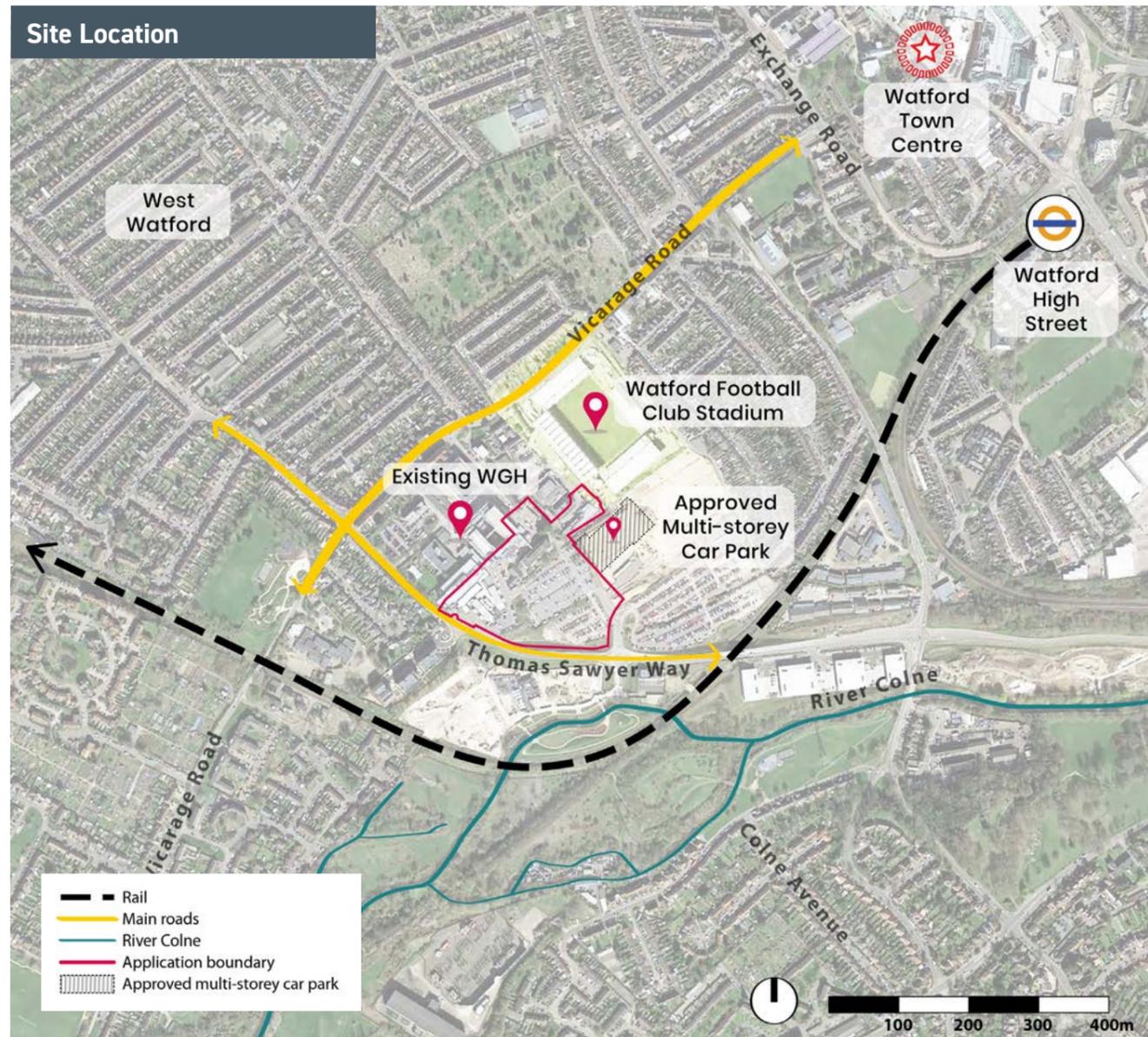


Welcome to this virtual public exhibition where you can find information about the reconfiguration of clinical services provided by West Hertfordshire Hospitals NHS Trust (WHHT) and the emerging proposals for a new hospital building at the Watford General Hospital site.

WHHT is currently developing an Outline Business Case (OBC) due for submission to the Government later this year, which will be supported by an Outline Planning Application submitted to Watford Borough Council in Spring 2021.

The redevelopment of Watford General Hospital will provide a unique opportunity to deliver state of the art hospital facilities, whilst creating a place where the quality of the architecture and the landscape are all part of the healing process.



The consultation on the will run from Friday 26 March to Friday 23 April, during which time we are seeking your views on the proposals using the questionnaire here: <http://bit.ly/WatfordGHR>

YOUR VIEWS ARE WELCOME!

CLICK HERE FOR MORE INFORMATION →

WELCOME AND INTRODUCTION

The Outline Planning Application will apply for the principle of the hospital redevelopment, and a set of overarching planning parameters and design guidance. In effect, an Outline Planning Application provides confidence in the delivery of a cohesive development, whilst providing sufficient flexibility for the detail of development to be approved at a later date.

Once the OBC has been approved, the design of the new hospital will be finalised prior to the submission of a future 'Reserved Matters' planning application seeking permission for the detailed design.

The current proposals have been developed through a series of pre-application meetings with Watford Borough Council and Hertfordshire County Council Highways Authority, and refined in response to feedback.

