

# 01 Welcome

Welcome to our public exhibition sharing proposals to build a new Sussex Cancer Centre at the Royal Sussex County Hospital, Brighton.

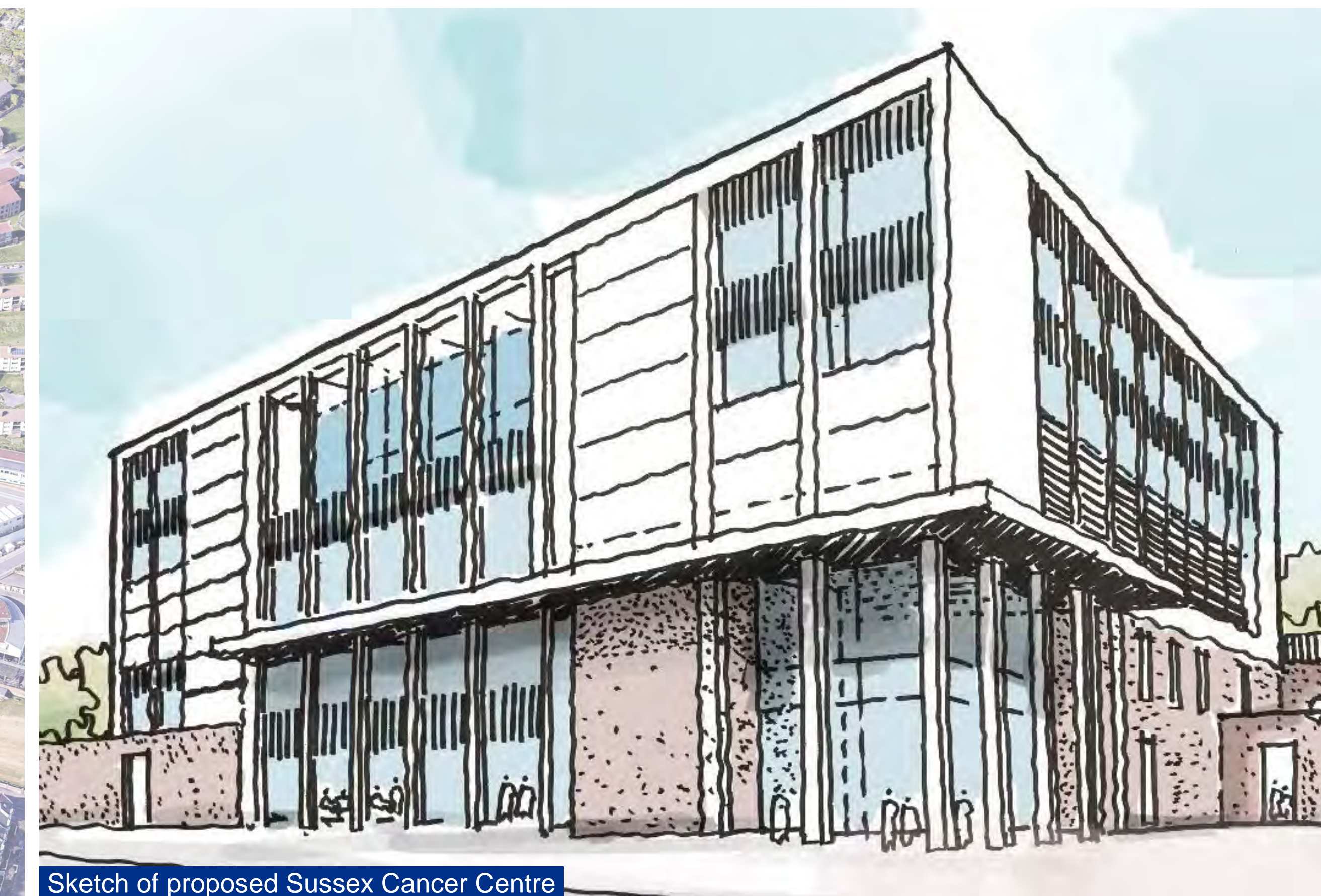
Following the successful opening of the Louisa Martindale Building in June 2023 (Stage 1 of the 3Ts redevelopment programme), we are currently developing the design of the new Sussex Cancer Centre (3Ts Stage 2) and welcome your feedback to help shape the proposals.



Aerial view of redevelopment area



Aerial view with stages of development



Sketch of proposed Sussex Cancer Centre

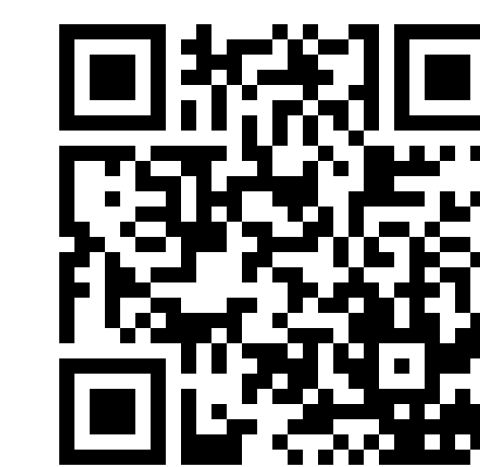
## Let us know your thoughts

We are running this consultation ahead of making a submission to Brighton & Hove City Council to amend the current planning permission for the 3Ts redevelopment, which was granted in 2012.

The consultation will run from **Thursday 12 October to Sunday 5 November 2023**, during which time we are seeking your views on the proposals using the questionnaire available from main reception or via the QR code to the right.

An online webinar will be held on **Monday 23 October at 6pm** where the design team will present the proposals – this is accessible via [www.bdp.com/sussexcancercentre](http://www.bdp.com/sussexcancercentre) or via the QR code.

Members of the design team and Trust team will be available in person from **4pm to 8pm on Monday 16 and Wednesday 25 October**, to answer your queries about the proposal. If you have any additional questions with regards to the consultation, please do not hesitate to contact us via email at [uhsussex.3Ts@nhs.net](mailto:uhsussex.3Ts@nhs.net)



#SussexCancerCentre

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# 02 Transforming cancer treatment

We're investing £155 million to deliver a once in a generation improvement to cancer treatment, patient experience, and clinical research in Sussex.

Our new purpose built, state-of-the-art cancer centre will allow us to care for more people at any one time and provide the space and specialist facilities to take advantage of the latest groundbreaking diagnostics, treatments, and pioneering research that underpin world-class cancer care.

## Transforming cancer treatment – providing world-class care

The New Sussex Cancer Centre will offer more non-surgical treatments in the outpatient setting to help people to stay at home and where appropriate avoid admission to hospital.

For those who do need to be cared for on a ward, the new centre will provide a much larger number of inpatient beds with access to new and more specialist treatments.

We'll be able to transform the delivery of urgent treatment for patients with cancer by providing same day emergency care in a dedicated acute cancer assessment unit, rather than the hospital's main emergency department.

Our cancer team in the acute assessment unit will have the specialist knowledge to provide the right care and treatment for our patients in a purpose-designed area.

In addition to providing external beam radiotherapy using the most up-to-date technologies and techniques, we'll be able to provide in-house specialist brachytherapy (internal radiotherapy) using the latest imaging technology and radiotherapy equipment.

The Sussex Cancer Centre will bring our oncology and haematology inpatient and outpatient services together, with separate assessment areas to make sure that patients receive the best care and treatment, delivered by a highly skilled team, in a timely manner and in an excellent environment designed for their needs.

## Transforming patient experience – a healing place

How and where a person receives their care can have a significant impact on their physical and mental wellbeing during what is often a long and difficult process. The new Sussex Cancer Centre will incorporate the following design principles to create a healing environment:

- **A healing layout** - a layout that creates a comforting setting that promotes wellbeing through personalised therapeutic connection to the natural world around it.
- **Connect to nature** - natural light and views of the sea and green spaces. An internal courtyard garden and large terrace for outpatients will give access to fresh air and space for reflection.
- **Healing spaces** - 36 single occupancy circa 19 sqm en-suite bedrooms, large day care chemotherapy bays benefiting from the best views towards the surroundings and sea.
- **Healthy environmental conditions** - mechanical ventilation to ensure comfortable temperatures and limit the potential of infections at all times.
- **Interior design** - use of art and an engaging interior design to create a patient centred identity.
- **Reduce carbon** - the building will be designed to the highest environmental standards, helping the NHS meet the target of net zero carbon emissions by 2040.

## Transforming clinical research – improving outcomes

Almost every breakthrough in cancer treatment has been achieved through scientific research and clinical trials.

The more we can support research, the more we can help improve access to effective treatments, improve quality of life and survival rates for our patients.

Giving all our colleagues and patients the opportunity to take part in local research and access new treatments is a strategic priority for University Hospitals Sussex.

Bringing all non-surgical cancer care together in a single purpose-built centre will create new opportunities for us to support cancer research.

