

WELCOME TO OUR PUBLIC EXHIBITION

Welcome and thank you for taking the time to attend our public exhibition for the Christchurch hospital site.

This exhibition gives you the chance to view and comment on our proposals for **a new Macmillan Hospice, improved NHS hospital facilities and Extra Care Affordable Homes.**

We are intending to submit a full planning application to BCP Council towards the end of January 2020 and you can help us shape the emerging scheme by providing us with your feedback.

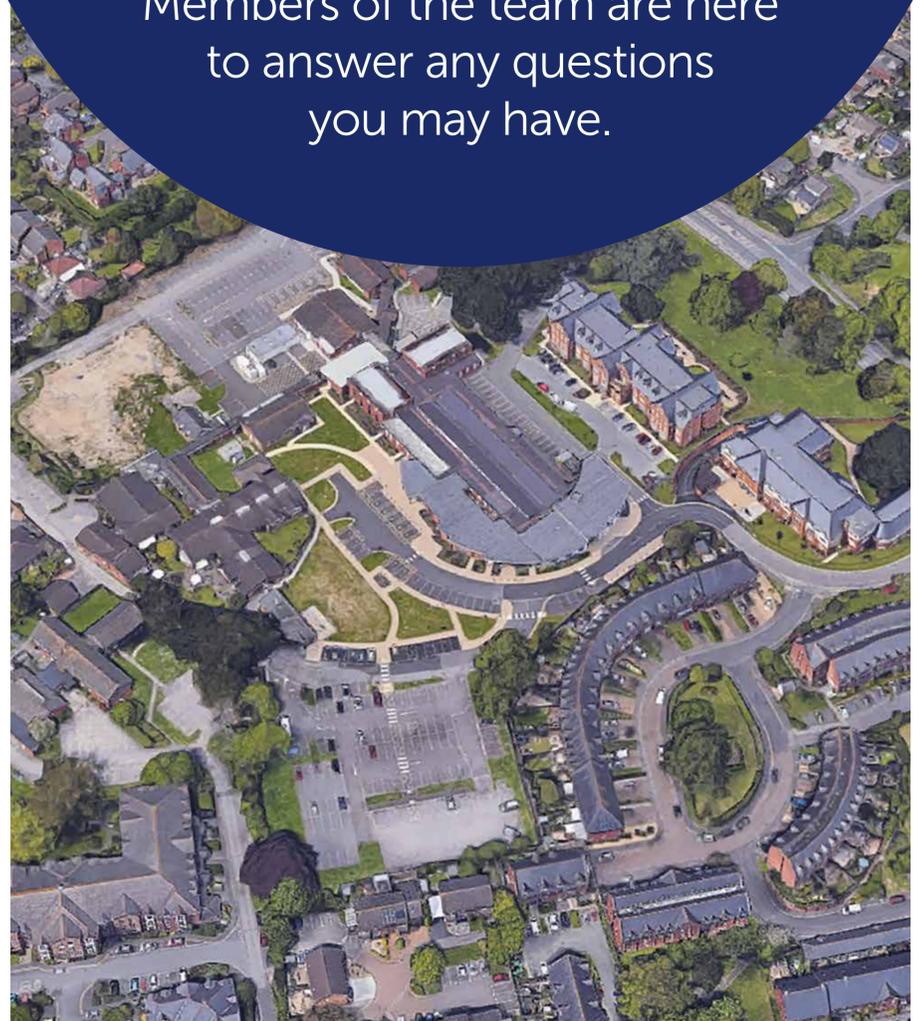
All your comments will be taken into consideration as we progress towards submitting our planning application.

We are committed to working with patients, hospital employees, the local community and BCP Council throughout each stage of our development process.

PLEASE LET US KNOW WHAT YOU THINK

After looking through the material on display, please complete a feedback form to let us know what you think of these proposals shown here today.

Members of the team are here to answer any questions you may have.



All the pictures shown today are indicative examples only

OUR PARTNERSHIP



Three local organisations – Macmillan Caring Locally, The Royal Bournemouth and Christchurch Hospitals NHS Foundation Trust (RBCH) and The Affordable Housing & Healthcare Group (AHH) are working closely together to bring some much needed health and wellbeing facilities to Christchurch. Our vision is to create a connected, vibrant community at the Christchurch Hospital site.

⊕ Macmillan Hospice Care in Dorset

The Macmillan Unit at Christchurch Hospital is a specialist palliative care unit and hospice for patients in south east Dorset and south west Hampshire. It is run by RBCH, and the core services are provided by the hospital staff.

Macmillan Caring Locally is a charity operating from offices in the Macmillan Unit. Although the charity has the Macmillan name, it predates and has no connection to the national charity Macmillan Cancer Support. Macmillan Caring Locally provides £1.2m each year to fund the Macmillan Unit Day Centre, senior clinical staff posts, and the multi-disciplinary teams based at the Unit including the Community Specialist Palliative Care Sisters, the Family Support Team, the Rehabilitation Team, Complementary Therapy, Welfare Benefits Advice and Chaplaincy. It also supports training and development of staff.

The current service is a centre of excellence and has been providing this care for 45 years. Originally focusing on cancer patients, the remit is now much greater for all patients requiring specialist palliative care, both in the Macmillan Unit and the community. The charity has been setting aside funds to build a new hospice for many years, however, the threefold increase in patient referrals over a 10 year period has accelerated the need for a larger hospice that will meet the future needs of our community.

Macmillan Caring Locally will be launching its Brick by Brick in 2020, the capital appeal to raise the funds to build the new hospice.



OUR PARTNERSHIP



Christchurch Hospital and your local NHS

Christchurch Hospital provides a pleasant environment for rehabilitation and a range of outpatient services. An all age rehabilitation service has been developed by the teams and there is an excellent infrastructure to support rehabilitation with physiotherapy and occupational therapy services.

The hospital has undergone many significant changes over the past few years, with investments for new facilities such as x-ray and diagnostics and vital services such as dermatology and physiotherapy which are based here. The proposed plans include expanding the outpatient physiotherapy services and accommodating the Dorset Prosthetic Centre which would move over from the Royal Bournemouth Hospital site. This specialist service includes support for amputees and patients requiring aids.



AHH - helping to solve the housing and healthcare crisis in Christchurch

The national housing shortage directly affects Christchurch and the surrounding areas. AHH provides solutions for local authorities by bringing affordable homes for people who are over 55, accommodation for key workers and care led communities with a focus on health and wellbeing.

Through its joint venture partnerships with NHS Trusts, it provides much needed value to local hospitals which in turn gives the best possible public benefit for health, the community and local housing.

At Christchurch Hospital, AHH has already been instrumental in creating a new, connected community that has changed people's lives.

It's elderly care home (Fairmile Grange) and retirement living apartments (Monterey) opened in 2017, along with the onsite Grove Pharmacy and GP surgery.



ABOUT THE SITE

INTRODUCTION

The site is located within close proximity to Christchurch town centre in Dorset. Its boundary is outlined in red (in figures 1 and 2). Bournemouth is located to the west and the New Forest to the east. The site is primarily accessed via an existing roundabout on Fairmile Road; however there is also a secondary exit directly on to Fairmile Road.

Christchurch Station is nearby which runs services between Weymouth and London Waterloo. The site is near to local shops and services on Fairmile Road, Bargates and the town centre. There are a variety of pedestrian links from the site and public transport bus routes linking to Christchurch town centre, the neighbouring residential areas and destinations further afield, such as Bournemouth and Lymington.

THE SURROUNDING AREA

The surrounding area is primarily residential.

Directly to the south of the site are residential properties at Royal Close, Regency Crescent and Clarence Place. Terraced in three crescents and varying in height between two and two-and-a-half storeys, these homes were built in the early 1990s.

More traditional residential streets of Albion Road, Kingsway Close and Enfield Close are located to the north of the site. The majority of these properties are detached and vary in height between single and two storeys.

A large care development, known as Avon View, lies to the south west, providing care and nursing accommodation. The majority of these buildings are three storeys tall.

SITE CHARACTERISTICS

The overall site is relatively flat, extending to 4.12 hectares in total plus the optional land owned by Dorset Healthcare (Fairmile House). The specific element of the site relevant to this planning application extends to 1.48 hectares. The existing buildings are spread across the site and range in height and size. Single-storey buildings make up a significant part of the site's building stock, representing an inefficient use of the land available.

A significant amount of car parking, currently serving the existing buildings, extends to the west of the hospital building and will be changed with the proposed site layout and the new car park will be nearer the new hospital entrance. Car park studies have been completed to determine the required number of spaces.

