

Minutes of the Hospital Liaison Group Meeting  
Held on Monday 6<sup>th</sup> December 2010 (7pm to 9pm) in the Audrey Emerton Building,  
Royal Sussex County Hospital, Brighton

**Present:**

Cllr Craig Turton (Chair), Jackie Nowell (Vice-Chair), Cllr Gill Mitchell, 23 local residents

*Brighton & Sussex University Hospitals (BSUH) Trust*

Richard Beard, 3Ts Head of Engagement

Nick Groves, Associate Director, 3Ts Service Modernisation

Duane Passman, Director of 3Ts, Estates & Facilities

*Laing O'Rourke Supply Chain*

Steve Chudley, Design Manager, LO'R

Tessa O'Neill, BDP Architects

Simon Zelestis, BDP Architects

**Apologies:**

Simon Kirby, MP (Brighton, Kemptown)

**1. Welcome, Introductions & Apologies**

Cllr Turton opened the meeting and thanked everyone for attending.

**2. Minutes of Last Meeting**

The minutes of the previous meeting (8<sup>th</sup> November 2010) were agreed.

**3. Matters Arising**

**3.1 Light Study**

Duane reported that he had agreed the approach and scope with the specialist contractor. He will be writing to local residents within the next few weeks to explain the process [*this letter is also posted on the HLG website*<sup>1</sup>]. The current plan is to undertake the study the week commencing 10<sup>th</sup> January.

**3.2 St Mary's Senior School**

Duane reported that the purchase is progressing and that the Trust expects to take possession on 20<sup>th</sup> December. A resident reported that ownership of the school is in dispute and that an injunction has been issued. Duane replied that due diligence has been undertaken but agreed to raise the issue with Roedean. Cllr Turton suggested that if the resident has any documentation to this effect, he and Duane would find it helpful.

**3.3 Macmillan Cancer Information Centre<sup>2</sup>**

Duane reported that he is due to meet Macmillan on 16<sup>th</sup> December to discuss their progress with fundraising and the redesign of the Rosaz House site. He agreed to report back at the February meeting.

**Action: Duane**

<sup>1</sup> <http://www.bsuh.nhs.uk/about-us/hospital-redevelopment/hospital-liason-group/?p=1>

<sup>2</sup> [http://www.theargus.co.uk/news/8239980\\_3\\_7m\\_appeal\\_launched\\_for\\_brighton\\_cancer\\_centre/](http://www.theargus.co.uk/news/8239980_3_7m_appeal_launched_for_brighton_cancer_centre/)

### 3.4 Transport Modelling

Duane reported that he had responded to Cllr Mears' request for information about the transport modelling assumptions. The information is broadly similar to that provided in the transport studies posted on the HLG website<sup>3</sup> at the end of 2009 and early 2010.

Cllr Turton expressed concern that City Council officers had not begun work on the feasibility study<sup>4,5</sup> that the full Council approved a year ago. He expressed disappointment that Cllr Mears was not present to discuss this and the impact on the Trust's transport modelling but understood she had another engagement.

## 4. Logistics Update

### 4.1 Introduction

Duane explained that the logistics plan remains a work in progress. Feedback from local residents is very helpful in refining the plan, which is also undertaken in partnership with Brighton & Hove City Council officers.

### 4.2 ProCure 21+ Framework

At a resident's request, Duane explained the national ProCure21 framework<sup>6</sup> under which Laing O'Rourke had been appointed as the Principal Supply Chain Partner up to the point of submission of the planning application and Full Business Case. He reported that it is the Trust's intention to appoint Laing O'Rourke for the construction if the submissions are agreed and the Guaranteed Maximum Price demonstrates value-for-money.

Duane noted that the relationship between the Trust and Laing O'Rourke under the NEC form of contract<sup>7</sup> had been covered at the July meeting<sup>8</sup>.

### 4.3 Update

Steve Chudley provided an update on site logistics, including piling, the Consolidation Centre, construction traffic routing, access to/from the site, site and crane layout, numbers of vehicle movements, environmental plan and the project timeline. *[This presentation has been posted on the HLG website<sup>9</sup>.]*

Cllr Turton invited questions:

### 4.4 Vehicle Numbers

Steve noted the traffic survey findings that Eastern Road currently carries c. 10,000 vehicles every weekday (7am to 7pm), of which c. 600 are HGVs/busses. The current hospital redevelopment plans envisage a peak of c. 80 construction site vehicles per day, including tippers, concrete lorries, superstructure vehicles and small transit vans. This would represent up to a 13% increase in HGVs (however not all the vehicles will be HGVs) and less than a 0.8% increase in traffic overall.