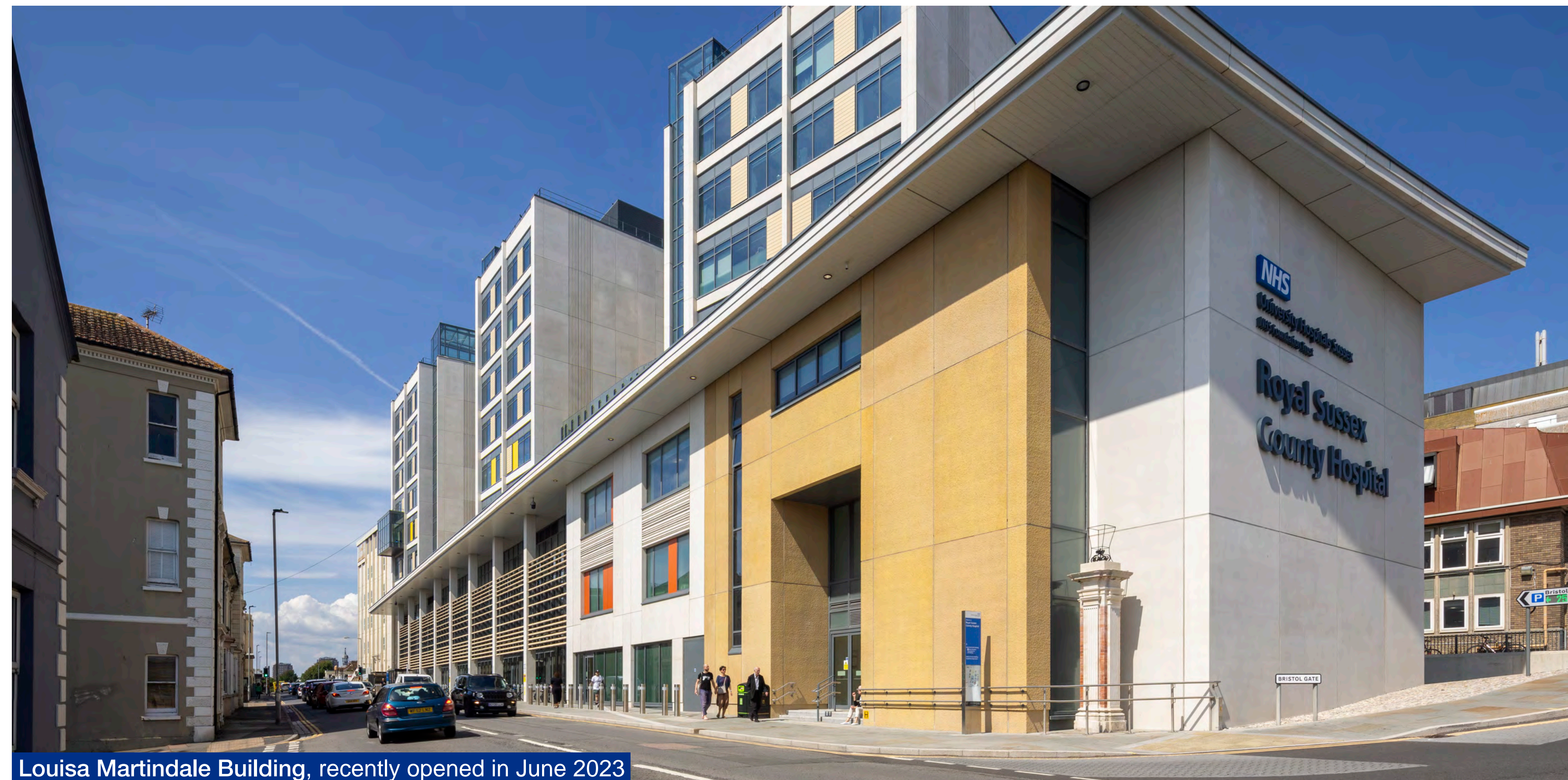
Increasing access to clinical trials will give all our patients the opportunities to access innovative treatments and care. New research programmes will give all our cancer healthcare professionals an opportunity to help shape the future of cancer care and drive excellence in all we do.



Treatment bays within Oak Cancer Centre (Designed by BDP)

# 03 Background

UHSussex's 3Ts redevelopment is the flagship project at the Royal Sussex County Hospital. It has been planned for over a decade to transform the experience of hundreds of thousands of patients and visitors each year.



Louisa Martindale Building, recently opened in June 2023



## 2012 Planning permission

UHSussex originally gained full planning permission for the delivery of three stages of development including the Louisa Martindale Building (stage 1), the Sussex Cancer Centre (stage 2) and a Service Yard (stage 3) on 28 March 2012. This permission was subsequently amended on 22 October 2022 under Section 73 application ref: BH2021/03056 to approve design changes to the Louisa Martindale Building, during the construction period.

## The Louisa Martindale Building

The Louisa Martindale Building was opened to patients in June 2023 and is currently the newest NHS clinical building in England. The building provides a new 'front door' to the hospital estate, and over one million people are expected to use the new main entrance to the Royal Sussex County Hospital every year.

The Louisa Martindale Building provides more than 30 wards and departments, including specialist imaging, audiology, orthopaedics and cardiac services. This has allowed these services to move out of the outdated Barry Building and paves the way for the delivery of the new Sussex Cancer Centre.