A number of tall trees border the site along Tasman Close and the end of Albion Road. It is a key design driver to retain as much as possible of the existing tree stock. Any trees lost will be replaced.

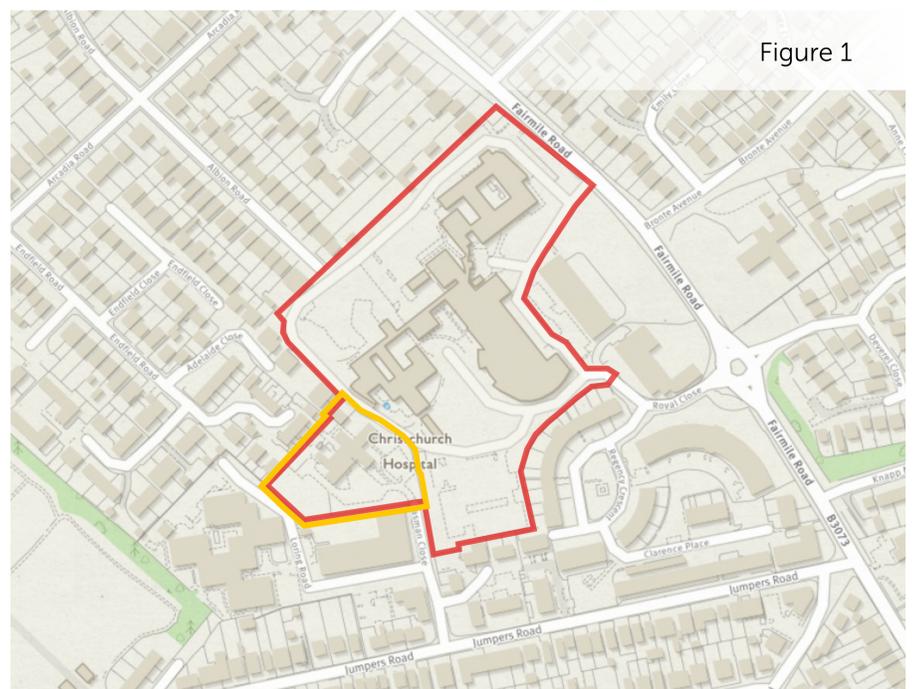


Figure 1



Figure 2

MASTER PLAN

SUMMARY

NEW MACMILLAN HOSPICE

- 20 Beds
- Multi-Faith Room
- Café
- Garden
- Day Facilities
- Outpatients

EXTRA NHS FACILITIES

- Out-patient Physiotherapy/Occupational Therapy (Musculo Skeletal)
- Dorset Prosthetics Centre
- New NHS Car Park
- New Entrance

EXTRA CARE HOMES

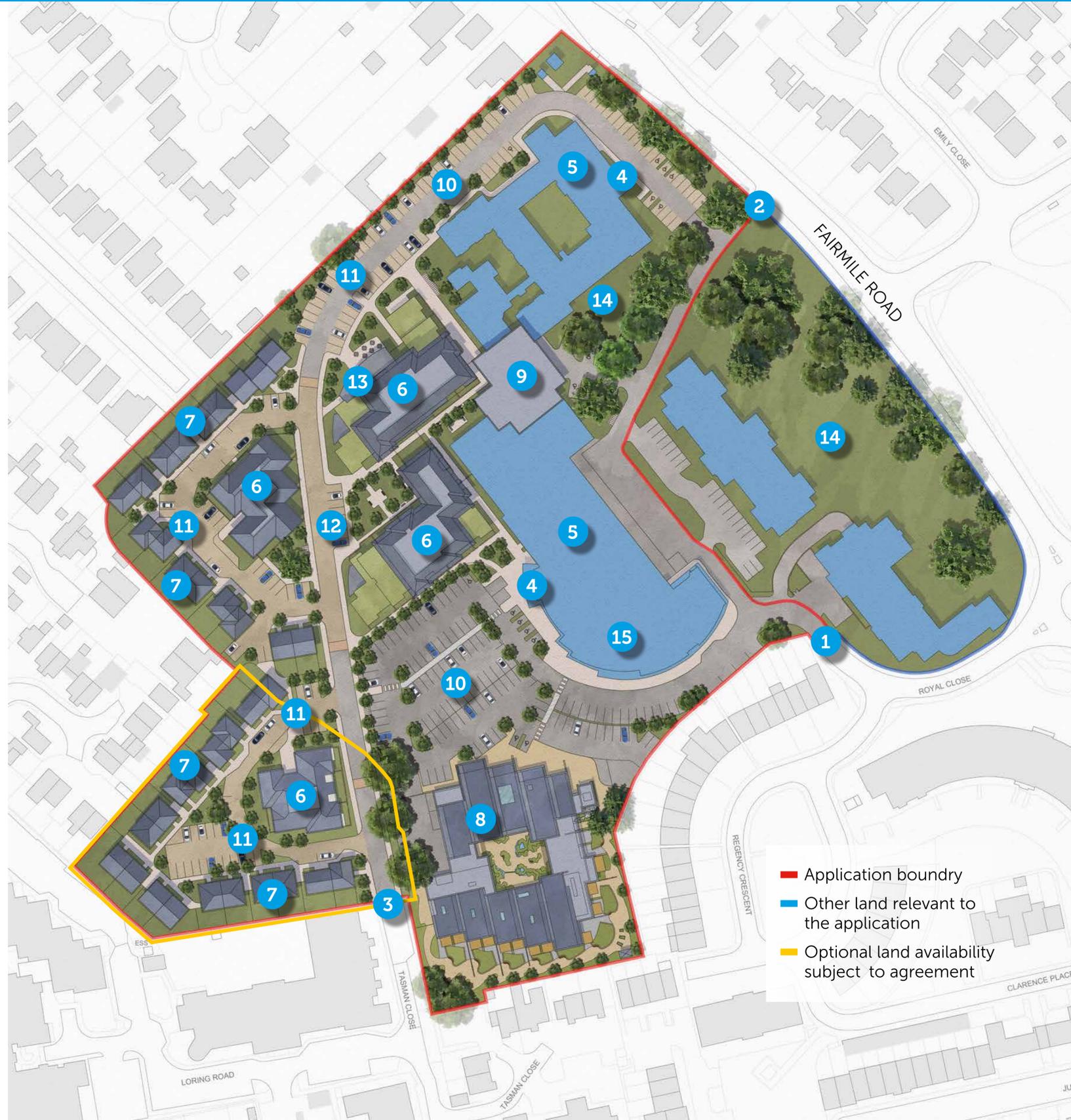
- 125 Apartments
- Communal Facilities
- 35 Lodges
- Health Hub

CAR PARKING

- 204 Hospital/Macmillan parking spaces
- 120 Extra Care Living parking spaces

KEY

- 1) Entrance from Fairmile Road - Hospital
- 2) Exit on to Fairmile Road - Mixed
- 3) Entrance/Exit from Tasman Close - Residential
- 4) Out Patient Department Entrance
- 5) Existing Hospital Buildings
- 6) Extra Care Living Apartments
- 7) Extra Care Living Lodges
- 8) Macmillan Hospice
- 9) New Hospital Extension
- 10) NHS Car Park
- 11) Extra Care Living Parking
- 12) Landscaped Amenity Area
- 13) Communal Hub/Facilities
- 14) Landscaped Parkland
- 15) GP and Pharmacy



- Application boundary
- Other land relevant to the application
- Optional land availability subject to agreement