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<sup>3</sup> <http://www.bsuh.nhs.uk/about-us/hospital-redevelopment/hospital-liaison-group/>

<sup>4</sup> [http://www.brighton-hove.gov.uk/downloads/bhcc/ldf/REg\\_27Core\\_Strategy\\_Proposed\\_Submission\\_February\\_2010v2.pdf](http://www.brighton-hove.gov.uk/downloads/bhcc/ldf/REg_27Core_Strategy_Proposed_Submission_February_2010v2.pdf)

<sup>5</sup> *'the re-routing and reduction of through-traffic (with the exception of residents' vehicles, public transport including taxis, ambulances other hospital transport and vehicles directly accessing the hospital) along Eastern road in the immediate vicinity of the hospital with the aim of reducing congestion, improving air quality and ensuring adequate emergency access to the hospital.'*

<sup>6</sup> <http://www.procure21plus.nhs.uk/>

<sup>7</sup> <http://www.neccontract.com/about/index.asp>

<sup>8</sup> Minutes of 26<sup>th</sup> July 2010, item 3.3.2.

<sup>9</sup> <http://www.bsuh.nhs.uk/about-us/hospital-redevelopment/hospital-liaison-group/>

#### 4.5 Proposed Route for Construction Traffic

Steve described the proposed route suggested by City Council officers:-

- **Wilson Avenue**

A resident noted that Wilson Avenue would have two-way construction traffic with vehicles both heading towards and away from the site. He asked about the associated noise, diesel vehicle emissions and health impact, particularly given the gradient of the hill. Another resident remarked that any route will involve negotiating a hill, whether Wilson Avenue, Freshfield Road or another.

A resident asked whether parking would be suspended along Wilson Avenue, which is too narrow for lorries to pass when there are parked vehicles, or whether the whole construction route would be red-routed?

- **Wilson Avenue / Roedean Road**

Cllr Mitchell noted that there are already problems with this junction and accessing the Marina. She expressed concern that queues up Wilson Avenue would encourage rat-running through the Whitehawk Estate and suggested that traffic issues be reviewed holistically.

- **Marina Underpass**

A resident asked whether the Marina Underpass would be suitable and high enough for the proposed volume of construction site traffic.

- **Old Steine**

A number of residents expressed concern about the proposed routing from Marine Parade along the Old Steine, which is a narrow turning and is often heavily congested, especially during high season. Cllr Turton added that the city's economy is dependent on its seasonal visitors and being able to move them through the city.

- **Eastern Road**

A resident asked whether there would be room for construction vehicles to turn left from Eastern Road into the site and turn left out of the site back onto Eastern Road. Steve confirmed that this has been calculated, so the proposed site entrance, exits and haul road are wide enough.

Steve and Duane thanked members for their comments. They explained that detailed traffic, environmental and health impact studies and further discussions with the City Council will need to be undertaken before the proposed plan can be submitted.

#### 4.6 Waste Management

##### 4.6.1 Chalk Dust

Cllr Mitchell said that as discussed at the February meeting, the last major excavation on site had not been managed well: lorries removing waste were not covered, wheels were not washed down and as a result local roads were covered in slippery chalk and local houses were covered in white dust.

Steve confirmed that if Laing O'Rourke is appointed as the constructor it will ensure that waste vehicles are covered and wheels are washed down before leaving the site. He felt that Laing O'Rourke has a good track record of site management.

##### 4.6.2 Fill Times

A resident asked how long it takes to fill a tipper vehicle with waste. Steve did not have this information to hand but agreed to investigate.

**Action: Steve**

#### 4.6.2 Landfill

A resident asked about the Environmental Plan targets. Steve replied that Laing O'Rourke is a signatory to WRAP (Waste & Resources Action Planning), a government-funded organisation that aims to reduce site waste by 70-80% through Site Waste Management Planning<sup>10</sup>. This includes halving waste to landfill<sup>11</sup>.

#### 4.6.3 Landfill Location

Residents asked where waste would be tipped. Duane replied that this would be at an existing, approved tip, although the location would not be finalised for some months.

There was a discussion about a tip to the east of the city, given the proposed vehicle routing. Residents mentioned Sheepcote Valley, which has a Cavan Club site and a Friends of Sheepcote Valley<sup>12</sup> society. Duane stressed that there is no intention to create a new landfill site and that the location of the existing tip has not yet been finalised.

Cllr Turton noted that this would need to form part of the planning application and therefore be decided by February or March 2011, based on the Trust's timetable for submitting its application. Duane confirmed that this is the current timetable.