Outline planning application timescales:

- **OCTOBER 2020 - ONGOING**
Pre-application discussions with Watford Borough Council and Hertfordshire County Council Highways Authority
- **26 MARCH - 23 APRIL 2021**
Public Consultation
- **APRIL 2021**
Review feedback and finalise outline proposals
- **SPRING 2021**
Outline Planning Application Submission
- **LATE SUMMER / AUTUMN 2021**
Determination of application at Watford Borough Council Planning Committee



WHHT Hospital staff



Watford General Hospital – Women's and Children's building



View of temporary hospital buildings to south-west of site



WHHT Hospital staff

WEST HERTFORDSHIRE HOSPITALS NHS TRUST

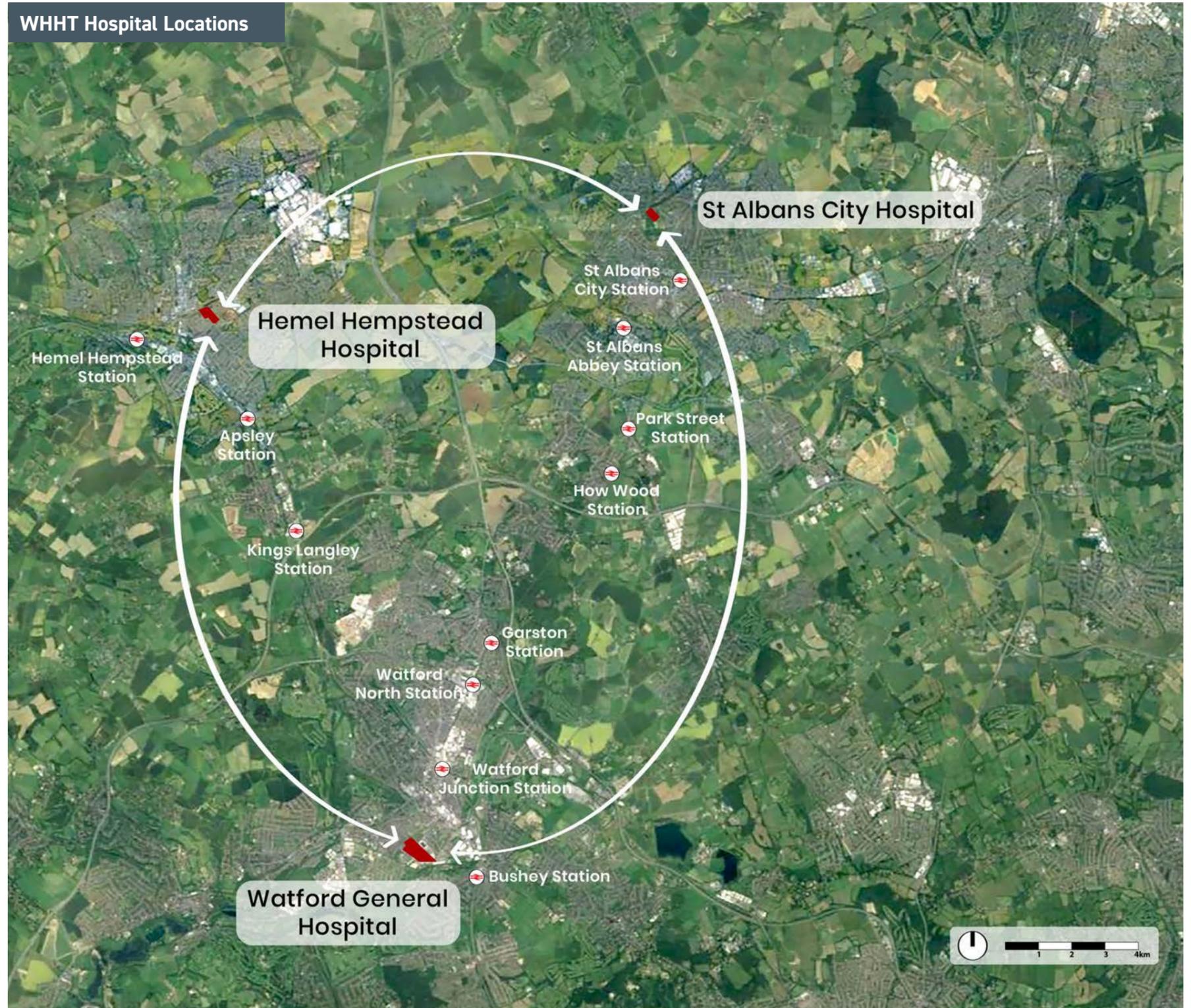
The trust manages hospitals in **Watford**, **Hemel Hempstead** and **St Albans** and provides services to a population of approximately **500,000** people living in Hertfordshire and north London.

All three hospitals are in need of investment and the trust has been named as one of eight frontrunners in the national New Hospital Programme. It is in line to receive much-needed funding to redevelop its buildings and facilities across the three sites, with a new hospital building in Watford and refurbishment and partial redevelopment at the hospitals in Hemel Hempstead and St Albans.



UK Government's Health Infrastructure Plan (Sept. 2019)

[CLICK HERE FOR MORE INFORMATION](#)



SERVICE RECONFIGURATION

Creating a distinct role for each of the West Hertfordshire Hospital sites is at the heart of the plans:

- **Watford General Hospital** – emergency and urgent care, women’s and children’s services and complex surgery, inpatient wards and other services, including diagnostic facilities.
- **St Albans City Hospital** – a centre for surgery and cancer care with plans to provide urgent care and diagnostic facilities.
- **Hemel Hempstead Hospital** – site for long term conditions as well as an urgent treatment centre and diagnostic facilities.