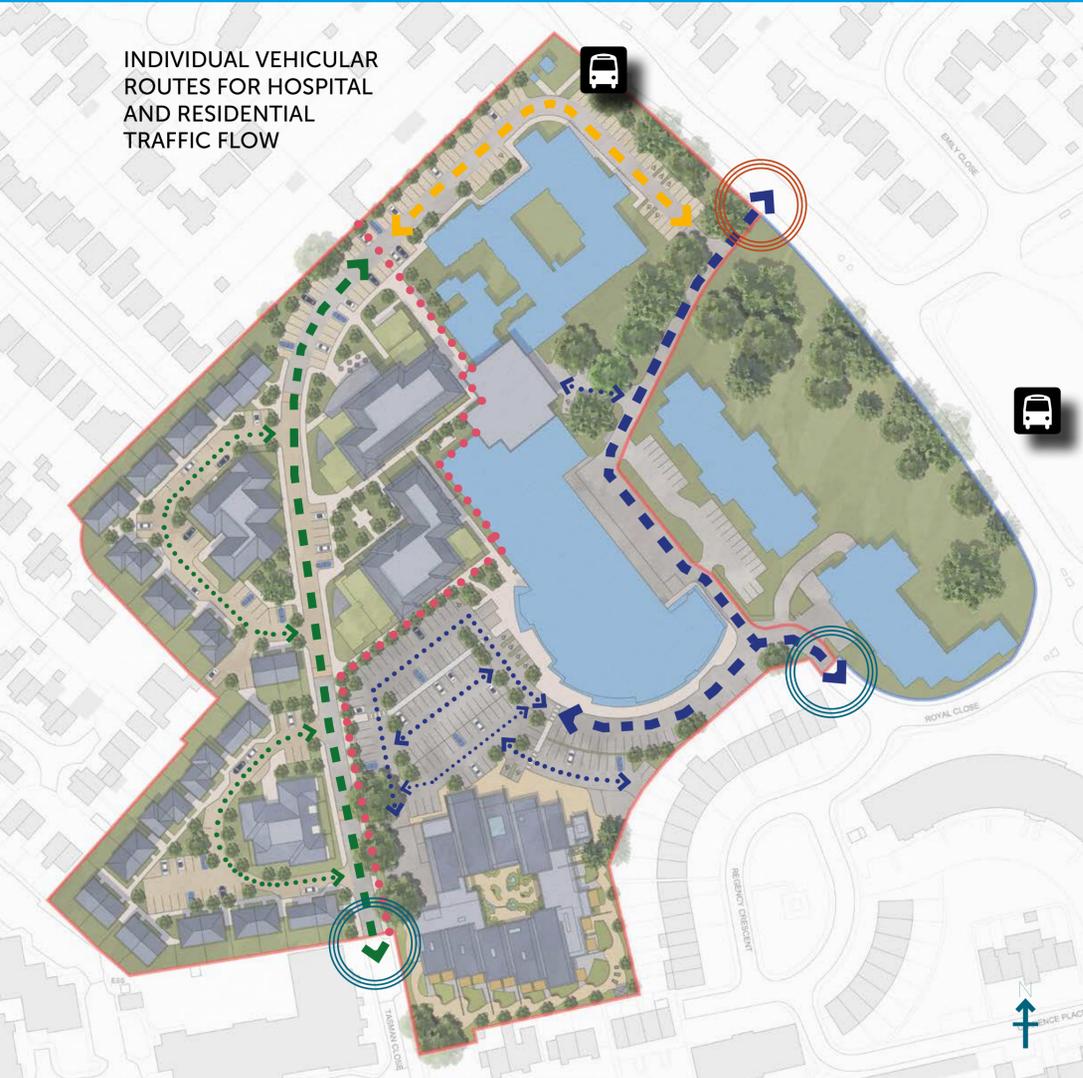
Examples of Extra Care Homes



Proposed Macmillan Hospice



MASTER PLAN - DETAIL



	Main Vehicular Routes - Healthcare Traffic
	Internal Vehicular Movements - Healthcare Traffic
	Main Vehicular Routes - Residential (Extra Care) Traffic
	Internal Vehicular Movements - Residential (Extra Care) Traffic
	Shared Vehicular Routes - Healthcare and Residential (Extra Care)
	Natural Separation Between Healthcare and Residential (Extra Care)
	Site Entrance/Exit
	Site Exit Only
	Nearest Public Transport - Bus Stop



STREET SCENE - FAIRMILE ROAD



DEMOLITION AND PHASING STRATEGY

We are proposing a carefully considered approach to the demolition and construction phasing, ensuring that patient safety and wellbeing is the top priority in all activities.

Key

Topic area



Demolition



Construction



Contractors
car park



Application
boundary



Other land
relevant to the
application



Land availability
subject to
agreement



PHASING BOUNDARY PLAN

THE ENVIRONMENT AND PROPOSED LANDSCAPING

KEY

- 1) Conservation area comprising mature trees providing a buffer between the site and Fairmile Road
- 2) Existing mature trees
- 3) Proposed tree planting to deliver high quality green spaces which enhance our sense of wellbeing
- 4) Roads and Parking - Macadam
- 5) Shared surfaces - block paving
- 6) Pavement / footpaths- resin bonded gravel, block paving with flower bed borders
- 7) Tree lined paved and planted garden courtyards.
- 8) Green roofs
- 9) Private gardens
- 10) Macmillan hospice gardens

ENVIRONMENTAL FACTORS:

TREE PLANTING BENEFITS

- Reduced flood risk
- Improved air quality to attenuate climate change and protect our health.
- Reduced Urban Heat Island Effect and increased biodiversity.

SUSTAINABLE TRANSPORT

- Bicycle hire and storage
- Car share incentive
- Cycling Scheme to reduce air pollution.

CLIMATE CHANGE AND SUSTAINABILITY

The development will aim to incorporate the following where appropriate and possible:

- Reduced Carbon Emissions
- Water and Energy Efficiency Measures
- Sustainable and Low Carbon Construction
- Renewable and Low Carbon Energy for all buildings
- Sustainable Design (Building Fabric Performance, Building Layout and Orientation)



- Application boundary
- Other land relevant to the application
- Land availability subject to agreement

Landscaping - Artists Impressions



MACMILLAN CARING LOCALLY AT CHRISTCHURCH



Macmillan Caring Locally has been working with IBI Group Architects to bring a new 20 care bed hospice to the site. Our vision is to create a calming, patient-centered environment set within a beautifully designed garden.

Our existing unit was constructed in 1974 and was the first of its kind in the country to be run by the NHS and jointly funded by the NHS and our charity. We are very proud that the unit is a centre of excellence and has provided outstanding care for our community for 45 years.

The Macmillan Unit is seeing three times as many patients as it was ten years ago and despite many adaptations over the years the building is unfortunately no longer considered fit for purpose. We have been working with our architects for two years and during that time our staff, volunteers, patients, visitors and supporters have been able to have an input into the design of the new hospice.

It is proposed that the new Macmillan Hospice will be built on the site of the current car park. Once the new building is commissioned, the existing unit will be demolished.

MEETING FUTURE NEEDS

Since its early days the service has expanded to support patients with non-malignant disease and also provides support to patients in their own homes. The unit now has a teaching wing providing education for health care professionals, and an ever expanding team of volunteers doing outstanding work in the unit and in the community.

Many patients benefit from more than one part of the service such as the day centre, community support and pain/symptom control. Patients can choose to spend their final days at the hospice or can be supported at home.

The staff and volunteers at the Macmillan Unit provide the best possible care for all patients, and support for their families and friends. With your help we can give them a beautiful, purpose built facility that will meet the needs of our community for many years to come.



FUNDING

Funding for the new hospice will be met by Macmillan Caring Locally through its fundraising activities and the capital appeal Brick by Brick.

Once planning permission is granted Brick by Brick will be launched and a series of fundraising events and ways to support the project will be announced.

You can follow the appeal here www.justgiving.com/campaigns/charity/mctrust/brickbybrick