#### 4.7 Site Management

##### 4.7.1 Noise & Vibration

Steve reported that vibrations (Peak Particle Velocity) on previous Laing O'Rourke construction sites have been recorded as 2-6mm/s. This is above the threshold for human perception (0.14-0.3mm/s) but considerably lower than the British Standard threshold for cosmetic damage to residential buildings (15-20mm/s).

Cllr Turton asked whether any work has been undertaken with the Royal National Institute for the Deaf (RNID), particularly since Hamilton Lodge School for Deaf Children is located locally (Walpole Road). Duane agreed to investigate the history of the British Standard and to check whether the RNID has any guidance in this area.

**Action: Duane**

##### 4.7.2 Hours of Operation

A resident asked about standard hours of operation. Steve replied that construction sites normally operate 8am to 6pm Monday to Friday, although delivery hours may be more limited. Weekend working would normally be by exception. Duane noted that the City Council would normally include limits on working and delivery hours in its Section 106 Agreement<sup>13</sup>.

##### 4.7.3 Contractor Accommodation

A resident remarked on the proposed 2,000m<sup>2</sup> of temporary construction cabins. Steve replied that the size and location of this accommodation has not yet been finalised. 2,000m<sup>2</sup> is Laing O'Rourke's initial estimate however if this cannot all be accommodated on site then they would look for additional offsite accommodation.

Cllr Turton thanked Steve for his presentation and for being very open about the issues that have yet to be resolved.

#### 4.8 Liaison with Council Officers

Cllr Turton reported that he had fed back to the Council's Highways Officers the previous week. He suggested it would be helpful if relevant Council Officers (eg. planning, traffic and conservation) be invited to attend future meetings to listen to the discussion.

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<sup>10</sup> [http://www.wrap.org.uk/construction/tools\\_and\\_guidance/site\\_waste\\_management\\_planning/index.html](http://www.wrap.org.uk/construction/tools_and_guidance/site_waste_management_planning/index.html)

<sup>11</sup> [http://www.wrap.org.uk/construction/halving\\_waste\\_to\\_landfill/12w2l\\_why.html](http://www.wrap.org.uk/construction/halving_waste_to_landfill/12w2l_why.html)

<sup>12</sup> <http://www.sheepcote.org.uk/>

<sup>13</sup> <http://www.communities.gov.uk/publications/planningandbuilding/circularplanningobligations>

Duane noted that he had been asked to engage with conservation groups through the Conservation Advisory Group<sup>14</sup>, which is part of the City Council's structures. Martin Randall (Assistant Director - Development, Planning & Public Protection, Brighton & Hove City Council) had attended the May meeting to explain the planning process and receives notes of the meetings. Duane agreed to invite Martin to field relevant officers to attend future meetings.

Action: Duane

## 5. Exhibition

Richard Beard reported that at Cllr Turton's suggestion the design exhibition would be held at the Manor Road Gym BN2 on Monday 13<sup>th</sup> and Tuesday 14<sup>th</sup> December from 3pm to 7pm. The exhibition is also available online<sup>15</sup>.

Cllr Turton asked about feedback from the previous exhibitions. Duane replied that he had received the collated responses that afternoon and would post these on the HLG website as soon as he has had a chance to review them.

Action: Duane

## 6. General Q&A

Cllr Turton invited general questions:-

### 6.1 Timetable

Cllr Turton noted that the previous timetable had included submitting the planning application before Christmas; the latest timetable suggests March or April 2011. He asked whether this was realistic. Duane replied that it is achievable however the design and logistics planning is iterative and involves agreement on some difficult and sensitive issues; the timetable can therefore only be a best estimate.

### 6.2 St Mary's Hall Junior School

A resident noted that Roedean has announced its intention to sell the St Mary's Hall Junior School site and asked whether purchasing this would allow the Trust to reduce the density of the main development.

Duane replied that he had become aware of the news that afternoon and would need to reflect on it. However, the site is relatively small. It is separated from the main hospital by Bristol Gate and some residences, so at minimum a bridge would be required to allow the site to be used for inpatient or other clinical accommodation (only 1% of the floor area of the redevelopment is general management office accommodation). The school is not due to close until June 2011. The level of construction traffic would also be the same, whatever the massing of the development.

A resident reported that Roedean is a Trustee of the Junior School site and does not own it, so any sale would require approval of the Charity Commission. Duane thanked the resident for this information and will follow up with Roedean.

### 6.3 Design Reviews

A resident asked about the review being undertaken by the Commission for the Built Environment<sup>16</sup> (CABE) and whether there have been any informal discussions in advance.