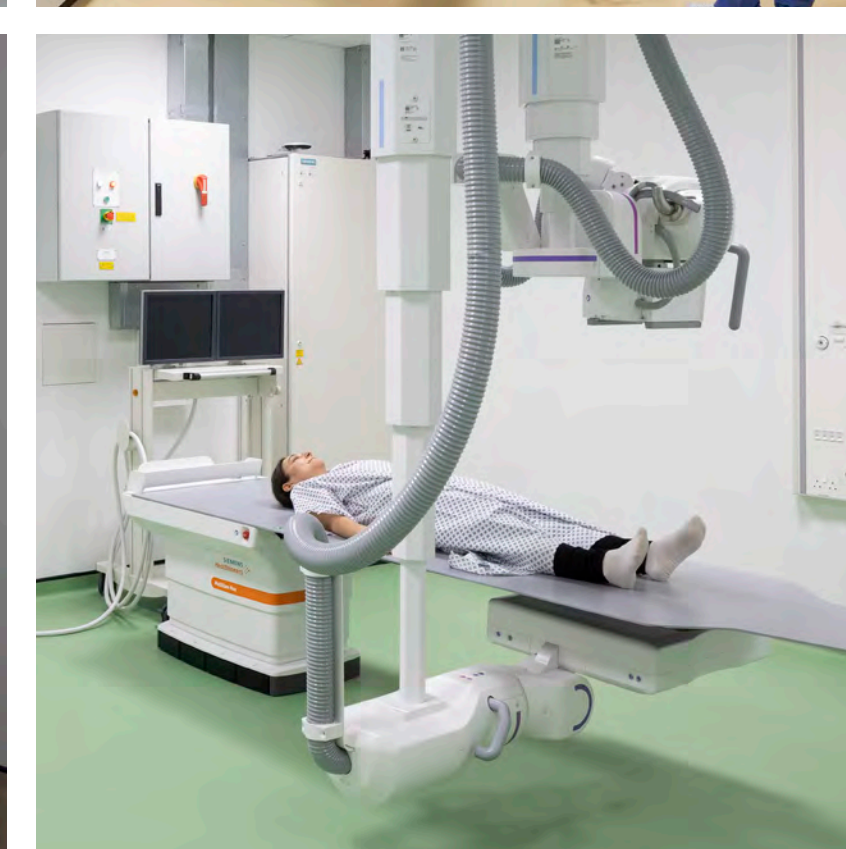
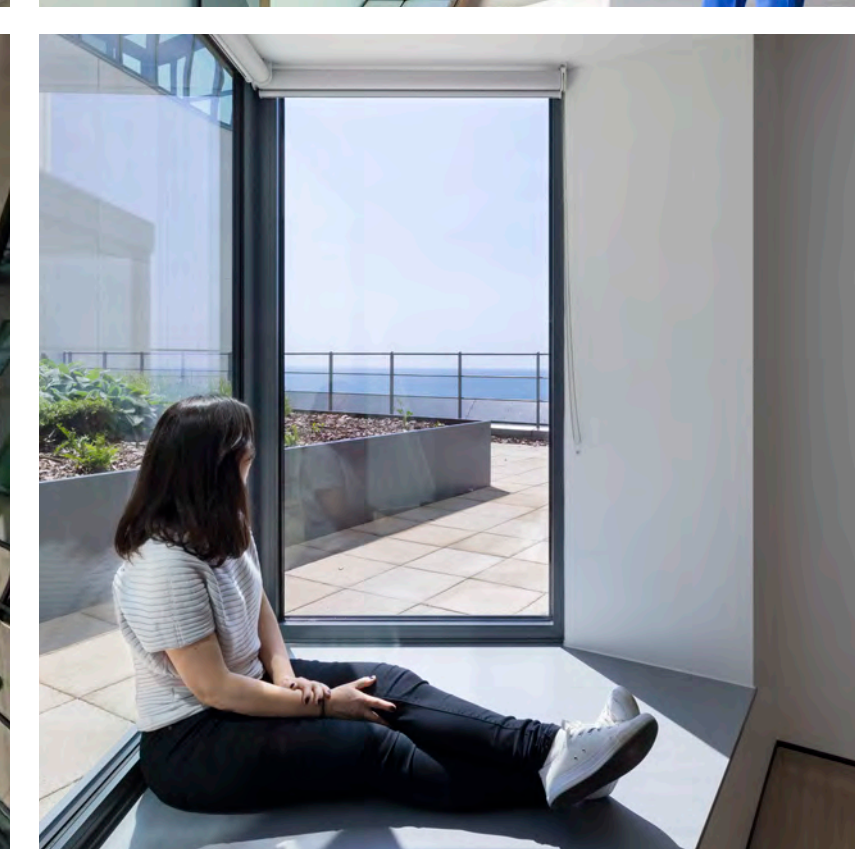
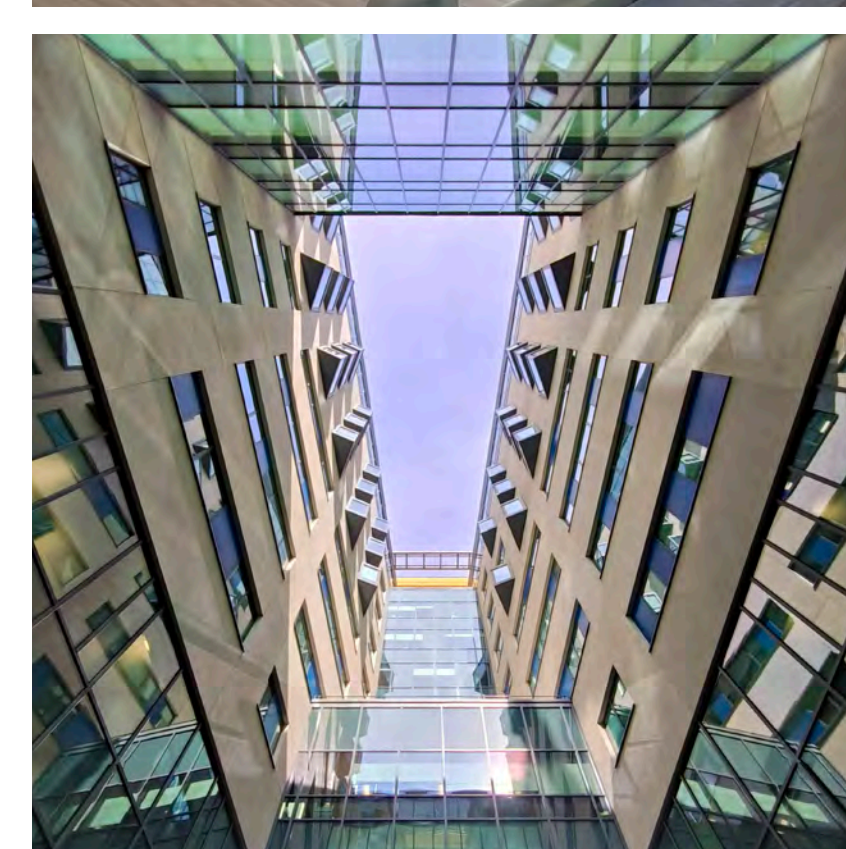
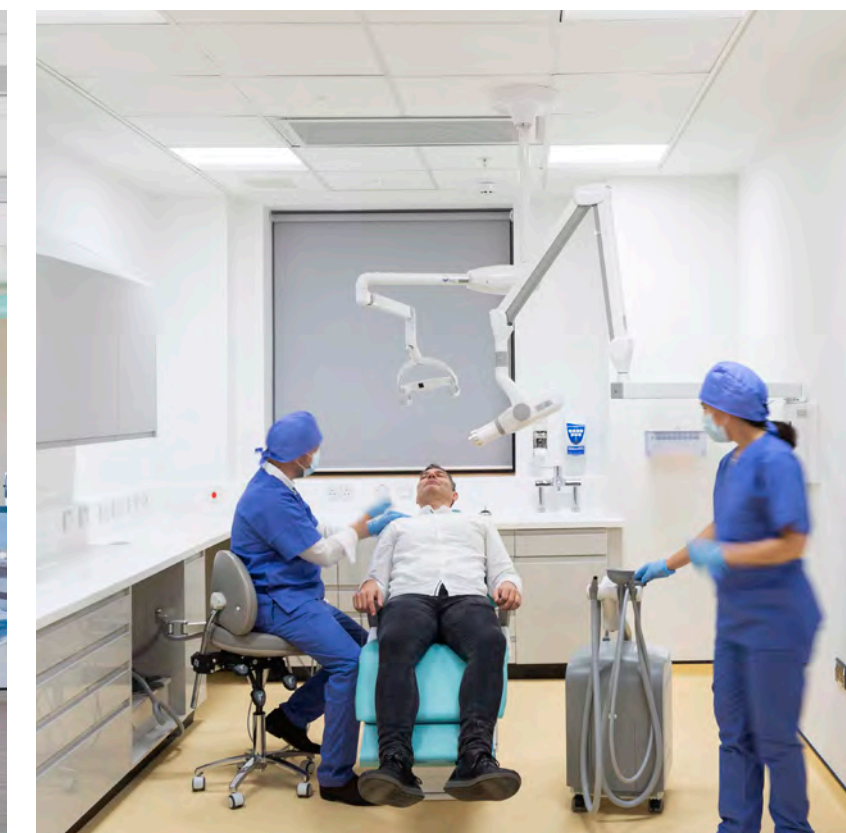
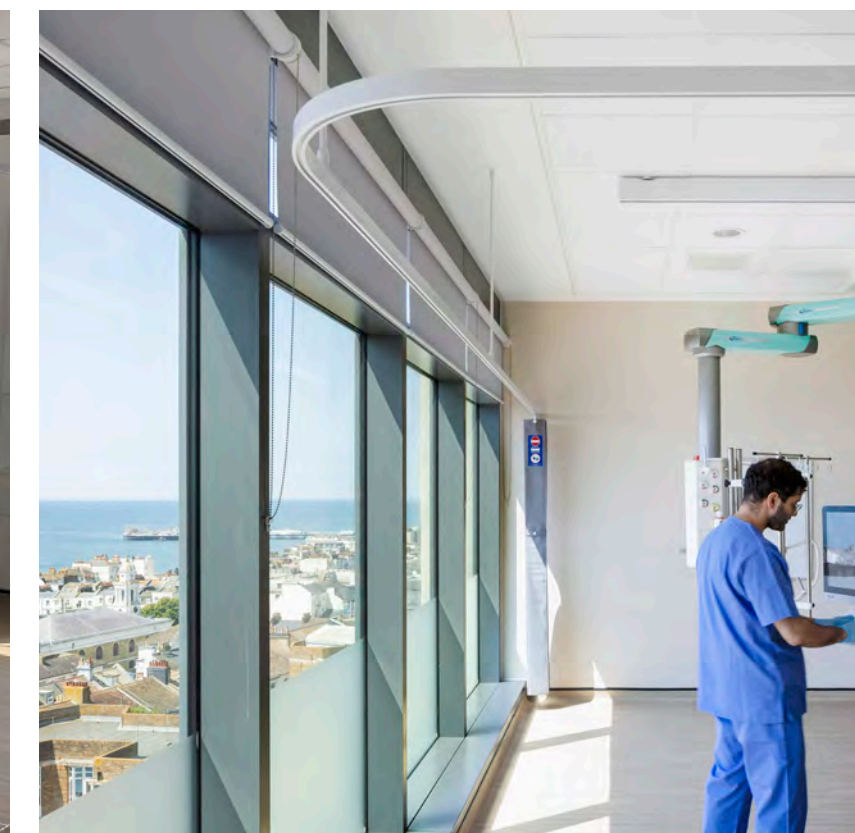
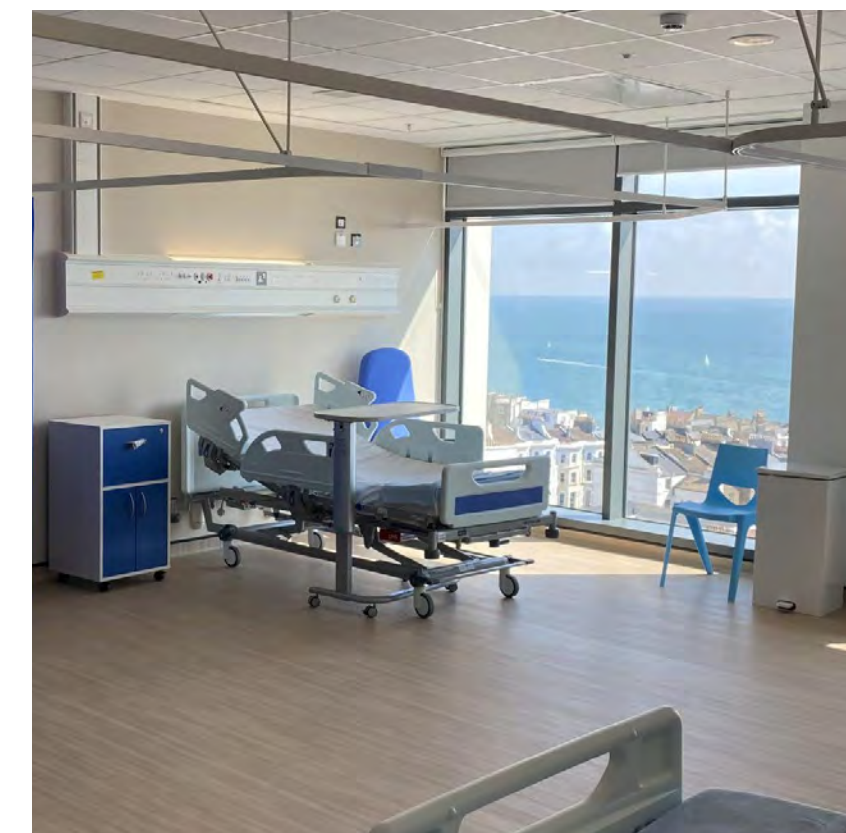
## The Sussex Cancer Centre

UHSussex is now seeking to progress the construction of the Sussex Cancer Centre. Given the original consent was granted in 2012, a number of design changes to the consented scheme have become necessary to reflect changes to cancer care, and will be applied for under a new Section 73 application to deliver a building that reflects current clinical requirements and provides the best cancer care for our patients.

These public exhibition boards present the new design for the Sussex Cancer Centre and it's important we get your views to help shape the proposals ahead of submission of the Section 73 application to Brighton & Hove City Council.

## Service yard

The final stage of the 3Ts programme will see the construction of a service yard accessed via Bristol Gate, which will house facilities management services and deliveries. At this stage only limited changes are being explored to the service yard to bring it in line with current day requirements.