NEW MACMILLAN HOSPICE – DESIGN CONCEPTS

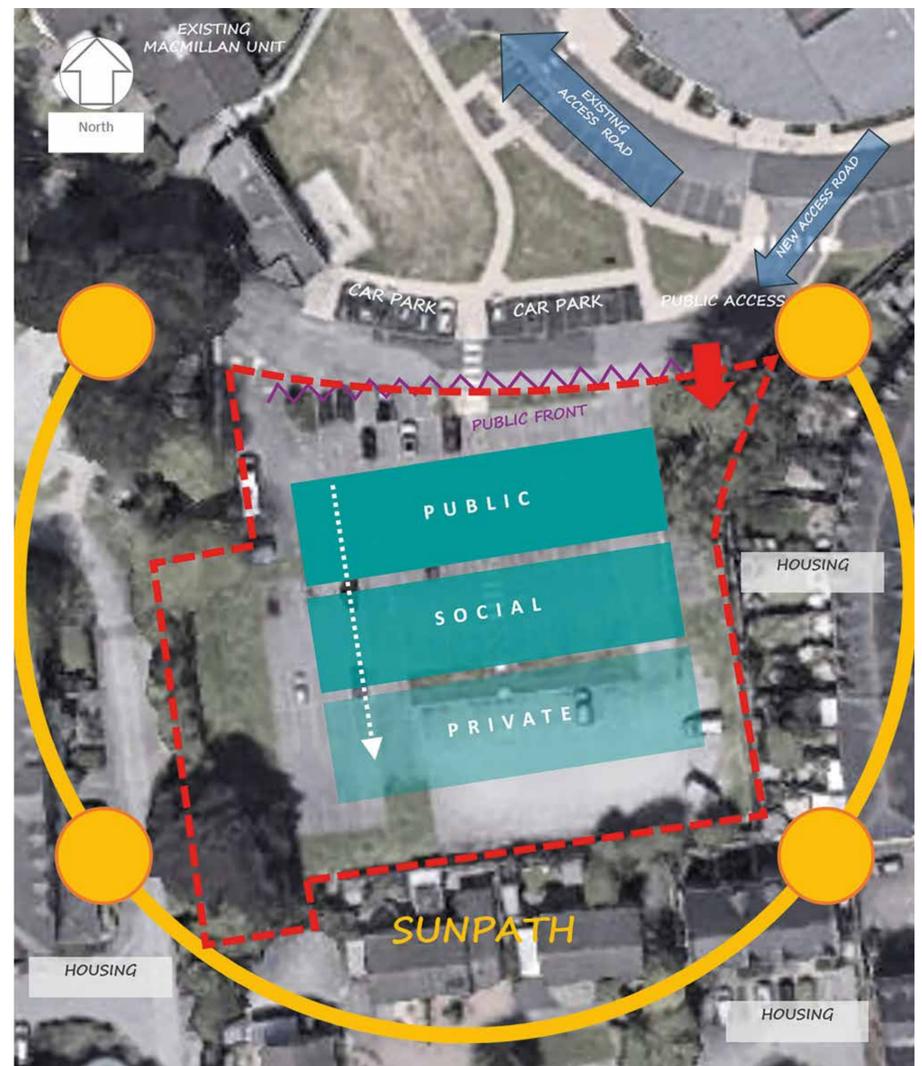
Conceptually the building has been conceived as a very simple and natural progression of spaces:

1. **Public**
2. **Social**
3. **Private**

In the context of a hospice and its varying needs for privacy, this spacial arrangement works very well and fits well within the shape of the site.

The three dimensional massing of the building follows the same simple principles:

- The two storey portion to the north responds to the scale of the **public** side of the unit that will face the hospital.
- The middle part steps down towards the south to allow natural daylight to penetrate the **social** courtyard.
- The single storey to the rear is for **private** patient bedrooms.



NEW MACMILLAN HOSPICE – WHAT INFORMED OUR DESIGN

Our observations of the existing Unit helped to inform our design proposals for the new Macmillan Hospice. We talked to staff, patients, families and volunteers as part of our research.

- The current ward layout is outdated. There are not enough siderooms and they are too small. This makes it cramped for relatives to stay in the room overnight. There is an abundance of equipment available now that was not available 45 years ago, which all takes up room. The bathrooms are too few and outdated, and we have no ensuite shower rooms.
- With the increased demand for our services over the years, the Macmillan Unit has been extended and has been added to many times, becoming a building with long corridors and many inefficiencies.
- Office space is now squeezed to the limit and even after converting storage rooms, there are many staff areas that are overcrowded.
- For the same reason there are not enough private areas for patients and often staff struggle to find an empty and private place to have important conversations.
- The two entrances to the Macmillan Unit are not welcoming and badly planned. If you enter via one entrance you will walk past patient bays, side rooms and areas that should be private.
- The heating system in the Unit is archaic and is difficult to control.

THE GARDEN

The garden is a very important part of the Macmillan Unit for patients, staff and visitors. However, even for patients in bays that have windows overlooking the garden, the windows are too high so the garden cannot be seen from a bed.

Having easy access to the outdoors is vital for some patients to feel the sun, sit in the shade, smell a rose and watch visiting children run around. We feel that this should be easily available to all of our patients.

THE CHRISTCHURCH HOSPITAL CHAPEL

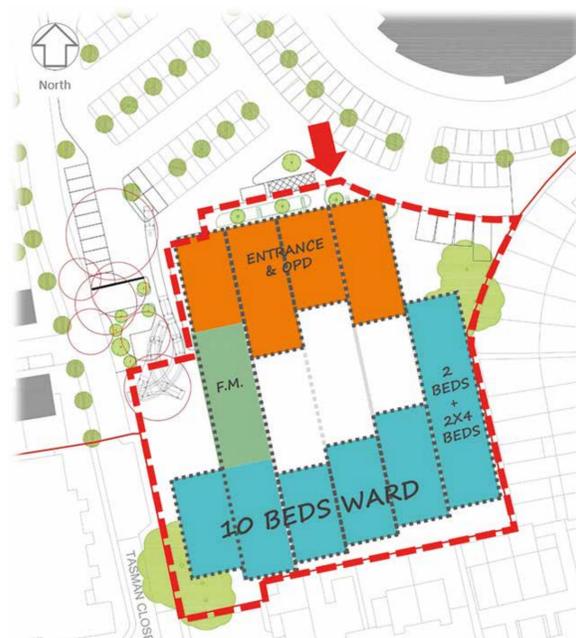
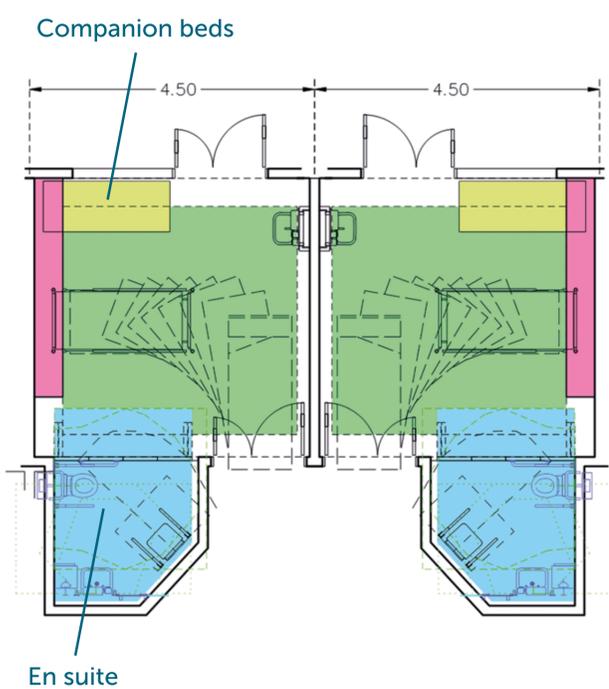
Macmillan Caring Locally funded the existing Chapel in partnership with Christchurch Hospital League of Friends and the Bournemouth Free Church Council. With the site changing the Chapel will be in the wrong location, especially for the Macmillan unit patients; therefore a multi-faith facility is planned within the new Macmillan hospice. It will provide support for patients and their families from all faiths to reflect the community we serve. Across the partnership, options are being discussed as to where large services can be held throughout the year.



NEW MACMILLAN HOSPICE – PATIENT BEDROOMS AND COURTYARD

PATIENT BEDROOMS

Adopting a 9m planning grid generated efficient pairs of inpatient bedrooms. By pushing and pulling ribbon like blocks along this grid the front façade becomes staggered and breaks up its massing, while at the rear patient bedrooms benefit from more late afternoon daylight.



The form and rhythm of the patient bedrooms has been likened to beach huts in Dorset.

