The Royal Bournemouth and Christchurch Hospitals NHS Foundation Trust (the Hospital Trust) welcomes you to this exhibition and invites your comments and support in respect of proposals to secure and enhance local healthcare related services at Christchurch Hospital.

Enhancing healthcare services for the people of Christchurch

The proposals for Christchurch Hospital secure existing NHS services within improved accommodation. These services include the following:

- Outpatients
- Dentist
- Dermatology
- Rheumatology
- X-ray in a new building
- Day Hospital
- Therapies
- Pathology (phlebotomy / bloods)
- Macmillan Unit

In addition, the Hospital Trust will provide accommodation for additional healthcare services within the extended hospital complex. It will also support staff through the provision of the following new services:

- GP surgery
- Pharmacy
- Nursing home
- Senior living
- Key worker housing
We would like to welcome you to this exhibition held by The Royal Bournemouth and Christchurch Hospitals NHS Foundation Trust.

Earlier in the year the Hospital Trust asked for your views on the future use of the Christchurch Hospital site. Over recent years, changes at the site have had to be made to keep up with modern healthcare needs, while also ensuring the best use of limited resources. As a consequence, half of the hospital is vacant with services scattered across the site.

The Hospital Trust firmly believes that limited NHS funds should be used for providing high quality healthcare services, rather than the maintenance of vacant property. However, it also recognises how important Christchurch Hospital is to the local community, and after listening to local residents has developed these proposals.

Views were sought on a proposal to maintain existing hospital services and develop a range of wider healthcare services that could be provided on the site. There was overwhelming support from local authorities and local people. This was endorsed by the Hospital Trust’s Board of Directors.

Since then, the Hospital Trust has been through an extensive exercise to develop the proposal further to ensure the scheme modernises existing buildings, improves and enhances services, makes better use of the site and is affordable.

Dr Neil Hopkinson, Clinical Director for Specialty Services, says the plans are exciting:

“The outcome is very exciting with a range of existing and new patient and community services for local people, improved facilities and a much better environment.”

The proposal also ensures a reduction in the number of empty buildings on-site to achieve savings in capital and running costs. A crucial element in housing such a mixed healthcare development is that it provides enabling income which supports maintaining NHS services on-site. Without these other elements the overall scheme is not viable.

The Hospital Trust would like you to express your support for the whole scheme. Your support is important to ensure a thriving community service can continue at Christchurch Hospital. Your support will also form part of the planning application to Christchurch Borough Council at the end of September.

Thank you

The Christchurch Hospital Development Team
The proposals: Securing and enhancing services at Christchurch Hospital

An exciting range of developments for existing, and new, patient and community services. Improved facilities and a much improved healthcare environment.

1. **Enhancements to the front green**
   New tree planting will be incorporated into the green at the front of the hospital to ensure existing trees are replaced when they reach the end of their natural life. There is also the potential to make more use of the green at the front of the site as a public open space. One idea is to create a trim trail to encourage outdoor exercise.

2. **Senior living apartments**
   A new building will provide 40 assisted living apartments with undercroft car and mobility scooter parking. The design intent is described in more detail on board 5.

3. **Nursing home**
   The current building at the front of the hospital has been empty for over three years. No amount of money would ensure this building meets modern healthcare requirements. The building is not wide enough and the water, heating and other essential services are not appropriate.
   A new purpose-built facility, with 21st century standards, space and dignity as well as being more environmentally friendly, will be created to provide an 80-room care home, spread over three storeys. This will meet local need and create around 80-100 new local jobs. Further detail on these proposals can be found on board 6.

4. **A new GP surgery for the Grove Practice and a retail pharmacy**
   The Grove Practice will relocate to new larger premises, so it is able to expand to meet local need, in modern purpose-built facilities.

5. **NHS Dentist**
   The NHS dentist will remain on-site in its current location. It is a very popular facility that the Hospital Trust is keen to retain.

6. **The Hospital**
   All the current NHS hospital specialities will remain on-site. A new hospital entrance will be created. More details on the hospital proposals are provided on board 4.