Louisa Martindale Building, recently opened in June 2023

 <b>Seven hospitals across Sussex</b>	 <b>Serving 1.8 million people locally</b>	 <b>Providing over 50 clinical services</b>
 <b>Employing 20,000 people</b>	 <b>Teaching medical professionals</b>	 <b>Innovating through clinical research</b>

About us: University Hospitals Sussex

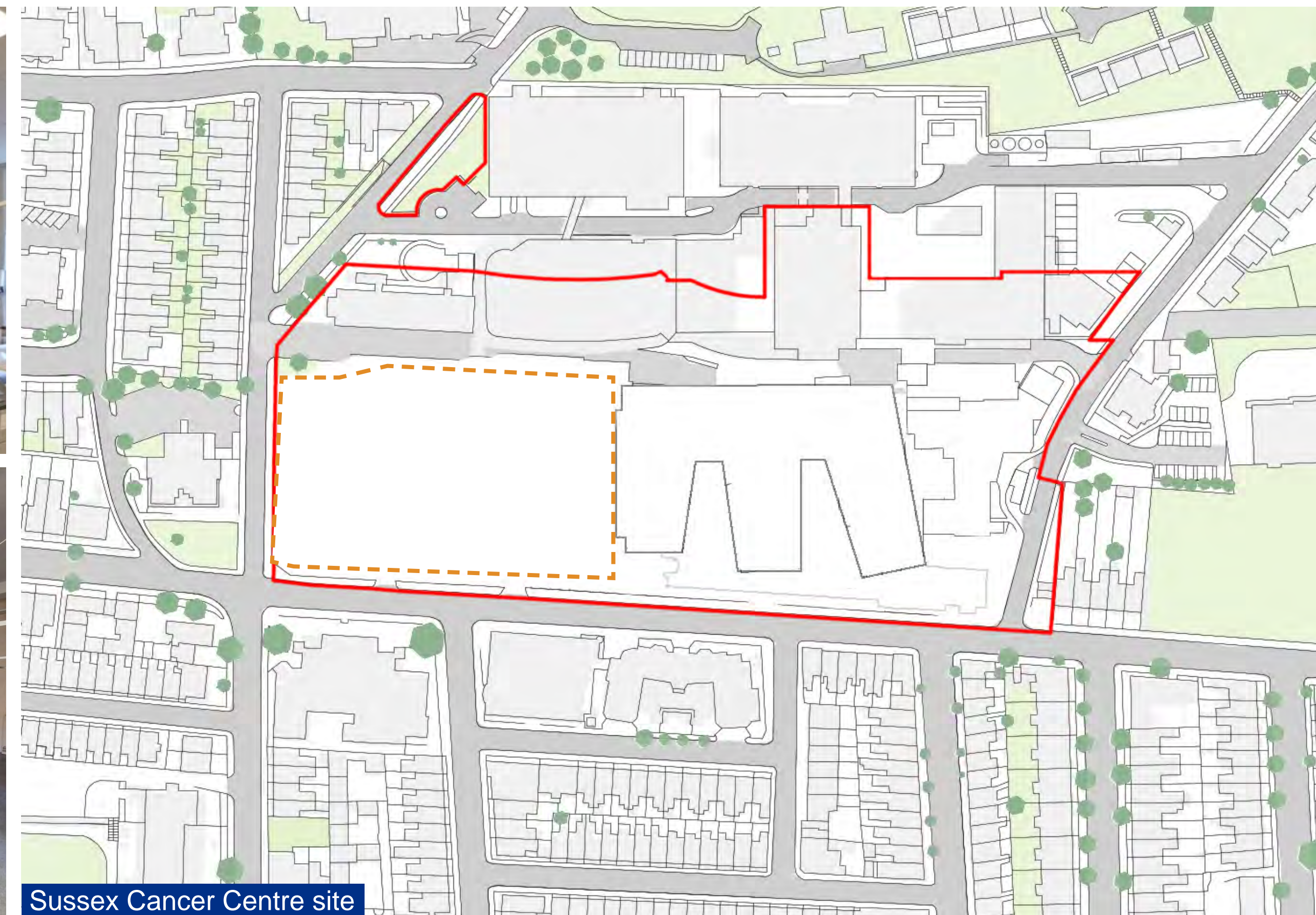
# 04 Existing site



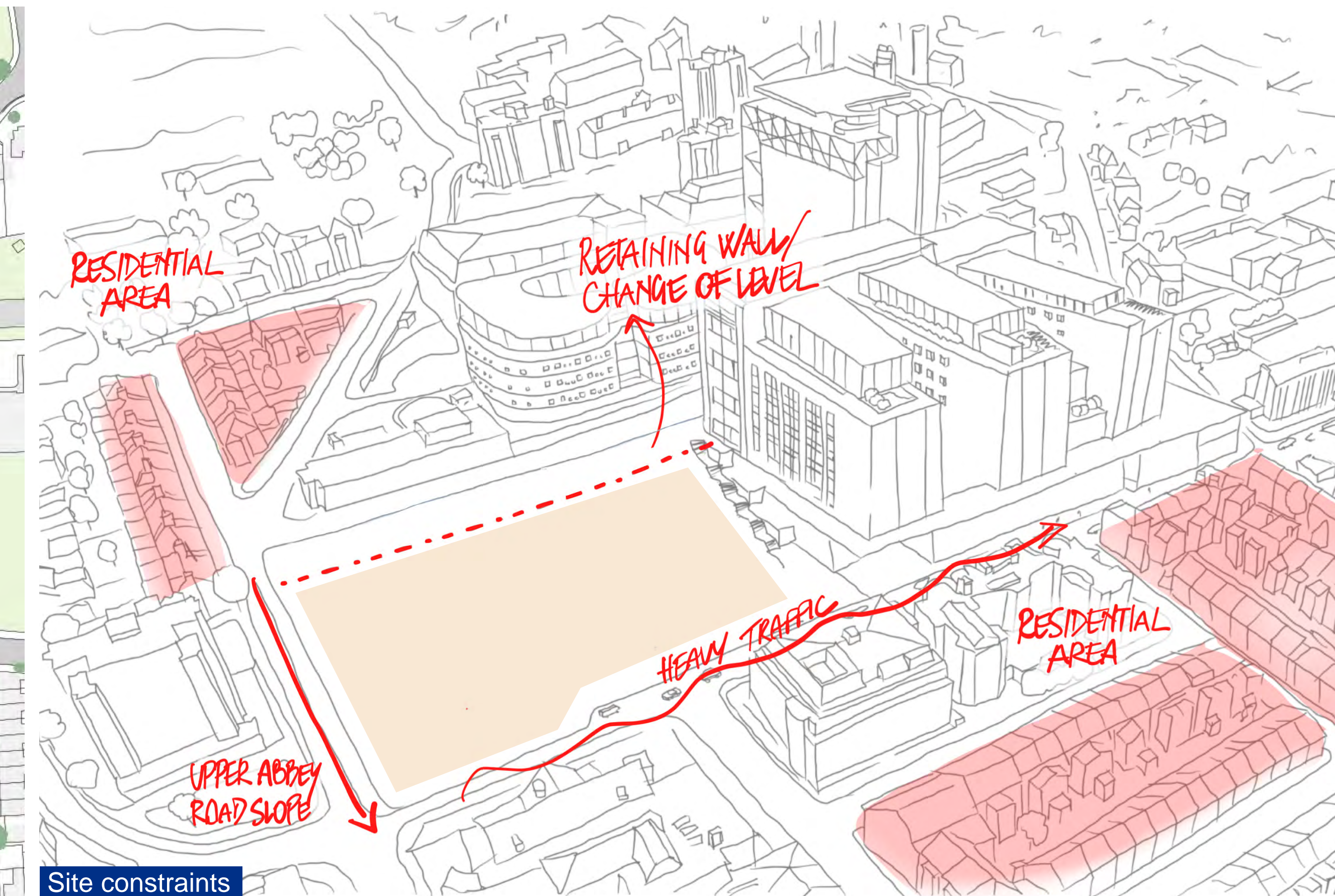
Aerial view of hospital estate



Existing Barry Building



Sussex Cancer Centre site



Site constraints

This board provides an overview of the redevelopment site, outlined by the red line in the plan (above right).

Located in the south western corner of the Royal Sussex County Hospital Campus, it is bound by Eastern Road to the south and the residential Upper Abbey Road to the west.

The local context heavily influences the architectural style, incorporating elements such as the regency style and flint wall (along Upper Abbey Road), which are characteristic of Brighton's architectural history.

The campus is also located near the iconic Brighton Seafrost, adding to its unique setting.

The design changes required to the Sussex Cancer Centre give an opportunity to reconsider the approach to roads, infrastructure and public realm space within the overall context of the Royal Sussex County Hospital campus.

The site context has played an important role in shaping the emerging design for the Sussex Cancer Centre, and the key site constraints and opportunities the design has responded to are listed on this board.

## Constraints

### Transport and accessibility

- The layout of the campus is constrained, making it difficult for people to navigate and understand the site's organisation.

### Sloping site

- Steep topography across the site adds complexity to its design and accessibility and limits natural light on the north elevation.

### Surrounding land uses

- Local character is predominantly residential, and it is important the design considers and seeks to minimise potential impacts of on surrounding neighbouring amenity.

### Townscape

- Five Conservation Areas (CAs) surround the site. Important to maintain visual character of the areas and respect its heritage.
- Preserving key views, such as those from Paston Place, as well as panoramic sea views.

### Environment

- Sensitivity of hospital patients to infection and air quality. Hospital location adjacent to Eastern Road Air Quality Management Area (AQMA).

### Existing building

- The Barry Building contains inadequate infrastructure for modern healthcare systems - historic layout and size non-compliant with current building regulations and healthcare standards.

