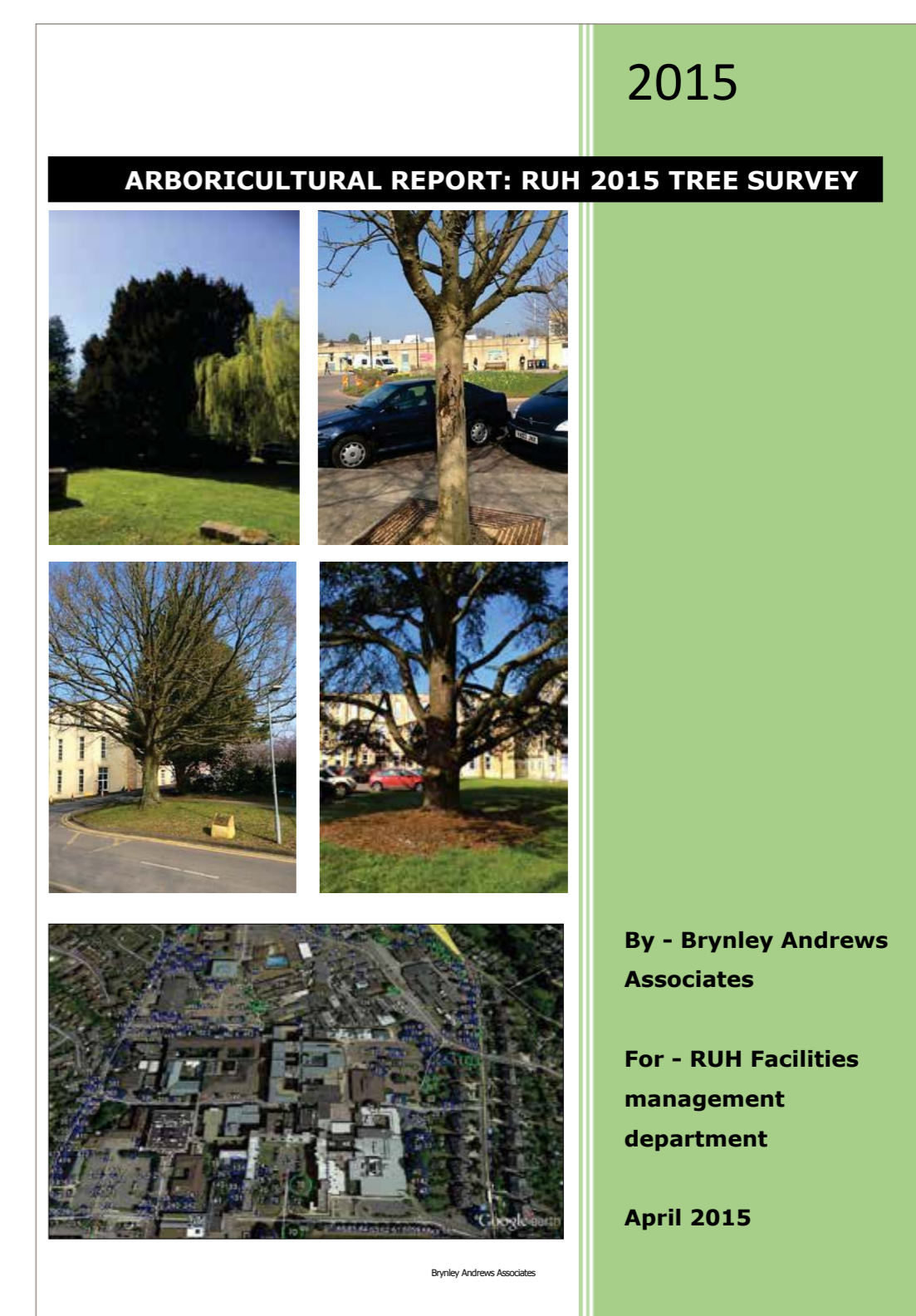
In addition, some of the existing car parking provision on the site will be rationalised to improve its operational efficiency and, where appropriate, capacity.

07 SUPPORTING TECHNICAL STUDIES

To support the redevelopment proposals the Trust has commissioned a number of technical studies to assess site specific matters. These assessments include:

- Design and Access Statement – provides an analysis of the site and its setting, the design principles applied and detailed layout proposals.
- Planning Statement – considers the proposals against the national and local planning policies.
- Car Parking Strategy – assesses the Hospital’s existing car parking supply, future car parking demand and implementation of the Estate Strategy car parking strategy;
- Transport Assessment – assesses the impact of additional car parking upon the local transport network;
- Staff Travel Plan – provide incentives and targets for staff to use more sustainable and healthy ways of travelling, both to and from work.
- Air Quality Assessment – assesses the impact of the proposed visitor car park upon air quality conditions within and surrounding the site and where necessary any mitigation measures.
- Arboricultural Report and Tree Constraints Plan – a site wide tree survey has been prepared which assesses the condition of all trees within the site.
- Phase 1 Habitat Survey – a site wide ecology survey for the site has been prepared with recommendations on enhanced biodiversity opportunities within the site.
- Heritage Statement – considers the proposal’s impact upon heritage assets including the site’s location within the Bath World Heritage Site and the Manor House, a Grade II* Listed building.
- Flood Risk Assessment and Drainage Strategy – seeks to minimise the risk of flooding and reduce surface water run-off.
- Statement of Community Involvement – summarises the findings of the consultation process and subsequent amendments if required made to the proposals.

The above technical reports will accompany planning applications made for each element of the phased redevelopment.



08 WHAT HAPPENS NEXT

Your comments and views are important

Feedback from the exhibition will inform the work of the design team as they prepare the detailed proposals. Once a planning application is submitted to Bath and North East Somerset Council the formal planning process will be subject to further consultation.

We would gratefully appreciate your comments so please take the time to fill in one of the feedback forms. Alternatively please email your comments to:

consultancyEvents.southwest@eu.jll.com

You can view all the information displayed today at: <http://www.ruh.nhs.uk/>

Thank you for coming and we hope that you have found this exhibition informative.