COURTYARD

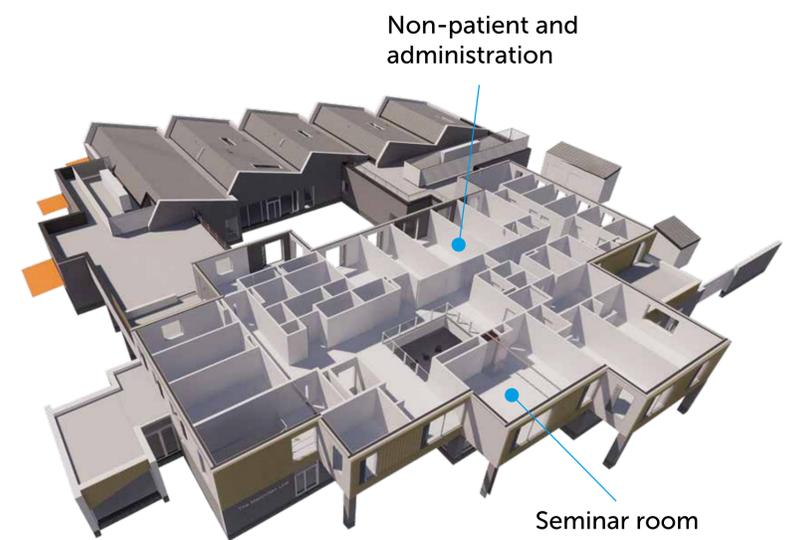
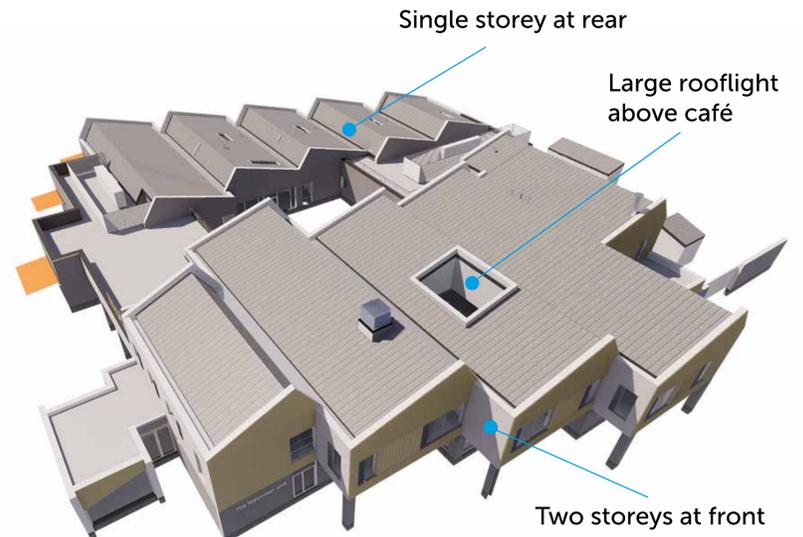
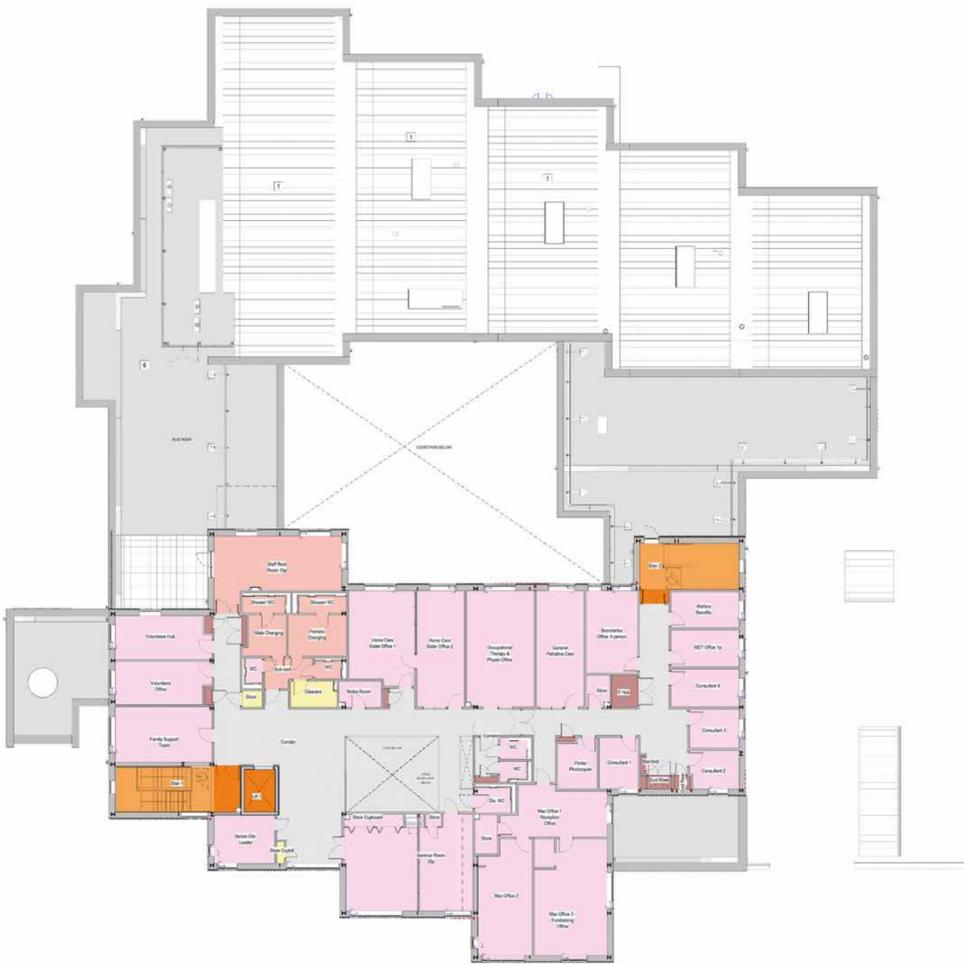
A courtyard garden is proposed within the centre of the building. Landscaping and features will make it a calm and attractive area for patients, staff and visitors to enjoy within the safety and privacy of the main building.



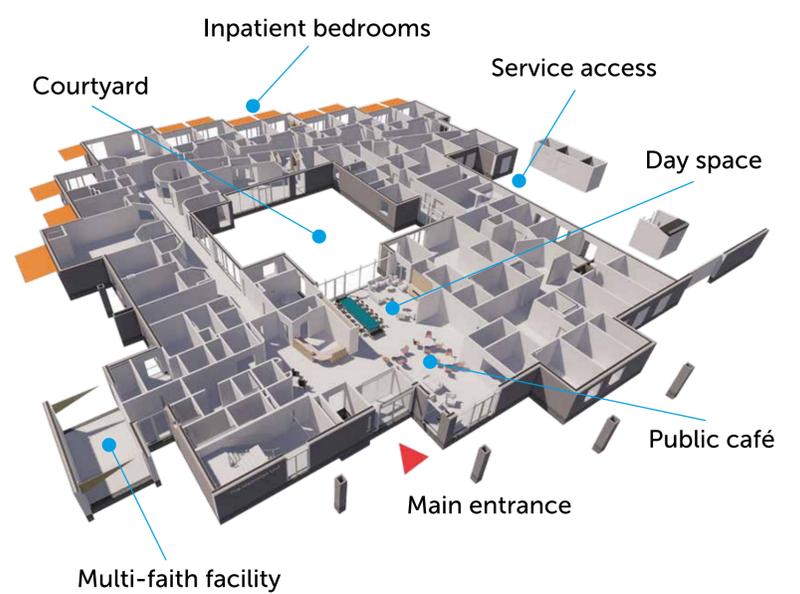
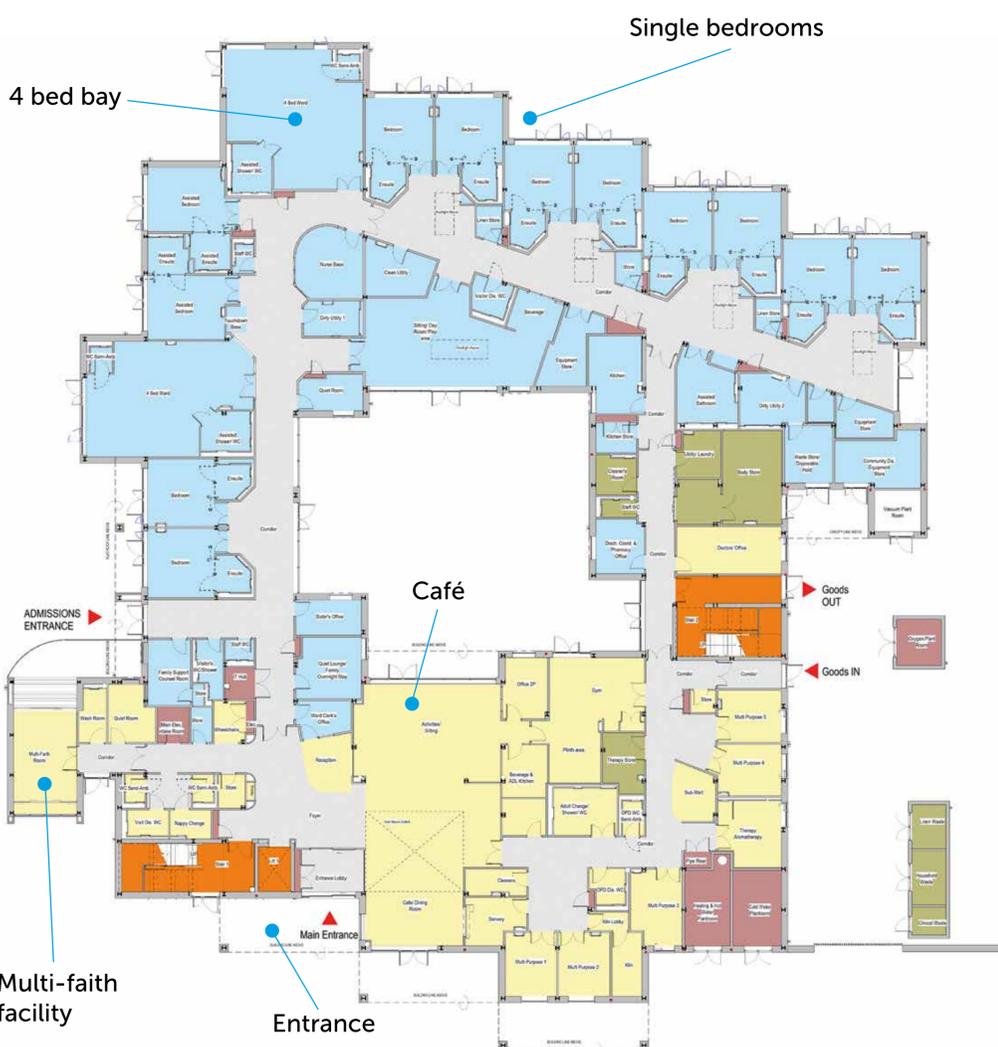
NEW MACMILLAN HOSPICE – FLOOR PLANS