## Opportunities

### Operational hospital

- Various hospital buildings surrounding the site will remain operational during the construction of the hospital. It also provides an opportunity to rethink the current layout and organisation of the redevelopment area, including temporary buildings, access routes, etc.

- Opportunity to provide upgraded healthcare facilities within a new building.

### Townscape

- Rethink the design of the south west corner of the Royal Sussex County Hospital campus to better respond to surrounding land uses and townscape

- Opportunity to integrate but not replicate local architectural character and features within the facade.

- Existing surrounding tall buildings, including the adjacent Louisa Martindale Building, Thomas Kemp Tower, and residential towers provide an opportunity for the site to accommodate an increase in height.

### Transport and accessibility

- Introduction of a new "front-door" with improved pick up and drop off experience, improving access across the Royal Sussex County Hospital campus.

- Lower traffic growth than anticipated in 2012 (Previously Consented Scheme).

- Increased virtual appointments within NHS presents reduced parking requirements.

### Public space

- Lack of public open space on Eastern Road, which should be addressed to enhance the overall experience for visitors and the local community.

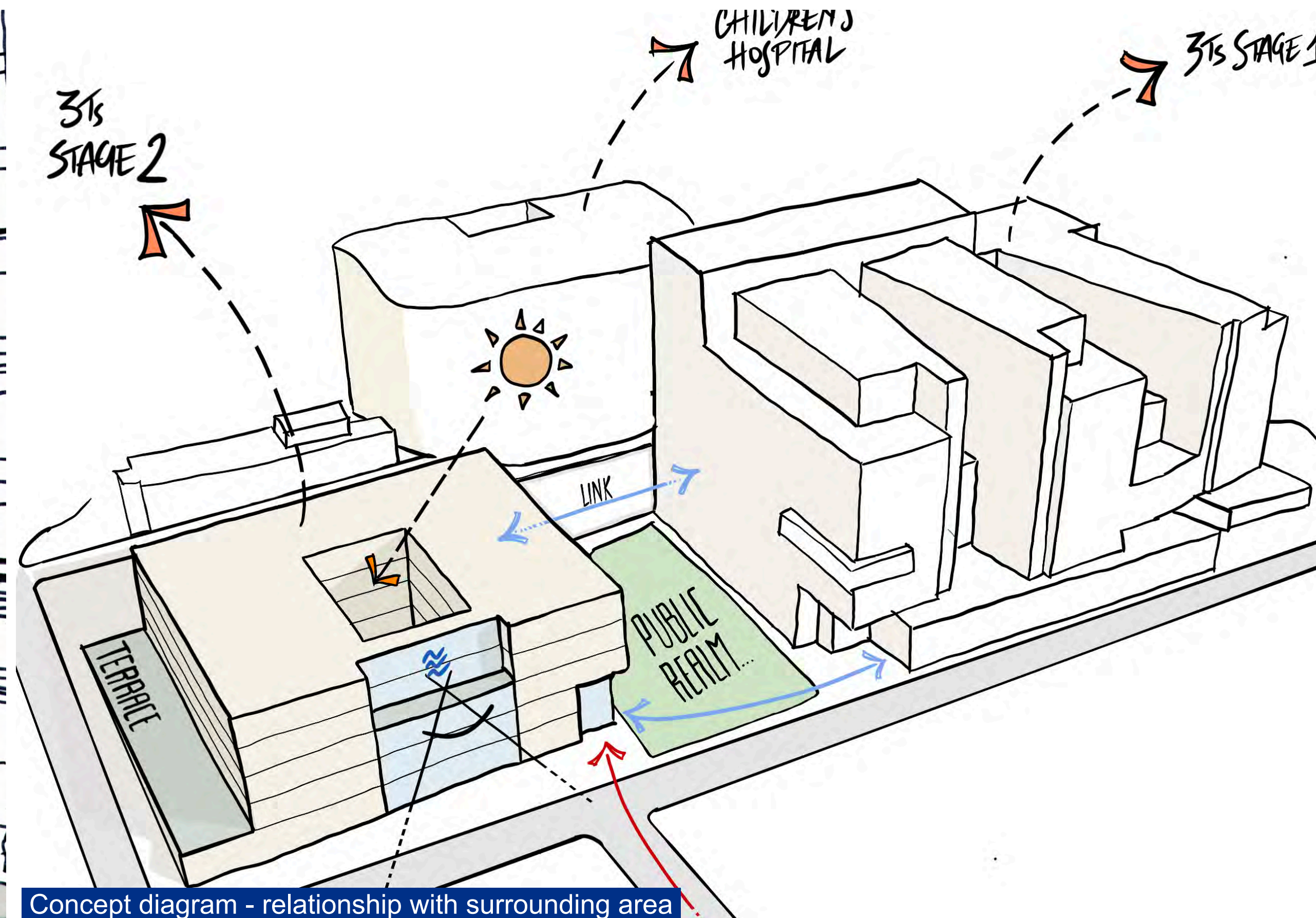
- Provision of enhanced public and green space, adding to the "healing environment".

- Spaces for respite and buffer zone between the hospital and surrounding area.

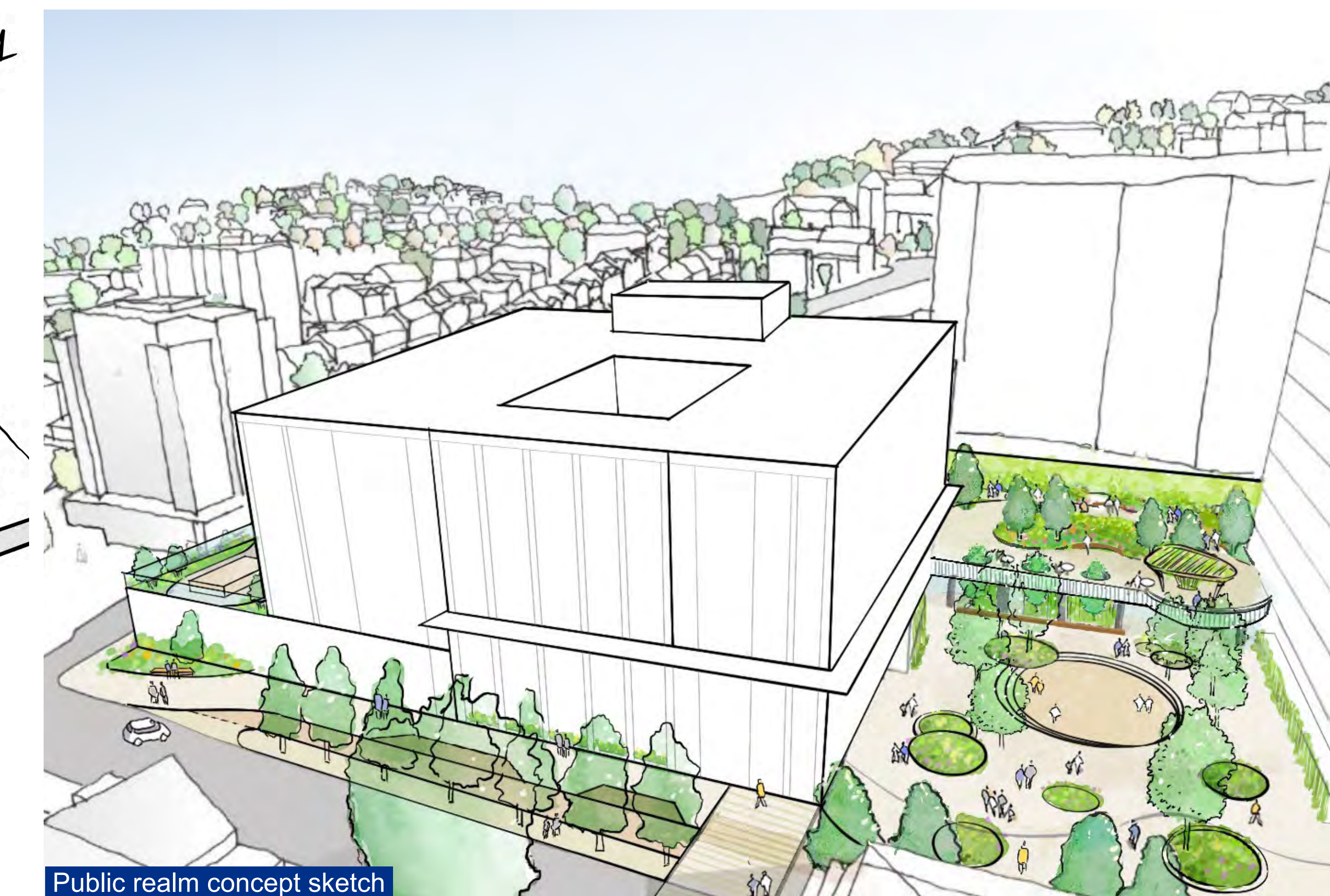
# 05 Design concept



Artist impression from Eastern Road



Concept diagram - relationship with surrounding area



Public realm concept sketch

## Clinical requirements

The first stage in the clinical design process was the formulation of a concept which brings together non-surgical cancer services within the new proposed building; this will house four key departments:

- Radiotherapy
- Haematology and Oncology Day Unit
- Outpatients
- Ward with assessment area

The new cancer centre will bring back cancer patients needing intensive treatments who are currently in other hospitals across the Sussex Cancer Network and in London due to insufficient current capacity at the Royal Sussex County Hospital.

In approaching the design of the new building, it was recognised that a successful cancer centre must do more than simply satisfy a range of functional requirements: it must also address a broader set of aspirations related to people (the patients, staff and visitors who will use it) and place (the site and its physical context).

The opportunities presented by the new development can be seen in three broad and interrelated themes as follows:

## Place making

- Create a clear sense of arrival through a welcoming entrance.