NEED FOR DEVELOPMENT

Watford General Hospital is the largest of the three hospitals, with many of the existing buildings nearing the end of their operational life. A major transformation is proposed at the existing Watford site, with the majority of services moving into a new building which will future proof clinical services.

PREFERRED WAY FORWARD

In 2019, the trust developed a Strategic Outline Case (SOC) for the redevelopment of its hospital facilities in west Hertfordshire. The SOC identified a preferred way forward for the redevelopment which included a new building at Watford General Hospital and refurbishment of Hemel Hempstead Hospital and St Albans City Hospital.

The trust is currently working on its Outline Business Case (OBC) which will confirm the preferred option for redevelopment. As an early requirement of the OBC, the trust commissioned an independent Site Feasibility Study to inform the shortlisting of site options. The Study assessed six different sites across all aspects of project deliverability, including: land purchase; planning implications; sustainability; transport; value for money; and suitability of the site for a major hospital development. Its conclusion was that redeveloping the existing Watford General Hospital site offered the best route to providing a new hospital building for west Hertfordshire by 2025/26, or as soon as possible thereafter.



The Outline Planning Permission for Watford General Hospital is part of the OBC, which is set to be completed later this year.

The OBC will then be submitted to regulators for funding approval and permission to proceed to Final Business Case (FBC) stage. The design of the hospital will be further progressed during the FBC stage and there will be another period of consultation prior to a further planning application.

View of existing Watford General Hospital



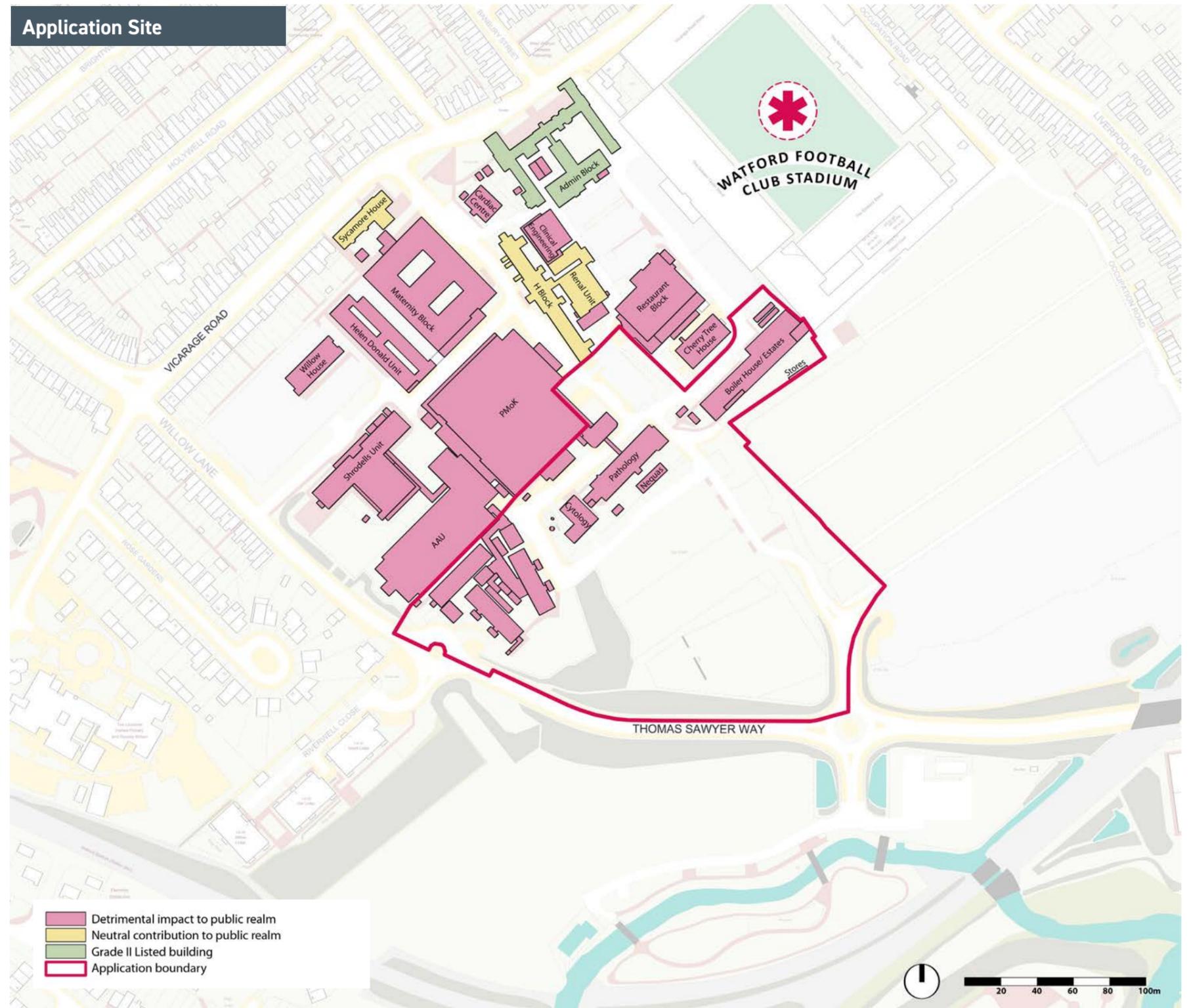
WHHT Voluntary Services Team



THE EXISTING SITE

The existing Watford General Hospital site is located to the south of Vicarage Road and comprises over 7.5 hectares of land with various clinical uses located across a number of buildings and a large car park to the south. The majority of these buildings are in poor condition and do not provide efficient use of the site in terms of height and layout.