Upper Floor

Office, Staff rest rooms and training and meeting rooms



Ground Floor



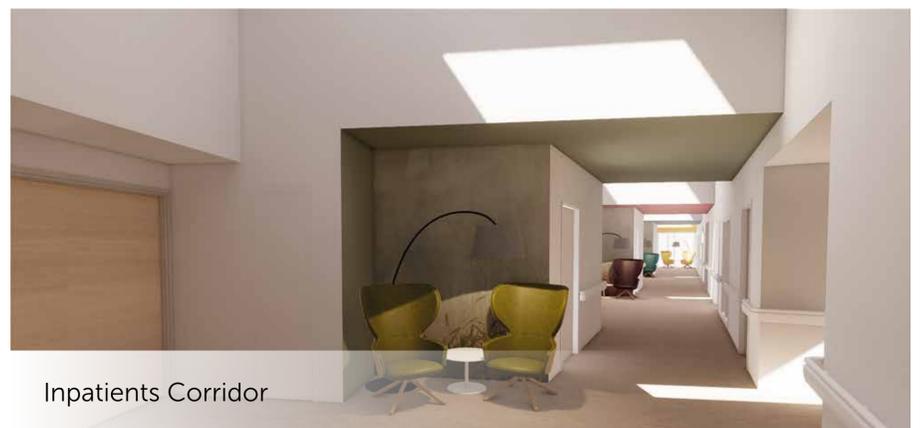
NEW MACMILLAN HOSPICE – INTERIORS



Multi-faith Room



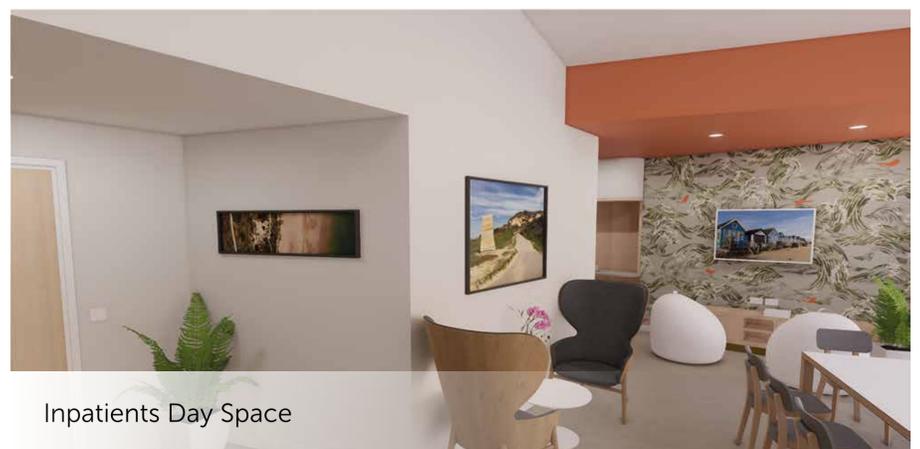
Reception



Inpatients Corridor



Aromatherapy



Inpatients Day Space

The new Hospice needs to be modern, spacious and comfortable with plenty of room for patients, their families and friends. It will be warm, welcoming and safe with beautiful, peaceful surroundings. In the new building there will be more single rooms and many more bathrooms allowing for greater privacy and dignity.

The new hospice will have more social areas. In addition to a comfortable patient and visitor lounge which leads out into the courtyard, there will be a public café and café tables at the front of the building. Staff will have a much larger rest area than in the current facility.

Each bay and side room will have large windows and excellent views of the landscaped gardens. They will also have direct access out to an area of decking for when patients want to be outside but prefer privacy. Proceeding further from the decking, patients and their visitors can explore the garden's path and raised planters.

MULTI-FAITH ROOM

The multi-faith facility is on the south east corner of the building and available to all who may visit the hospice. An acoustic lobby ensures that it is quiet here, and the lobby's window looks out onto a sheltered terrace of the 'secret garden' that is accessible via the multi-faith facility.

The multi-faith facility is designed as a simple space for quiet prayer and contemplation. A circular rooflight will fill the room with daylight and the full height glazing to the north will have stained glass that will be prominent on the building's principal elevation; particularly after sunset when light from within will illuminate it rather like a light box.

A smaller picture window is orientated to the east, and this view out into the secret garden offers opportunity for a sculpture or architectural planting directly in front of it.



HOSPITAL EXTENSION – NEW NHS SERVICES

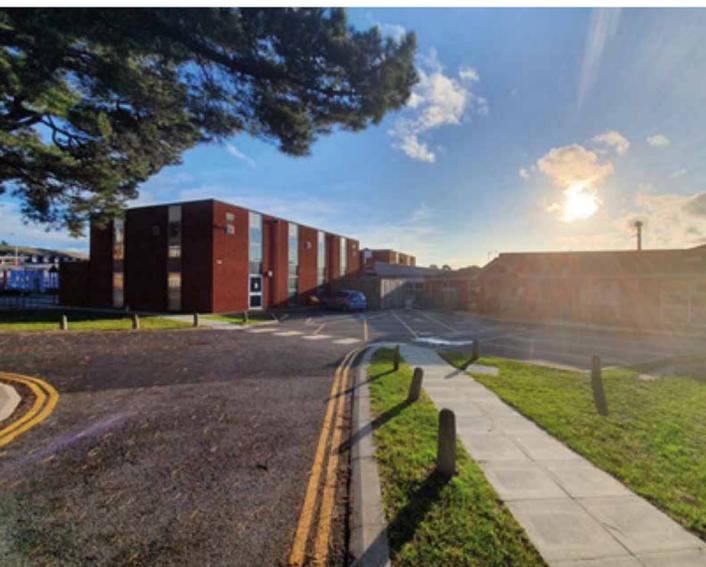


Our proposals include the construction of a new building, in the form of an extension and an associated plant room to accommodate some important new facilities.

We have taken into account the current provision of acute and non-acute services within both the Royal Bournemouth and Christchurch Hospitals, the current infrastructure and the future demands placed upon these facilities.

The relocation of a key non-acute facility to a more suitable location (at Christchurch Hospital) will result in an improved delivery of therapy care and aligned services. This will be a major benefit to both patients and staff, and will enable the department to expand and maximise its operation within one location. Acute patients will continue to be treated at the Royal Bournemouth Hospital.

Funding for new NHS facilities is subject to National approval.



DORSET PROSTHETIC CENTRE

- The relocation of the prosthetic and orthotic teams to a centralised department at Christchurch Hospital will continue to deliver an integrated care approach, in an outpatient setting.
- The new centre will provide associated support services together under one roof.
- The new facility will also operate as a proactive rehabilitation centre for patients in the locality.

PHYSIOTHERAPY - OCCUPATIONAL THERAPY (MUSCULO-SKELETAL) OUTPATIENTS

- The proposals will enable the expansion of the existing musculo-skeletal therapies facility via the transfer of services from the Royal Bournemouth Hospital.
- Care closer to home and reduced trips to the hospital will be developed via more physio services in GP practices & community settings.
- This will release space from the Royal Bournemouth Hospital to focus on further developing its acute clinical services.