- It must be highly visible along Eastern Road and provide reassuring glimpses of the foyer inside.
- The design should reflect Brighton's colours, forms, scale of spaces, steep hills and relationship to the sea which contribute to its special atmosphere.
- Exploit the "green top / white front" characteristics of the chalk cliffs where the Sussex landscape meets the sea. It is a topography of gentle curves, subtly replayed in the bow fronts of Victorian houses and the rise and fall of the city's skyline.

- Improve views of the site and benefit from the panoramic sweep of the city and sea, which is one of the site's greatest asset. The new buildings must embrace these views.

## Form and massing

- The architecture needs to give an attractive presence on the Brighton skyline and improve the quality of the streetscape along Eastern Road.
- Handle scale to form an approachable building that's in tune with the human scale and that of the surrounding buildings. A series of massing studies to explore possible forms and typologies were done, including a tower, courtyard, and cluster of buildings.

- The final massing is based on the courtyard for the following reasons:

1. Similarity to previously consented scheme.
2. Similar height to surrounding townscape.
3. Well-connected internal spaces.
4. Functional and adaptable to clinical accommodation.
5. Courtyard shape is ideal for the Ward and Haematology and Oncology Day Unit, where daylight is needed.
6. Ideal layout for modern methods of construction.

## Environment

- Maximise the use of light which connects us with the outside and contributes to the quality of the healing environment.
- Carefully consider orientation and microclimate to make the most of light and views whilst minimising the unwanted effects of excessive sunlight and wind.
- Explore sustainability in terms of longevity and flexibility through lowering energy consumption and carbon footprint.

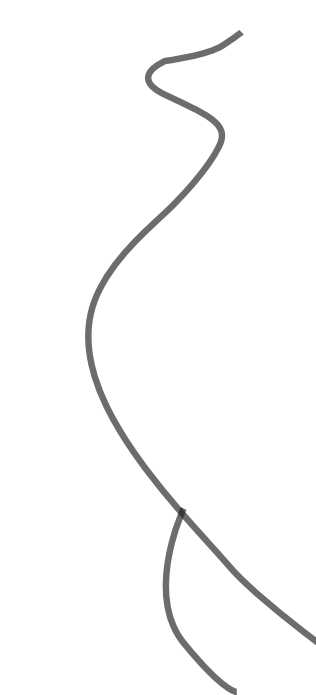
## Landscape concept

The concept design for the landscape draws inspiration from the famous local pebble beach, the sea and the rain. Organic patterns are abstracted from these natural elements to provide a healing environment with enhanced green spaces.

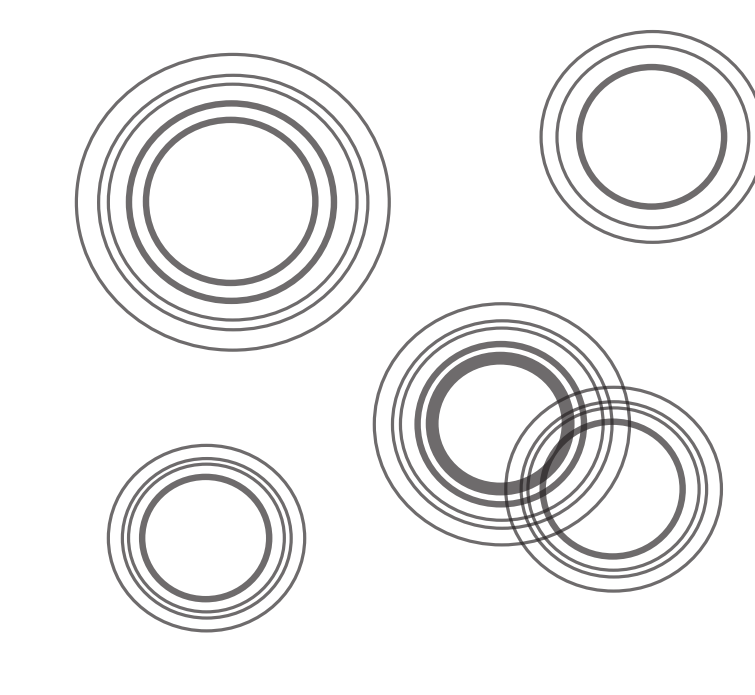
The space between the Louisa Martindale Building and the proposed Sussex Cancer Centre provides a major placemaking opportunity to create a public open space for use by patients, hospital staff, visitors and local residents of Brighton.

Provision of linear garden and terrace on Level 2 to act as a buffer between Upper Abbey Road and the proposed building. The ambition is to provide a space for patients and staff to relax and socialise; it also provides greening between the building and the surrounding residential area.

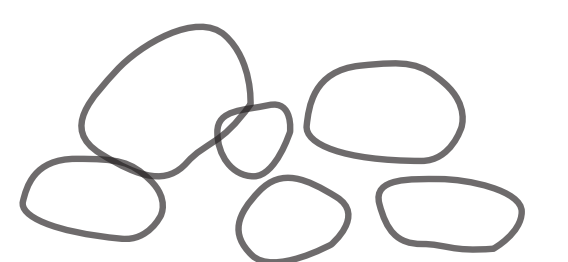
The proposed building provides an opportunity to improve wayfinding and connectivity to the campus through better footpaths, crossings, and public spaces.



Waves



Rain Drop Ripples



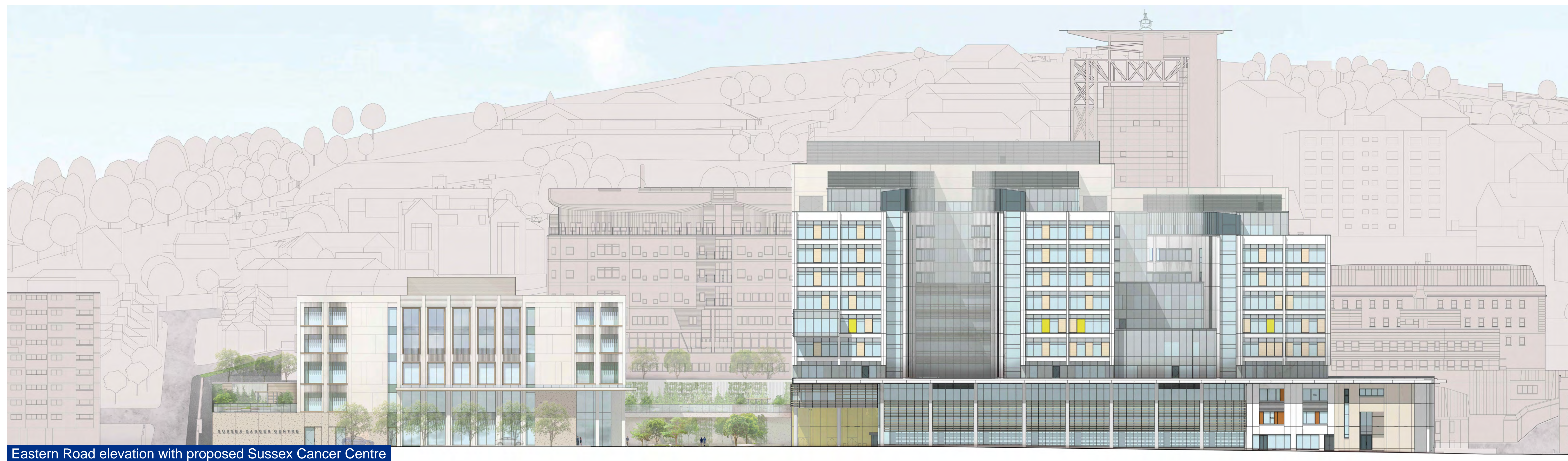
Pebble

# 06 Design details

The proposed design of the new Sussex Cancer Centre is clinically-led to ensure it can achieve the best healthcare outcomes, whilst also responding to its sensitive surroundings including residential neighbourhoods and the Eastern Road townscape.



View of proposed Sussex Cancer Centre



Eastern Road elevation with proposed Sussex Cancer Centre

This board provides an overview of the proposed detailed building and landscape design, including how the proposals have responded to the context and clinical needs of the new Sussex Cancer Centre.

## Building design

The proposed building design must provide for the essential clinical needs of the Sussex Cancer Centre, and has also carefully considered the existing site context, including the operational hospital, neighbouring residential communities and the sensitive townscape setting.

Given the existing 2012 planning permission, where possible the proposals seek to minimise changes to the previously approved design. The main changes to the design are driven by a reduction in the total floorspace, and advances in clinical services and construction techniques that help to maximise the healthcare benefits, and ensure the building can meet current day building and sustainability regulations and standards.

The proposed design is the outcome of an extensive engagement process where the layout and functionality of the building have been developed collaboratively with healthcare clinicians, patients and user groups. The proposals have also been developed through a process of pre-application consultation with Brighton & Hove City Council and the local highway authority.

## Clinical functionality

- The design of the building is clinically-led, meaning the layout, building height and massing of the building help clinical cancer services to be as efficient as possible.

## Facade

- The facade design will remain similar to that originally approved with sensitive use of materials and finishes, to fit the proposals within the site townscape.
- Linear frontage responds to Eastern Road and the surrounding architecture of the Conservation Area, with modern day references to Brighton's distinctive regency architecture and materials, such as flint walls.

## Building height

- Retained five storey building height with an overall increase of circa 5 metres in height due to increased floor to ceiling height needed to accommodate modern building services.

## Floor space

- Total gross internal floor area (GIFA) reduced from 29,626 Sqm to 17,000 Sqm, inclusive of parking provision. The reduction in floorspace has been achieved through the removal of non-clinical office and teaching spaces.