They do not form a long-term solution to the delivery of healthcare on the site and will be decommissioned as part of the redevelopment. The proposals will see the reconfiguration of hospital services over a reduced area of approximately 3.58 hectares to the south of the site, as the first step of a phased mixed use development for the wider site.



[CLICK HERE FOR MORE INFORMATION](#) →

THE EXISTING SITE – OPPORTUNITIES

SITE ANALYSIS – OPPORTUNITIES

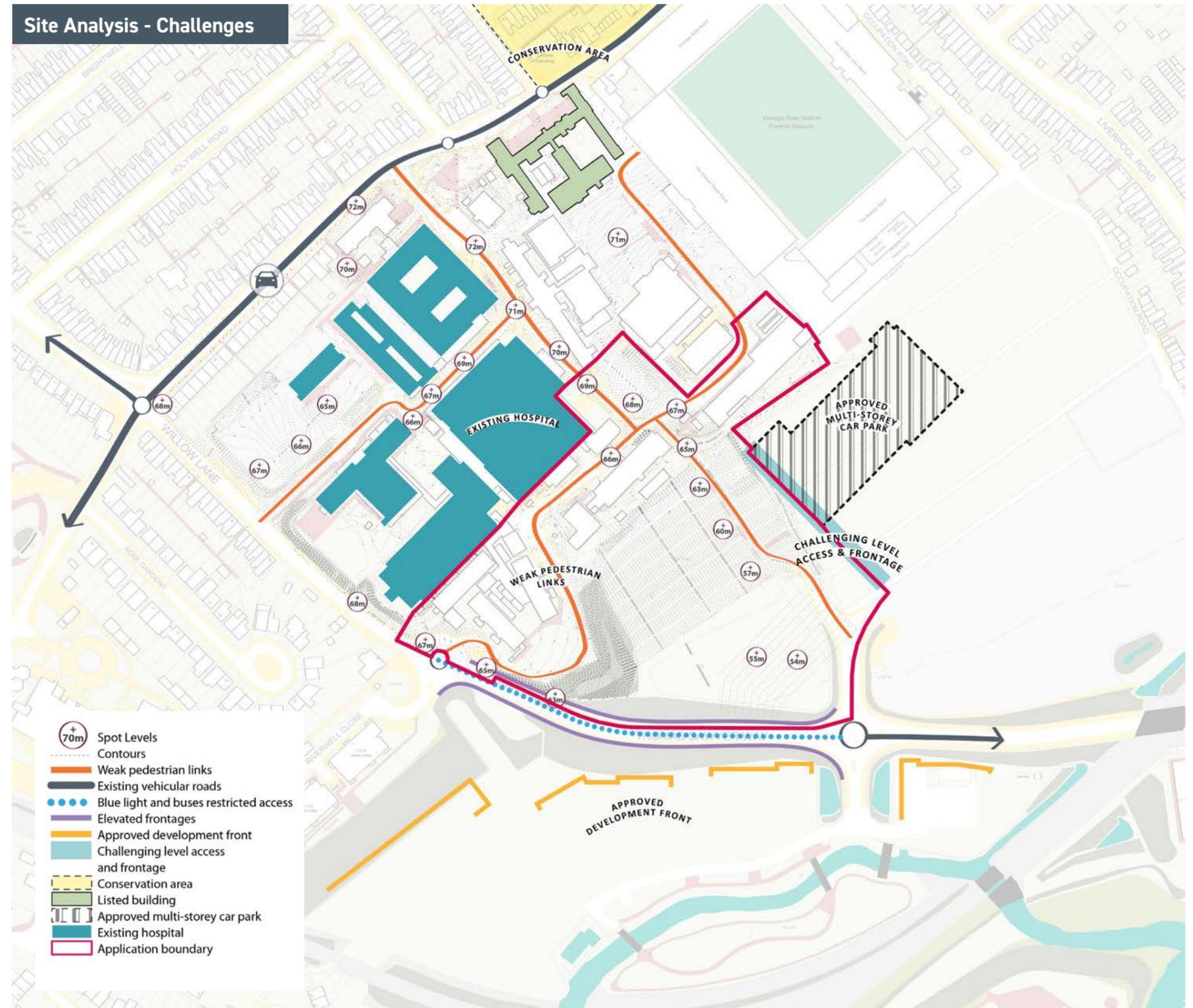
- **Community Hub:** The new Watford Riverwell development and future development to the south and east of the site provide the opportunity for the new hospital to be placed at the heart of the Riverwell community.
- **Heritage Assets:** The Grade II Listed Administration Building is located to the north was built in 1838 and became part of the NHS in 1948. The listed building adds to the character of the adjacent Square Conservation Area which is characterised by narrow Victorian terraced streets.
- **Future Development:** Potential for future development adjacent to Vicarage Road Stadium and to the north of the proposed new hospital.
- **Multi-Storey Car Park (MSCP):** The existing surface car parks are due to be largely replaced by a new multi-storey car park to the south east of the site, currently under construction.
- **New link:** The length of the site provides an opportunity for a new link to run north - south and to connect to the Watford Riverwell and the Colne Valley beyond, with potential for a pedestrian priority access area and new open space in the centre.
- **Views:** There are opportunities for south facing views towards the valley and the the Colne Valley.