7. **Car parking and access**
   Vehicle access to the site will remain from Fairmile Road. On entering the site clear signage will show visitors where to go and park. The road layout has been designed to facilitate clear navigation through the site.
   Appropriate levels of on-site car parking (as advised by the transport consultants,) for staff and visitors will be provided as well as dedicated parking for the key worker housing, nursing home and assisted living apartments. Demand for nursing home and key worker parking is greatest at evenings and weekends, whilst hospital and GP use is mainly working hours, therefore some parking space will be able to be shared.
   The proposals increase the number of disabled spaces which have been located near to entrances.

8. **Macmillan Unit**
   The Macmillan Unit will remain on-site in its current location. The Hospital Trust will continue to liaise with Macmillan staff to identify the best solution for continuing this important service during the construction stages.

9. **Trees**
   The majority of the trees on-site will be retained, particularly the mature trees at the front of the site. However some trees will be lost, the majority of which have been identified as dead or dying or in poor condition. These trees will be replaced with twice as many new trees located throughout the site to enhance its green character. This is a key principle of the project plan.

10. **New hospital entrance and planting**
    Hospital services will be provided within some of the existing buildings, which will be refurbished and extended providing a new-build element. Further details on the hospital layout are given on board 4.

11. **Key worker housing**
    The Hospital Trust is planning to provide 33 new three-bedroom houses and 48 two-bedroom flats as key worker housing. The detailed design of these new homes is yet to be finalised but images of what the new homes could look like are provided on board number 6.
The Hospital Trust is seeking to improve current services and provide the best environment possible for staff and patients. This can be achieved through the refurbishment of existing buildings and part new-build. It is important to retain the green at the front of the site as well as provide landscape areas on other parts of the site.

“... function, privacy and access. It seeks to achieve a contemporary form and simplicity providing design harmony across the hospital site.”

Dr Steve Tomkins, The Grove Surgery

1. **New main entrance to the hospital**
   - Providing a clear arrival point for the hospital.

2. **A new GP surgery for the Grove Practice and retail pharmacy**
   - The Grove Practice will relocate to a new larger premises at the entrance to the site. The purpose-built extension to the hospital will provide the practice with new consulting rooms. Adjacent to the GP surgery is provision for a new retail pharmacy that will cater for both GP and hospital patients and be open to the community.

3. **NHS dentist**
   - This popular service will be retained on-site in its current location.

4. **Outpatients**
   - The core of the Hospital, with improved book-in, reception and waiting, with its snack bar and shop. An all new phlebotomy (blood taking) suite will sit in the heart of the department, allowing ease of access to this heavily used service.

5. **Imaging department**
   - Now to be housed in a new purpose-built suite providing two x-ray rooms, two ultrasounds and a Dexam scanner, which is a new service to Christchurch. The department will be easily accessible from Outpatients for swift referrals and provide for single sex facilities for increased patient dignity.

6. **Medical records**
   - This award-winning service prevents emergency admission to hospital and supports people after they leave hospital. The NHS patient transport service makes access to the Day Hospital easy, and the availability of the expert team of doctors, nurses and therapists works well. This service is retained in Forest Dean. The building will be refurbished and better use will be made of the sheltered garden incorporating the transfer of the sensory garden feature.

7. **Chapel and meeting area**
   - The Chapel will be moved and could become a multi-use facility throughout the week to support patient and community groups.

8. **Infusions suite**
   - Now combined into one new suite easily accessible from the Day Hospital and the Dermatology Unit, to provide a better environment for treatments.

9. **Day Hospital**
   - This award-winning service prevents emergency admission to hospital and supports people after they leave hospital. The NHS patient transport service makes access to the Day Hospital easy, and the availability of the expert team of doctors, nurses and therapists works well. This service is retained in Forest Dean. The building will be refurbished and better use will be made of the sheltered garden incorporating the transfer of the sensory garden feature.

10. **Dermatology**
    - This specialist unit provides services for Bournemouth, Christchurch, the New Forest and East Dorset. The service will stay where it is but the facilities will be refurbished to improve the environment and patient flows.