BENEFITS

There are benefits for both staff and patients as the new facility will:

- Improve options for working with Day Hospital patients at risk of falls
- Provide greater flexibility on the availability of our gymnasiums - for patients to use as part of their rehabilitation.
- Provide more privacy for patients as part of the new design and layout
- Be in proximity to both the Rheumatology and x-ray departments which will improve working practices between departments
- Be close to new public facilities such as a cafés and shared communal areas.
- Allow for greater training for staff as well as research, as Christchurch becomes a centre of excellence specialising in musculo-skeletal care.
- Anyone in need of specialist, group or ongoing treatment, then Christchurch will be the centre of excellence.



EXTRA CARE INDEPENDENT LIVING FROM AHH



Platinum Skies

Our Platinum Skies brand is for people over 55 who want to live independently for as long as possible, in their own home – secure in the knowledge that any changes in circumstances (**health, mobility, finance**) can be met in future years.

Homes are designed with low running costs and low maintenance in mind, and are adaptable for future needs. Care and lifestyle services are also provided including an end-to-end moving service, domiciliary and personal care.

Platinum Skies is a registered social landlord, committed to creating affordable living that promotes wellbeing and prosperity for all.

Our shared ownership scheme was developed in partnership with Homes England, to provide affordable homes, and provide financial certainty and freedom for over 55s.

Platinum Skies is a long-term partner to its home owners, so can be relied upon to build homes that last and are kept in tip-top condition. Our team is committed to ensuring that homeowners enjoy their homes, feel safe and above all feel valued.



TYPICAL APARTMENT AND LODGE LAYOUTS

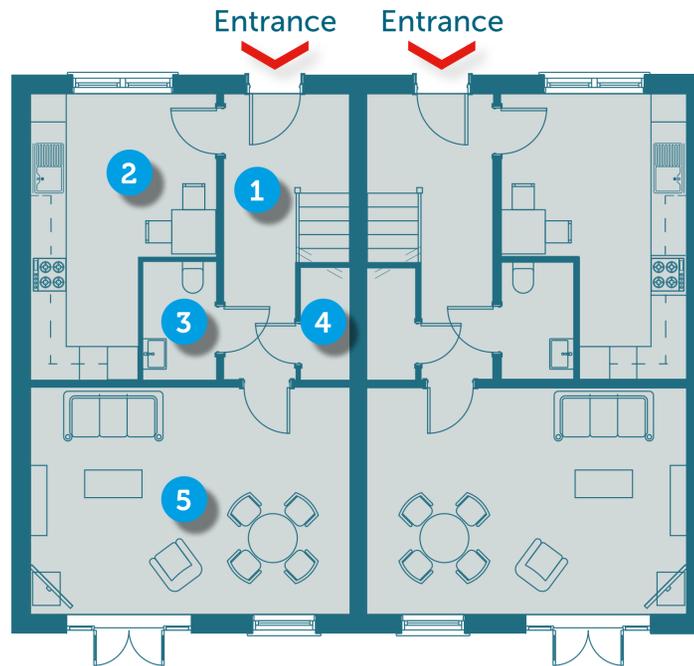
KEY

EXTRA CARE LODGES

- 1) Entrance Hall
- 2) Breakfast Kitchen
- 3) WC/Shower Room
- 4) Utility Cupboard
- 5) Lounge/Living Room
- 6) Landing
- 7) Master Bathroom (Accessible)
- 8) Master Bedroom 1
- 9) En-Suite Bathroom (Accessible)
- 10) Air Conditioning
- 11) Bedroom 2
- 12) Bedroom 3/Study

EXTRA CARE APARTMENTS

- 1) Entrance Hall
- 2) Lounge/Living Room
- 3) Kitchen
- 4) Master Bedroom 1
- 5) Bedroom 2
- 6) Master Bathroom (Accessible)
- 7) En-suite Bathroom (Accessible)
- 8) Utility Cupboard
- 9) Balcony/Terrace (GF Only)



Typical Semi-Detached Home
Ground Floor



Typical Semi-Detached Home
First Floor



Typical 2 Bed Apartment

Typical 1 Bed Apartment

Examples of interiors



INDICATIVE COMMUNAL FACILITIES - PUBLIC AND PRIVATE

KEY

PRIVATE

- 1) Lifestyle Manager
- 2) Residents Shop
- 3) Beauty/Hairdressing Salon
- 4) Treatment Room
- 5) Private Lounge
- 6) Library
- 7) Outside Seating Area

PUBLIC

- 8) Reception
- 9) Restaurant
- 10) Restaurant Terrace
- 11) Toilet
- 12) Multipurpose Room No. 1
- 13) Multipurpose Room No.2

COMMERCIAL

- 14) Staff Changing Facilities
- 15) Commercial Kitchen
- 16) Chef's Office
- 17) Staff Room
- 18) Goods In/Out
- 19) Stores
- 20) Plant Room



Examples of interiors



SOME OF AHH'S DEVELOPMENTS



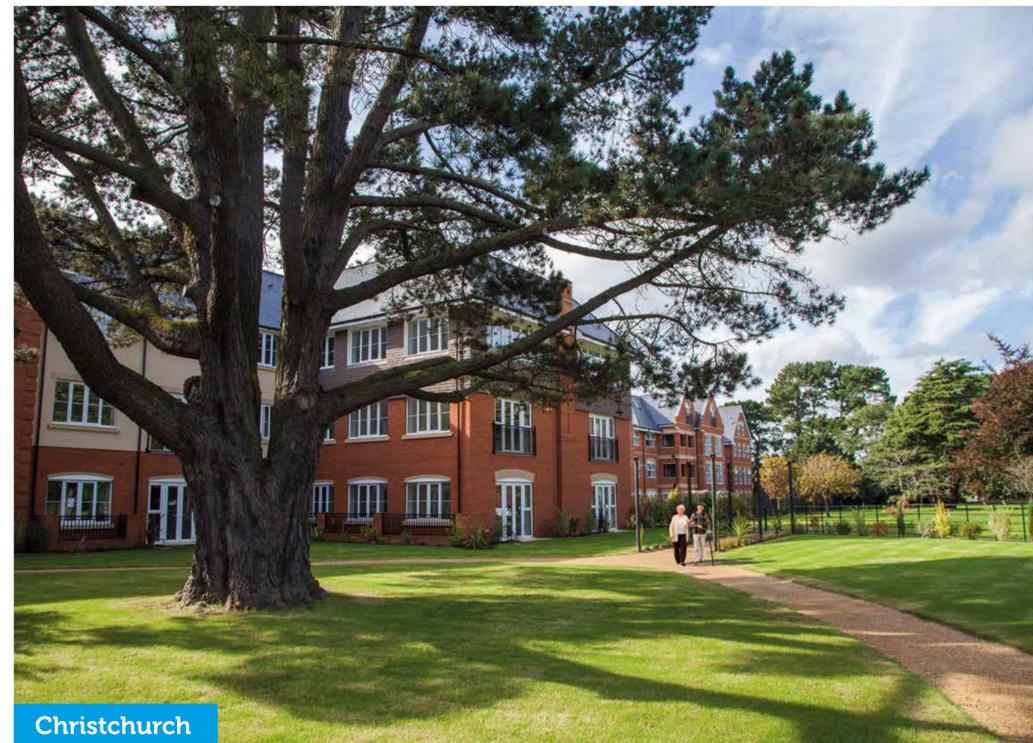
Taunton



Salisbury



Poole



Christchurch



Poole



Sherborne



Bournemouth



Lymington

Over 20 years of
outstanding architecture -
creating beautiful
places to live.

Visit:
www.platinumskies.co.uk

AERIAL VIEW - FROM TASMAN CLOSE



Artist Impressions



1



2



3



4

AERIAL VIEW - FROM FAIRMILE ROAD



THE JOURNEY SO FAR AND NEXT STEPS



The timeline is for guidance purposes only and will be subject to change

HAVE YOUR SAY

We hope that you have found this public exhibition useful and informative.