THE EXISTING SITE – CHALLENGES

SITE ANALYSIS – CHALLENGES

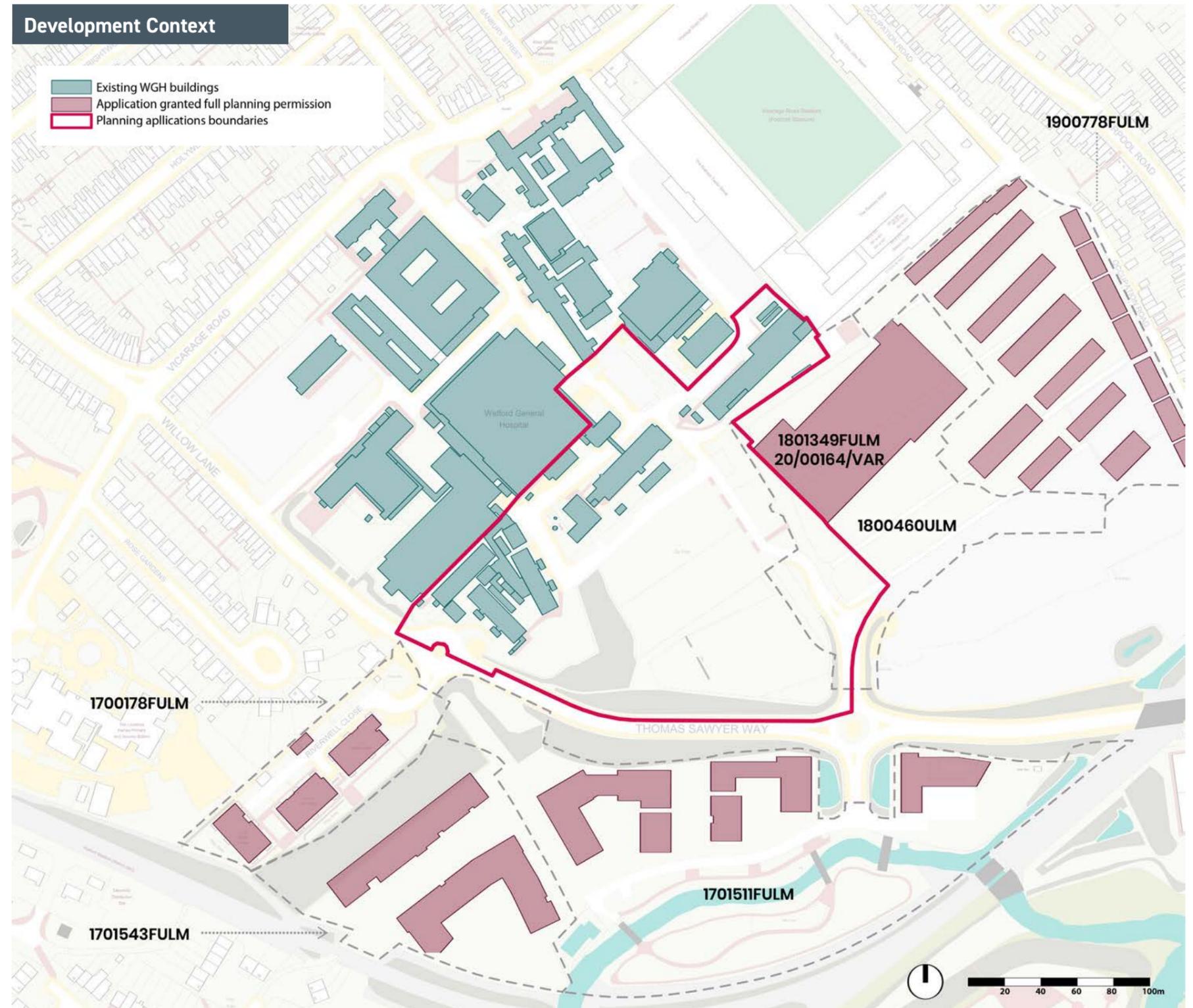
- **Land:** The existing Watford General Hospital must remain operational until completion of the new hospital building. Therefore the proposals must be configured to align with the existing use to enable continuity of existing hospital services in the meantime.
- **Townscape & Views:** The existing Watford General Hospital buildings are generally considered to be of poor townscape quality and create adverse impacts on views into the site.
- **Public Realm:** The existing public realm is of poor quality and displays limited consideration of pedestrian movement or wayfinding to the main entrance of the hospital and surrounding departments.
- **Access:** Poor levels of access due to challenging site levels, ad hoc nature of development and street clutter.
- **Heritage Assets:** The Grade II Listed Administration Building and Square Conservation Area set the heritage and townscape context for the future hospital building, informing both the site location and design.
- **Amenity:** The residential uses to the north, west and east and approved Watford Riverwell residential developments to the south and east will inform the proposals as the required retention of sufficient amenity, privacy and access to sunlight and daylight will influence the design.



DEVELOPMENT CONTEXT

The WGH proposals have also been developed in response to existing and approved developments including the following Watford Riverwell developments:

- Woodlands – 95 dwellings (17/00178/FULM: approved 16.11.2017)
- Waterside - 253 unit residential care facility (17/01543/FULM approved 27/04/2018) &
- 408 dwellings (17/01511/FULM approved 06.03.2019)
- Multi-storey car park with 1455 car parking spaces (18/01383/FULM approved 29.03.2019)
- Riverwell North - 192 dwellings and a community centre (19/00778/FULM approved 2020)