Duane replied that the CABE review is due to take place on 8<sup>th</sup> December and he expects to receive written feedback either just before Christmas or early in the New Year. To date, there has been one review on the previous proposals, and the associated feedback contributed to the evolution of the design. He reported that English Heritage<sup>17</sup> would also

<sup>14</sup> [http://www.roundhill.org.uk/main.php?sec=about&p=Conservation\\_Advisory\\_Group](http://www.roundhill.org.uk/main.php?sec=about&p=Conservation_Advisory_Group)

<sup>15</sup> <http://www.bsuh.nhs.uk/about-us/hospital-redevelopment/latest-designs/exhibition/>

<sup>16</sup> <http://www.cabe.org.uk/>

<sup>17</sup> <http://www.english-heritage.org.uk/>

be discussing the latest iteration of the designs at its Important Applications Review Group on 9<sup>th</sup> December, to which the Trust is not invited.

The resident asked whether the cancellation of the January HLG meeting suggested the Trust is anticipating negative feedback. Duane replied that CABE never reviews a scheme without making some comments. He had agreed with Cllr Turton and Mrs Nowell that it would be prudent to cancel the January meeting and defer the next design presentation to the February meeting. This also gives the architects and Trust to meet English Heritage and the City Council's officers in advance.

Duane noted that CABE publishes comments on the final proposal, which are available to the public once the application for planning approval is submitted.

#### 6.4 Building Life

A resident asked how long the new buildings would be expected to last. Duane replied that the formal value for money appraisal is undertaken over a period of 60 years from the date of completion. For hospital developments, a major refurbishment (eg. recladding) would normally be expected after 60-70 years.

#### 6.5 Design Priorities

A resident asked about preserving views from the RACH as far as possible and ensuring sea views from all the inpatient rooms in the new development. Duane confirmed that these are important priorities. He noted that Cllr Morgan had raised the issue of preserving views from the RACH at the previous meeting<sup>18</sup>. The current design provides sea views from 297 of the 300 inpatient rooms.

The resident asked whether the priority being given to views outside, as opposed to views into interior courtyards, was taking precedence over a building design that fits into its local context; he suggested that most inpatients are lying in bed and would not be able to appreciate the views other than sunrise and sunset.

Duane noted that the most significant factors affecting the size of the development are modern NHS space standards (eg. bed spacing of 3.6m rather than the 1.7m in the Barry building currently) and an increase in the number of toilets, bathrooms and other sanitary facilities. There is evidence that views of nature improve patient outcome<sup>19</sup>, although these tend not to compare gardens/courtyards with landscapes. Feedback from patients through the design and consultation process however is that they would value views of the landscape.

#### 6.6 Barry Building Façade

A resident tabled a study, developed in partnership with C Change Limited Architecture & Interiors, suggesting a way in which the 1828 Barry Building façade could be retained as part of the Stage 2 development. The proposal includes an atrium immediately behind the façade, which would address the concern about floor heights and window placements. The existing canopy could provide the atrium roof.

The resident said that retained façades can work well, eg. Riverplate House in London. He felt that the Barry Building is an important part of Charles Barry's work, although the building has been added to in the style of - but not by - Barry and English Heritage has declined to list it.

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<sup>18</sup> Minutes of 8<sup>th</sup> November 2010, item 5.1.1

<sup>19</sup>

<http://www.legacyhealth.org/documents/Gardens/Research%20abstracts%20to%20support%20hospital%20gardens.pdf>

Another resident, who said he lectures on the history of medicine, suggested that Trust senior management has consistently diminished the importance of preserving the hospital's history, including its buildings. Duane described work to catalogue and preserve the historic artefacts and memorials from the Barry Building. He also described a project currently underway to capture the experience of nurses who nursed in the Barry Building, the earliest of which dates back to 1910. He said that as reported at the last meeting<sup>20</sup>, the decision not to retain the Barry Building or its façade in the evolving designs was based on careful analysis and that the final decision needs to reflect the full range of interested parties rather than solely the Amenity Societies.

*[Post-meeting note: please refer to follow-up discussion at HLG meeting on 7<sup>th</sup> February 2011 - item 3.11].*

It was agreed to discuss this proposal at the February meeting once members had had a chance to review the full report. *[This will be posted on the HLG website as soon as an electronic copy is received].*

#### 7. **Next Meeting**

The next meeting will be held on **Monday 7<sup>th</sup> February** in the Audrey Emerton Building (on Eastern Road, next to the Sussex Eye Hospital) from 7pm to 9pm, with refreshments available from 6.45pm. This will include a design update.

Cllr Turton thanked everyone for attending and closed the meeting.