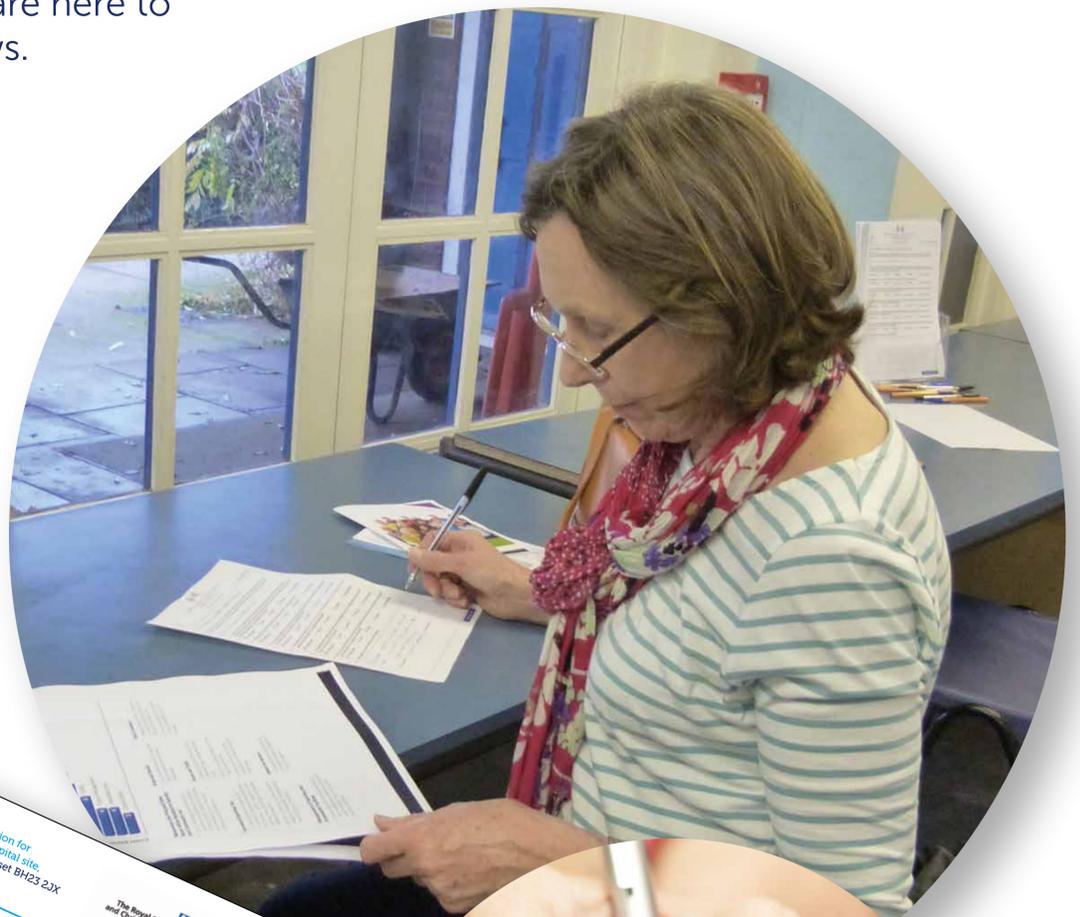
Please do talk to us and ask any questions - we are here to help and would very much like to hear your views.

Please leave your comments on our proposals by completing a feedback form and post in the boxes provided here today.

If you would prefer to take one away with you please ask for a stamped addressed envelope and return to us by Wednesday 22 January 2020.

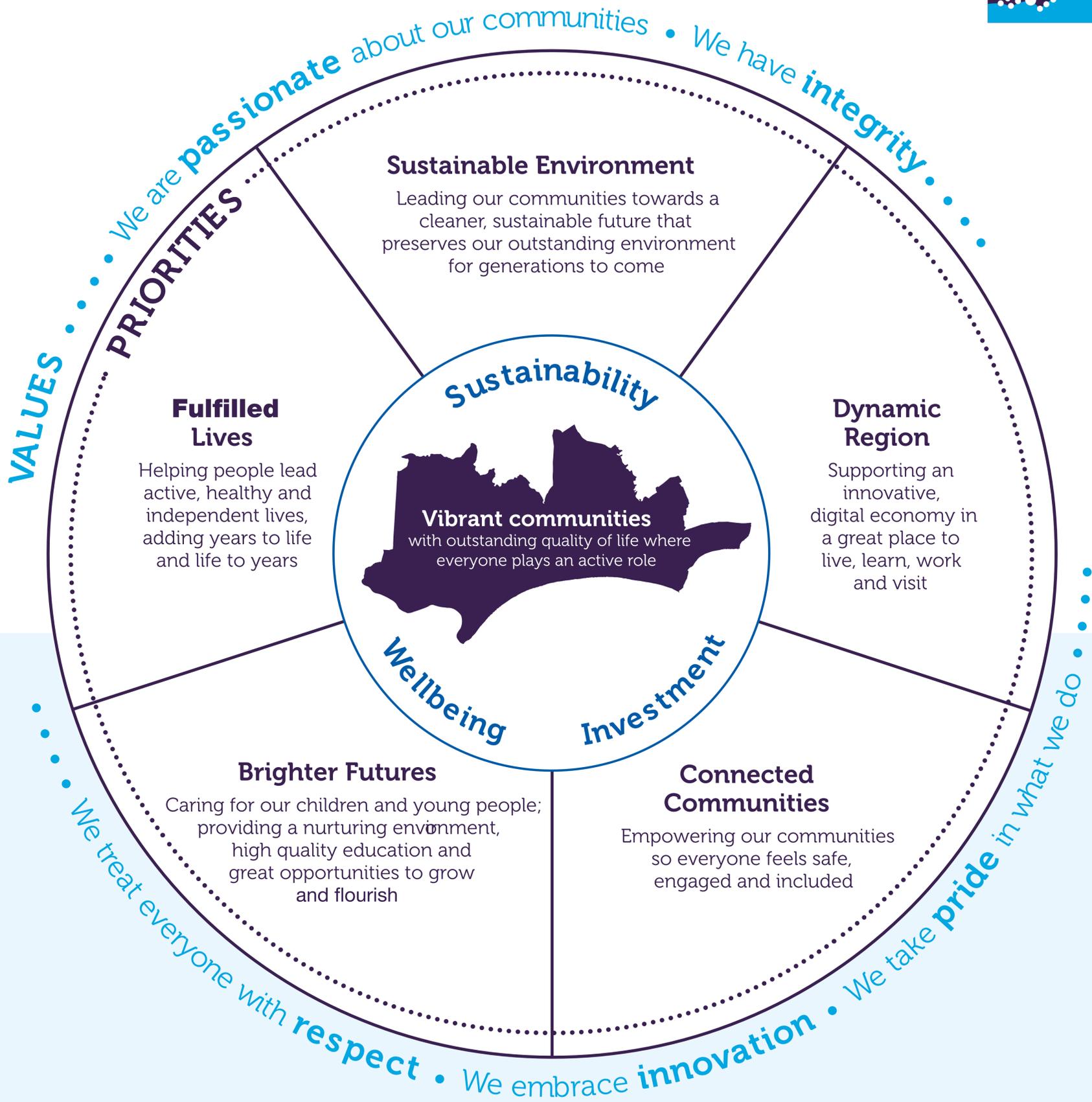
Over the coming weeks, we will analyse and take into account all the feedback we receive.

Once our review is complete, a planning application will be submitted to BCP Council.



Thank you for attending today, your views really do make a difference

For more information or to view these presentation boards,
please visit www.christchurchcaring.co.uk



Sustainable Environment

- Sustainability underpins our planning policies
- Protect and enhance our outstanding natural environment
- Develop an eco-friendly and active transport network
- Tackle the climate change emergency
- Promote sustainable resource management
- Maximise access to our high quality parks and open spaces

Sustainable Environment

- Revitalise our highstreets
- Create a sustainable, vibrant and inclusive economy
- Invest in the homes our communities need
- Develop sustainable infrastructure
- Support our businesses to operate more creatively
- Create a 21st century digital infrastructure

Connected Communities

- Strengthen the cultural identity of our towns and places
- Encourage intergenerational interactions
- Reduce loneliness and isolation
- Ensure our communities feel safe
- Engage with our communities
- Respect and appreciate the diversity of our communities

Brighter Futures

- Invest in our children and young people
- Enable access to high quality education
- Be aspirational for our children in care
- Support parents and guardians to care for their children well
- Prevent harm through early intervention

Fulfilled Lives

- Support people to live safe and independent lives
- Promote happy, active and healthy lifestyles
- Develop age-friendly communities
- Value and support carers
- Enable people to live well through quality social care
- Tackle homelessness and prevent rough sleeping
- Promote lifelong learning for all

Policy and Performance Team v3.0

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