VISION FOR THE TRUST'S THREE HOSPITALS

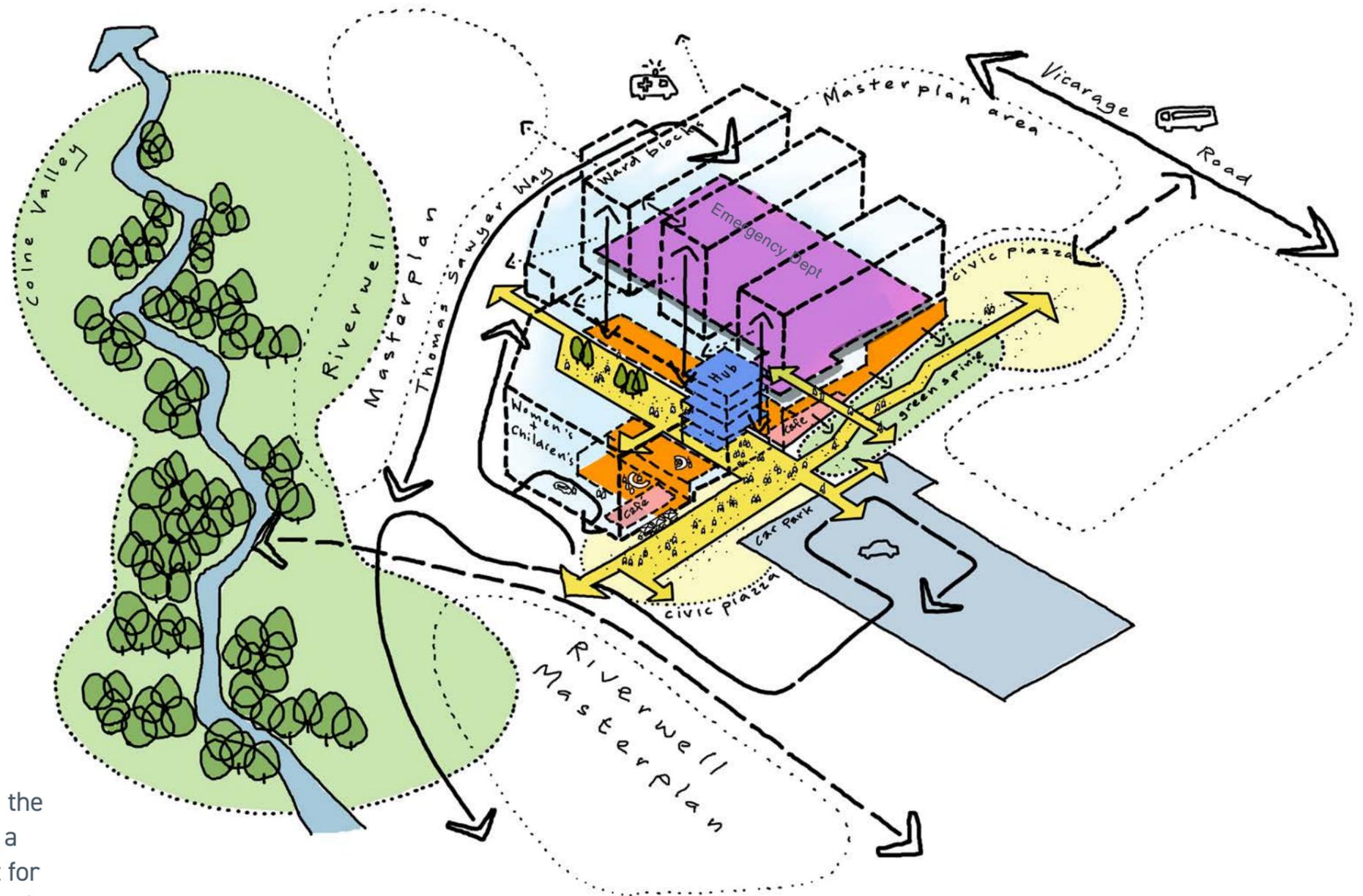
The trust's vision is for transformational change to its Watford site and improvements at its hospitals in Hemel Hempstead and St Albans. Building work will go hand in hand with reorganising services to boost quality and embrace new digital technology.

The future shape of services is based on national best practice around separating planned and unplanned (emergency) care. It also reflects the aim for each hospital to have its own unique purpose:

- Watford General Hospital – emergency, specialist and complex care
- St Albans City Hospital – planned surgery, cancer care and urgent care
- Hemel Hempstead Hospital – urgent and planned medical care, and long term conditions

WATFORD GENERAL HOSPITAL VISION

Whilst a hospital is a functional building it should be a healing environment that enhances the experience of patients, staff and visitors. The redevelopment of Watford General Hospital provides a unique opportunity to deliver state of the art hospital facilities and create a place where the architecture, design and the landscape combine to deliver a pleasant and healing environment. Our aim is a hospital fit for the 21st century that places the user at the centre of the design.



[CLICK HERE FOR MORE INFORMATION](#)

WATFORD GENERAL HOSPITAL CLINICAL MODEL

There are very specific requirements for the new hospital building in Watford that the development must achieve to ensure that the local health service objectives are met. This is called a clinical model, and covers elements such as the layout, appearance and content of the hospital. The clinical model requires the following essential components to be provided:

- Main entrance and shared services, including retail and cafe space
- Emergency department including AAU Wards
- Gynaecology
- Orthopaedics / fracture
- Therapies
- Diagnostics (MRI, CT, X-Ray)
- Theatres
- Ophthalmology and oral and maxillofacial surgery/ dental
- Gastroenterology
- Neonatology and obstetrics/maternity and Women's services
- Children and Young persons
- Surgical specialties/outpatient department, vascular & cancer/palliative care services
- Haematology
- Medicine specialties
- Intensive care unit
- Pharmacy/pathology
- Acute medicine including Cardiology service

HOW WILL PATIENTS AND STAFF BENEFIT FROM THE PROPOSALS?