## Terrace

- The building massing has been offset from the west of the site to create a first floor terrace which will act as natural buffer with the Upper Abbey Road residences.



Landscape plan of proposed Sussex Cancer Centre

## Landscape

A series of spaces with balanced hard and soft landscape are proposed for the site. A new public open space is located between the Louisa Martindale Building and the Sussex Cancer Centre, with a new vehicle pick-up and drop-off lay by. This will provide a much needed new arrival point for the hospital, helping patients and visitors easily navigate the hospital and reduce footfall on Upper Abbey Road and Bristol Gate.

The soft landscape will aid the patient healing process and help to create calm and relaxing spaces for all users through the planting shapes, forms, colours and scent.

The planting design will offer year-round interest. The planting and tree species used will be suitable for coastal conditions and the local micro-climate. They will also be adaptive to climate change and contribute to increased biodiversity.

- Vehicle pick-up and drop-off**  
Screened by trees and planting to soften the view of the new one-way street.
- Public arrival plaza**  
Public open space with planting and seating.
- Level 02 staff terrace with pergola**  
Terrace with staff access and link to the Louisa Martindale Building.
- Level 01 Courtyard**  
Calm link route and quiet courtyard space with balance of hard and soft landscape.
- Level 02 linear garden**  
Terrace landscape with seating, views, trees, shrubs, perennial planting and lawn.

# 07 Access

We'll aim to provide safe, dignified, efficient access for all, including on foot, cycle, by bus or car. The movement of emergency vehicles will be prioritised, with patients, staff and visitors encouraged to use more environmentally friendly means of transport wherever possible.

Development across Royal Sussex County Hospital aims to provide safe and sustainable travel and access for patients, visitors and staff. This exhibition boards sets out the progress to date and how the development of the Sussex Cancer Centre will help to continue to improve access and transport for Royal Sussex County Hospital.

### Progress to date

A number of highway improvements have already been completed, including:

- The re-design of the Eastern Road and Bristol Gate junction has improved pedestrian crossing and better vehicle capacity.
- Relocation and upgrade of pedestrian crossing and bus stops on Eastern Road – this has helped ease traffic flow and guide patients and visitors to the new Louisa Martindale Building entrance.
- Re-surfacing of the carriageway and southern footway in front of the Louisa Martindale Building – this has improved the quality of the public realm.

### Proposed Sussex Cancer Centre access improvements

The following access arrangements are proposed:

- A new lay-by on Eastern Road in front of the Sussex Cancer Centre to improve the pick-up / drop-off experience for patient transport vehicles and taxis – waiting restrictions to be applied.
- Taxi request system to enable taxis to be called into Eastern Road lay-by from Paston Place taxi rank.
- North Road retained as access to multi-storey car park.
- Bollards to be provided at the western end of North Road where it adjoins Whitehawk Hill Road to restrict access by transport mode.
- Patient ambulance drop-offs on South Service Road to allow discretion for cancer patients – only these vehicles can exit onto Upper Abbey Road.
- Widening and resurfacing of the footway in front of Sussex Cancer Centre and creation of public space with landscaping and seating.
- New entrance to Sussex Cancer Centre on Eastern Road with main entrance to Royal Sussex County Hospital via the Louisa Martindale Building.
- The Trust's Green Travel Plan will be updated to expand transport initiatives to reduce car trips and promote sustainable travel.

### Proposed car parking

The 2012 planning permission included a total of 390 additional car parking spaces, comprising a net increase of 297 spaces.

- The Louisa Martindale Building has provided 107 car parking spaces in the basement car park.
- The updated Sussex Cancer Centre proposals include 105 further spaces in the basement car park. In total, this is 85 less spaces than originally consented in 2012.
- The Sussex Cancer Centre parking proposals include allowance for disabled spaces and electric vehicle charging.

A lower parking provision is deemed necessary and appropriate due to:

- Extensive off site car parking provision for hospital staff including 330 spaces at Brighton Racecourse and 210 at Whitehawk, totalling 540 spaces. This allows more on-site car parking spaces dedicated for patients and visitors and reduces pick-up and drop-offs on nearby streets and reduction in traffic on streets from staff vehicles.
- A rise in virtual hospital appointments since 2012 and following the COVID-19 pandemic.
- Revised Parking Standards being adopted by the Council in 2016 with a reduced maximum permissible level of parking included for hospitals.