11. **Therapies**
    - The service will now be accessed via Outpatients, using the central reception and waiting. The department will be improved by addition of more consulting rooms and an enhanced gym environment.

12. **Offices and staff rest area**
Introducing the care home and senior living

Quantum is the Trust’s preferred partner for providing the older person housing / nursing home.

Julian Shaffer, Managing Director of Quantum Group, outlined Quantum’s approach to the site:

“Our philosophy is to create ‘life giving’ environments where activities, interaction and stimulation provide a purpose for life, linking closely with local residents and volunteers. This allows for an appropriate level of independence to be maintained as residents grow older.”

The proposals include an 80-bed care home, providing differing levels of care, within a new building of up to three and a half storeys, which will be linked to some new assisted living flats for the over 55s. The new nursing home is likely to generate between 80 to 100 new jobs, indirectly there will also be benefits to local services and business.

Quantum has established some key principles in designing homes for independent living:

- Create homes with space, accessibility and flexibility that can adapt as care needs change.
- High quality design that provides ample daylight, spacious room sizes, luxury fittings and understated style that will ensure running costs are minimised and maintenance is low.
- Provide a personalised choice-based care/support service, whereby occupants can call upon nursing services or simply domiciliary services to assist with that little bit of extra help such as cleaning or cooking.
- Built-in security and safety with 24-hour emergency call systems, and mobility scooter accessibility, storage and charging facilities.

Quantum is a Christchurch-based company and therefore benefits will be seen locally.

Almost one-third of Christchurch residents are over 65 (2011 census). This figure is likely to increase over the next twenty years but there is a lack of local residential facilities to cater for this. The provision of housing for the elderly will help to meet this need, and is consistent with the overall approach to the site to improve health supporting facilities. It also links well to the healthcare services provided. The Christchurch Hospital site provides the perfect location to blend a state-of-the-art care home with elderly independent living dwellings.

The design approach has been to blend a modern treatment with a respect for the cultural context.
Introducing key worker housing for hospital staff

The planning application will seek to agree the principle of providing 33 new houses and 48 flats, specifically for hospital staff or other key workers to rent. The detailed design of these building will be subject to further consultation and agreed later with Christchurch Borough Council, as the planning authority.

The images above show how the new houses and flats relate to the hospital buildings. One of the key principles of the site-wide plan has been to achieve a comprehensive approach to the site through the landscape treatment, while providing a clear differentiation between the uses and an appropriate design response to their function.

The height and massing of the residential development reflects the existing context of houses and flats around the site. The houses will be two-storey (with a room in the roof) and the flats a mix of three and four-storey.

Given high rental rates, many NHS staff (and other public sector staff) see working in Christchurch and Bournemouth as expensive, which affects recruitment and retention, and thus service provision to the public. This accommodation will help. In addition, the local demand for housing will be helped, which has a wider public benefit and reduces demand to build on green belt or similar high community value land.

The design approach shown here is contemporary to blend with the hospital while using a softer palette of materials such as timber cladding to define the residential area.
The Hospital Trust is working towards the submission of a planning application for the redevelopment of the site. The submission will be made towards the end of September.

The planning application will be submitted at the end of September 2012. This will include details of the hospital, care home and assisted living elements. The housing proposals will remain in outline. We would hope to achieve a planning consent by the end of 2012.

The proposed phasing over a two-year period is shown above. The design proposals and phasing have been worked up with the contractor to ensure that all phases of work are deliverable in a way that will enable the hospital functions to continue safely for the duration of the development.

Please feel free to discuss any questions or suggestions that you may have with the representatives of the Hospital Trust. You can also give your feedback online at www.rbch.nhs.uk/securingchristchurch or email a response to communications@rbch.nhs.uk

Thank you for visiting the exhibition today. We hope you have found it informative and useful.

Please pick up a feedback form today and lend your support to securing services at Christchurch Hospital.

“For every pound spent in construction, £2.84 is generated in the wider economy.”

Office for National Statistics