Future patients and staff will benefit from:

- Reconfiguration of services and new technology, with more 'one stop' clinics where several steps on a treatment pathway are covered in one visit
- Service improvements for emergency care, outpatients, endoscopy, maternity and surgery
- New facilities and improved diagnostics
- Best practice designs to control infection
- Single ensuite rooms for the majority of ward accommodation
- A high quality design that provides a healing environment for patients and a great working environment for staff

HOW WILL THE COMMUNITY BENEFIT FROM THE PROPOSALS?

Local and wider communities of Watford and west Hertfordshire will benefit from:

- Improving the health and wellbeing of the local and wider populations
- Increased clarity on which services are provided at each site
- Retaining a major local employer by reproviding the existing hospital in the same area (land adjacent to the current Watford General Hospital)
- Creating further employment opportunities both for the local population and the wider populations of west Hertfordshire during both construction and operation of the hospital

Alder Hey Children's Hospital



- Connecting the hospital with the existing community of Watford by improved access and sensitive design
- Enhanced landscape, including the creation of a green spine (new pedestrian route) connecting to the Riverwell Development and the Colne Valley
- Encouraging sustainable modes of transport, including walking and cycling
- Ancillary retail uses to support the operation of the hospital, and create an active and welcoming environment along the green spine
- Creating a pleasant place and a strong local identity for the hospital and community
- Exploring methods of sustainable construction and operation to contribute to the NHS target of net zero carbon by 2040
- Creating a high quality environment that contributes to wellbeing

This consultation is intended to guide the preparation of an Outline Planning Application (OPA) for the Watford General Hospital redevelopment proposals.

The OPA will seek approval for the principle of development and a set of overarching planning parameters such as maximum building heights and areas for development, while reserving more detailed matters for approval at a later date, including layout, access, scale, appearance and landscaping.

The description of the proposed development is as follows:

Outline application for demolition of hospital buildings and construction of an Emergency Care hospital (User Class C2) and ancillary retail uses, including associated access and landscape improvements, with all matters reserved.



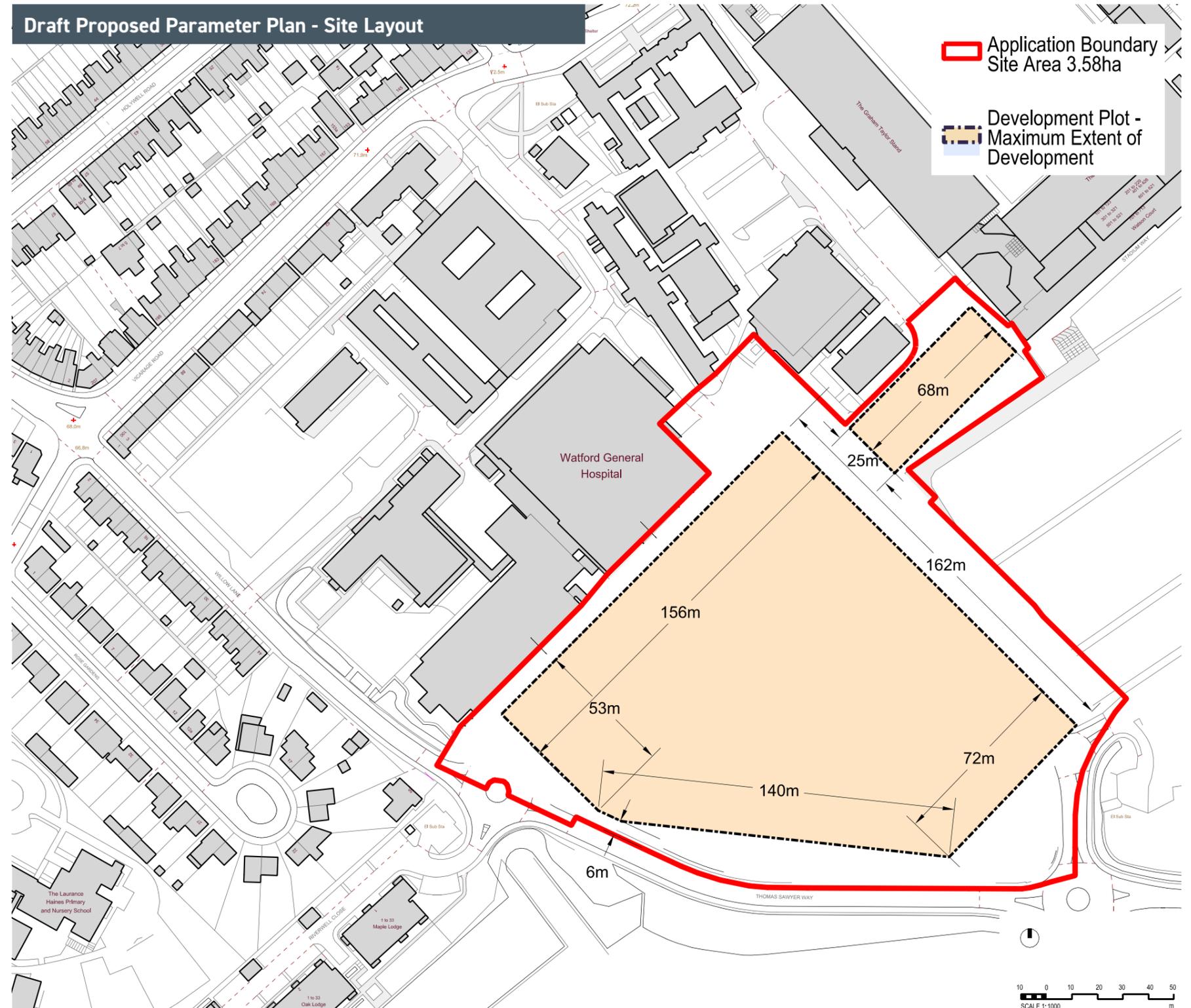
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FOR MORE INFORMATION