### Cycle parking

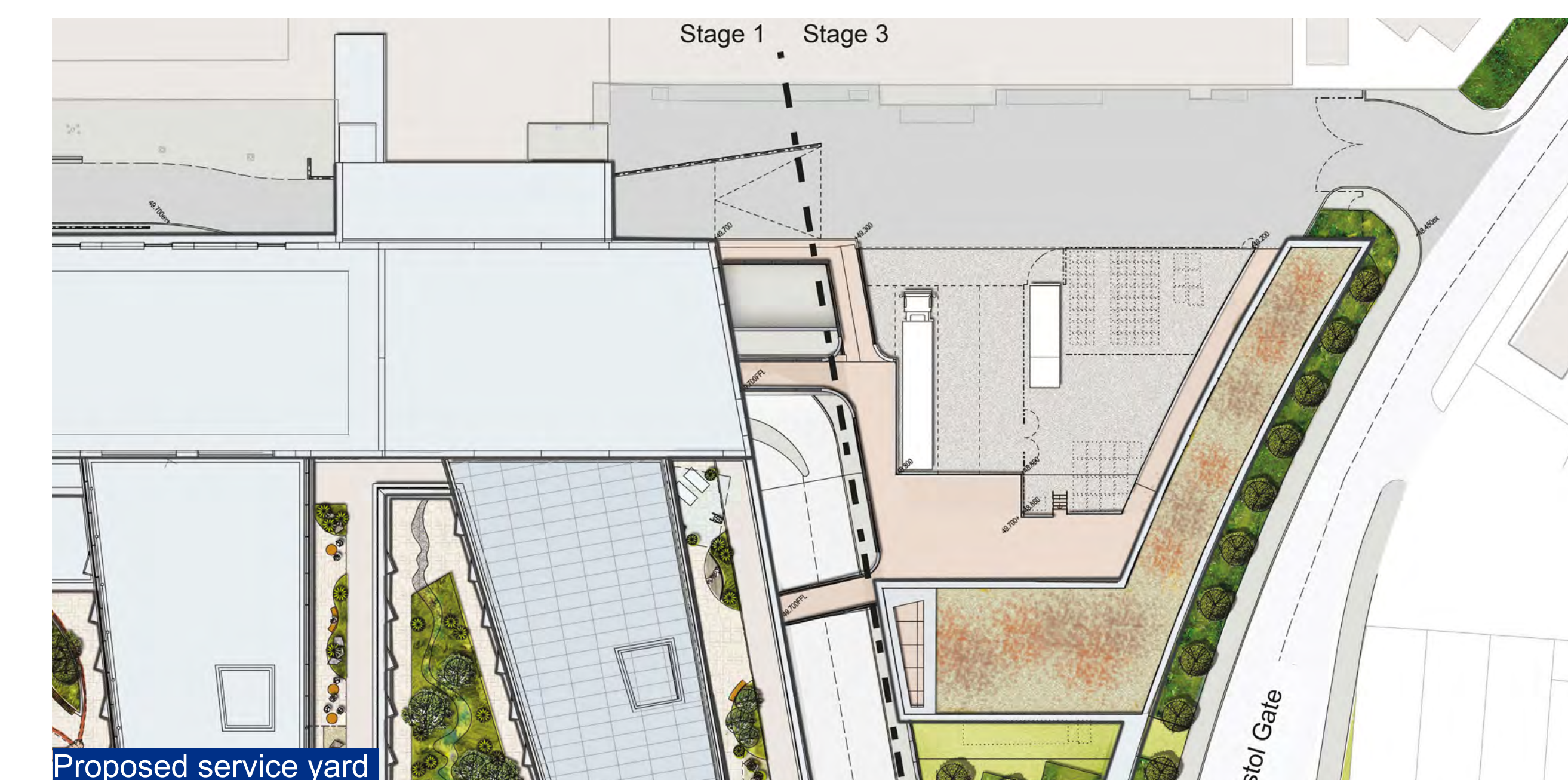
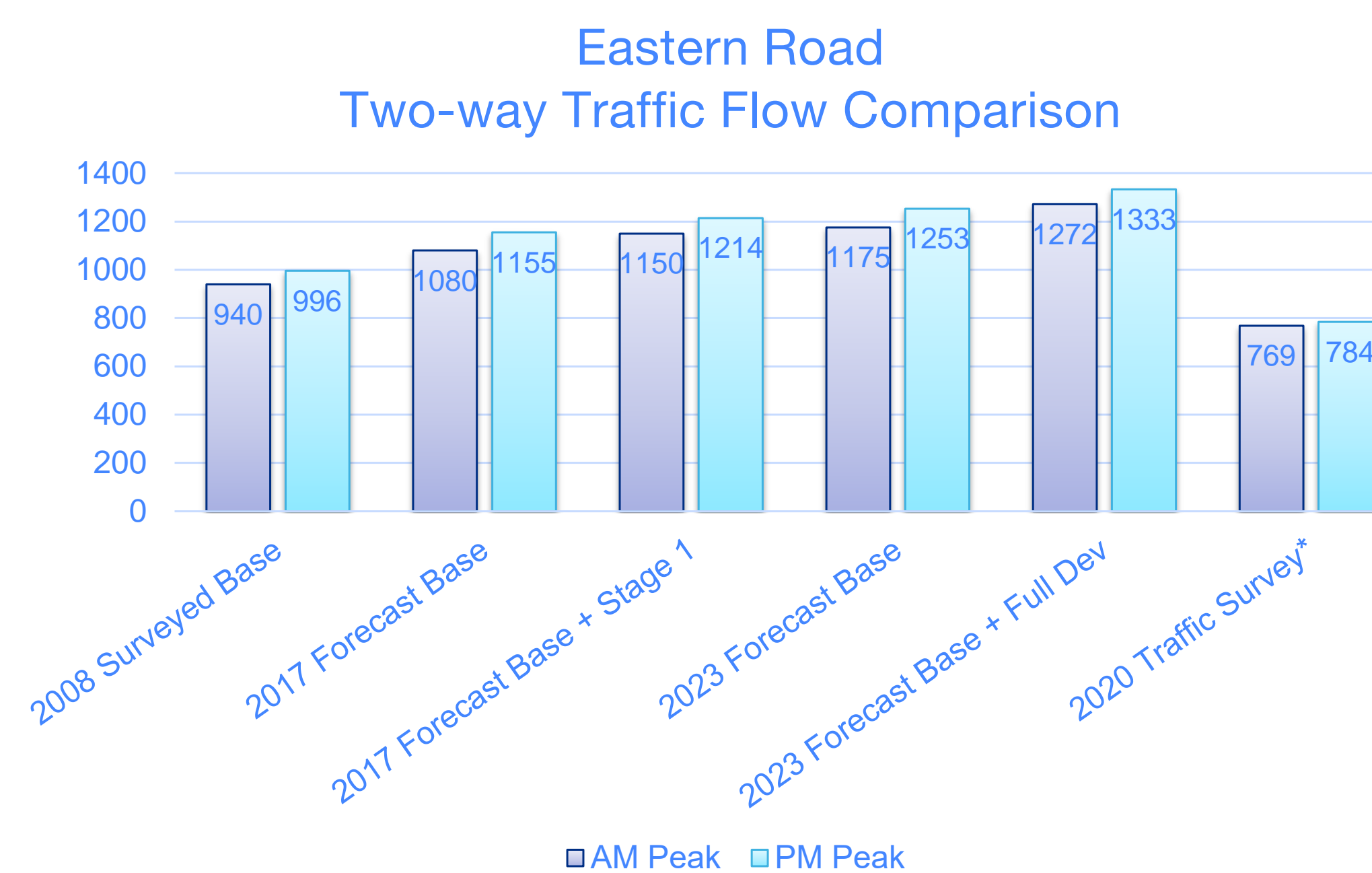
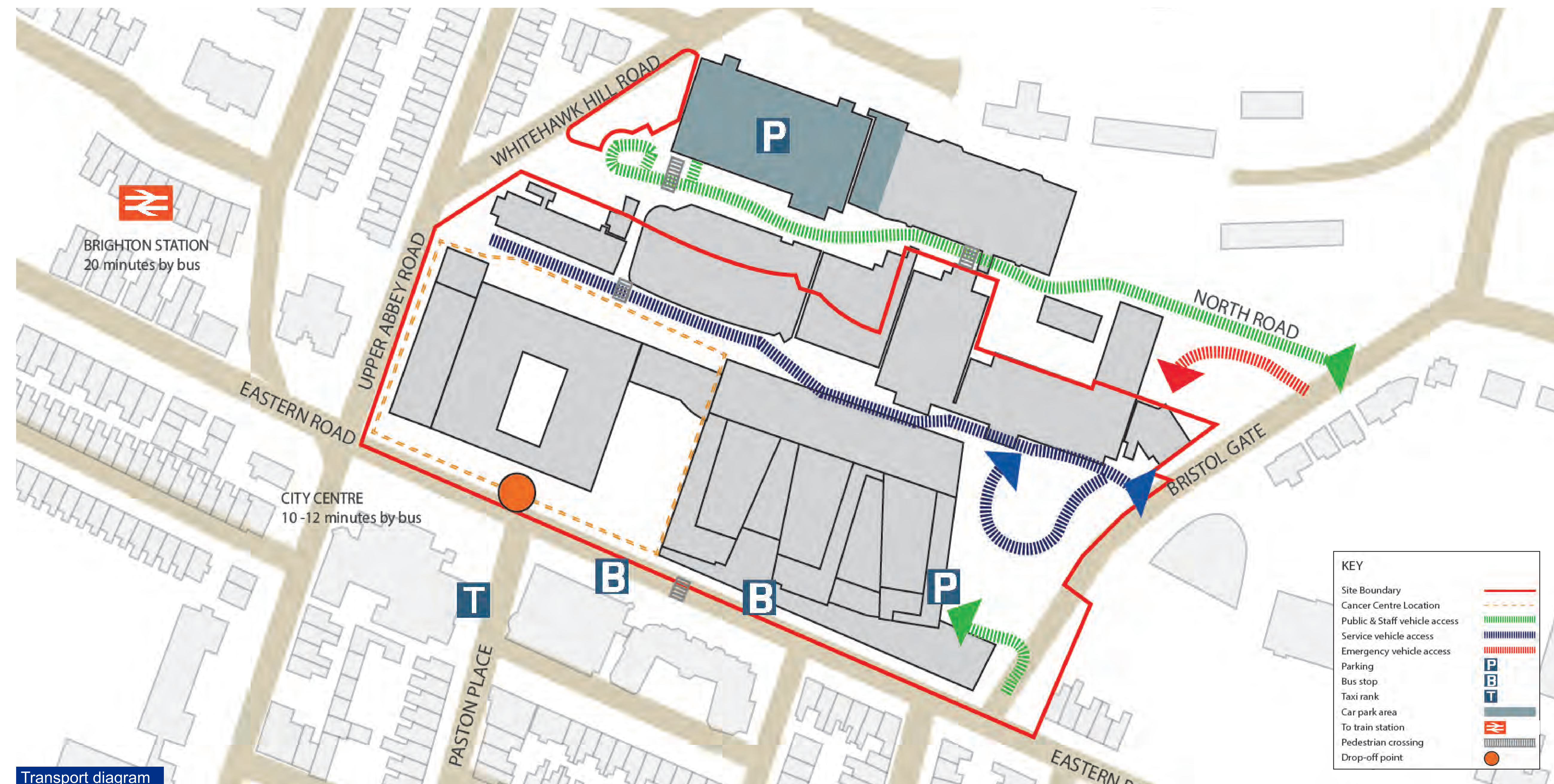
- The current cycle parking provision of 188 spaces is over the minimum cycle parking requirement by over 100 spaces, therefore no further cycle parking is proposed. The Sussex Cancer Centre will include locations for e-bikes / e-scooters to support sustainable future transport trends.

### A new transport assessment

A Transport Assessment will be prepared to assess the transport impact of the Sussex Cancer Centre. Traffic surveys will be completed in October 2023 at the following junctions, to inform the assessment:

1. Eastern Road / Freshfield Road / Upper Bedford Street.
2. Abbey Road / Eastern Road.
3. Eastern Road / Bristol Gate and Bristol Gate Basement CP access as one junction.
4. Bristol Gate / North Road.

The graph to the right shows how background traffic is now lower than in 2008 and forecast years.



# 08 Next steps



University Hospitals Sussex  
NHS Foundation Trust



View of proposed Sussex Cancer Centre from Eastern Road

Following the public consultation the design team will be reviewing responses and refining the proposals ahead of submitting the planning applications to Brighton & Hove City Council.

The key dates going forward are outlined below.

#### Planning programme

- Public consultation - 12 October to 5 of November 2023
- Review responses - November 2023
- Finalise the design for planning submission - November 2023 to February 2024
- Target planning submission - spring 2024
- Following submission, there will be a 21-day period of statutory consultation as part of the formal planning application process, giving you a chance to comment formally on the final proposals. This process will be managed by Brighton & Hove City Council.
- The applications will be subject to a 16 week determination period.

Once all the necessary approvals are in place, it's intended that construction works will begin by early 2025 following which the new Sussex Cancer Centre should be fully operational by 2027 and the service yard by 2028.

#### Let us know your thoughts

Now that you've seen the draft proposals, this is your chance to comment before the scheme is finalised. This can be done by filling out the questionnaire at the following link [by Sunday 5 November 2023](#):

[www.bdp.com/sussexcancercentre](http://www.bdp.com/sussexcancercentre)

#### We want to hear your views so please do let us know what you think.

An online webinar will be held on **23 October at 6pm** where the design team will be presenting on the proposal – this is accessible using the same QR code to the right.

Members of the design team and UHSussex team will be available in person from **4pm to 8pm on Monday 16 and Wednesday 25 October**, to answer your queries about the proposal.

If you have any additional questions about the consultation, please do not hesitate to contact us by email at [uhsussex.3Ts@nhs.net](mailto:uhsussex.3Ts@nhs.net)

#### Applications to be submitted

Two applications will be submitted at the same time to Brighton & Hove City Council for the Sussex Cancer Centre proposals, as follows:

1. Section 73 amendment application – will apply to amend a planning condition to accommodate updated plans that show the proposed design changes to the Sussex Cancer Centre.
2. Section 96A non material amendment application – will apply to change the description of development.

As part of the Section 73 application, the following documents and drawings will be submitted:

- Application Form
- Covering Letter
- Planning Statement including Biodiversity Net Gain Statement
- Trust Statement
- Proposed revised drawings
- Design and Access Statement
- Biodiversity Checklist
- Energy Statement
- Sustainability Statement
- Flood Risk Assessment
- Health Impact Assessment
- Transport Assessment
- Landscape and Visual Impact Assessment
- Environmental Statement Addendum
- Statement of Community Involvement
- Fire Statement
- Tall Buildings Statement

As part of the S96A application, the following documents will be submitted:

- Application Form
- Covering Letter including proposed revised wording for the description of development



Sussex Cancer Centre

**BDP.**