OUTLINE PLANNING APPLICATION

The planning parameters, including the amount of floor area and the size and layout of the building are predominately defined by the clinical needs of the hospital, such as the required floor to ceiling heights, and will therefore be fixed through the OPA. The OPA will not apply for the detailed design of the hospital but will include guidance to shape the future design of the hospital, including appearance, access, landscaping and public realm offered. To ensure that the future design is sensitive to its townscape setting, the parameter plans will be accompanied by a comprehensive set of design guidance providing rules to govern the detailed design of the new hospital.

The OPA will be accompanied by an Indicative Hospital Scheme to demonstrate the quality of the design once developed and fully detailed in accordance with the parameter plans and design guidance (see page 21).

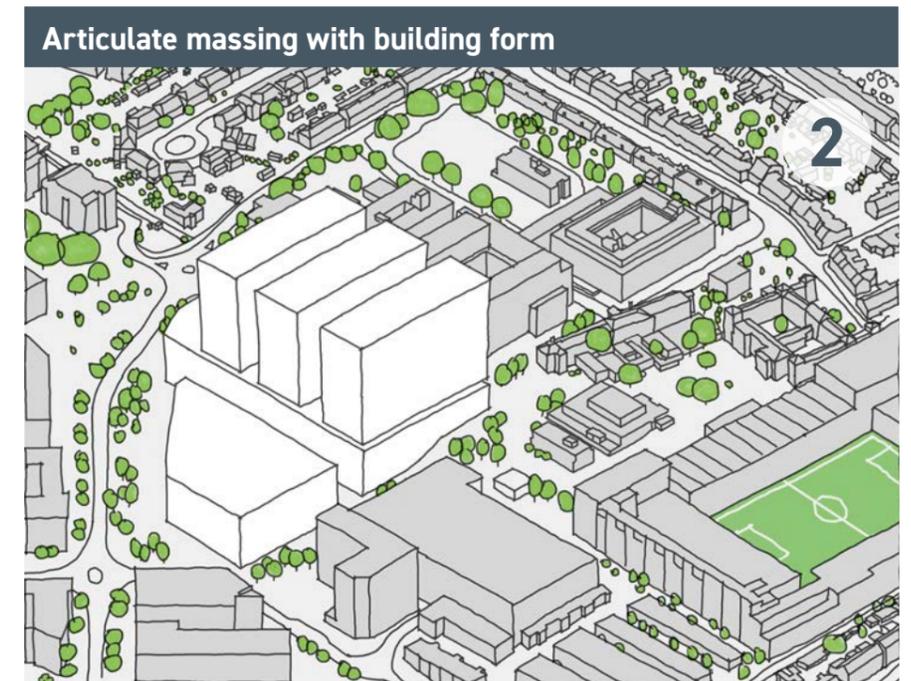
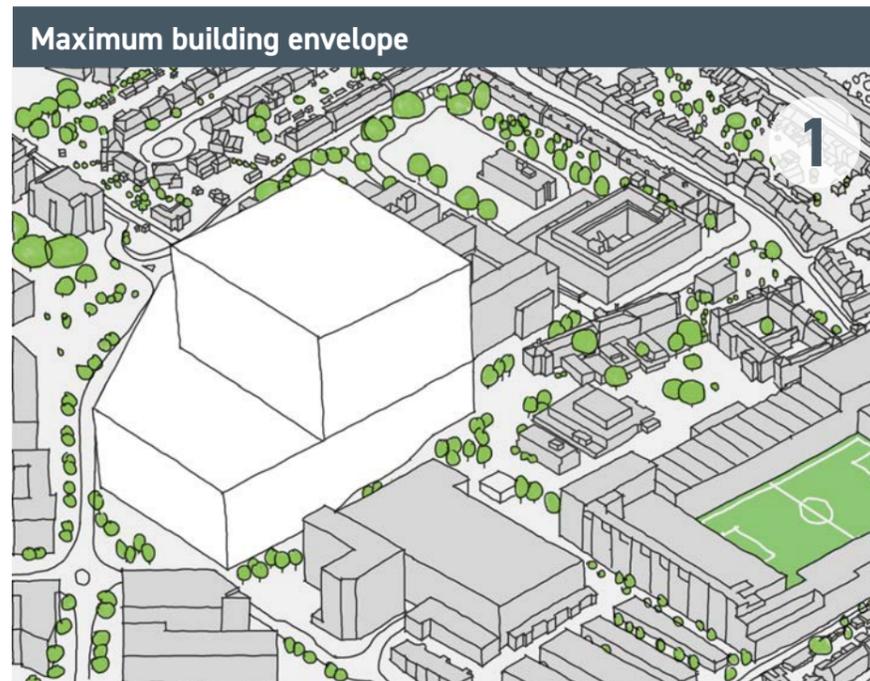
Proposed Development	
Site Area	3.58ha
Land Use	Hospital (Use Class C2), ancillary retail
Maximum Floorspace	120,000m ²
Maximum Building Height	Main Building Area: +154m AOD Lower Building Area: +120m AOD Cycle Centre: +80m AOD
Car Parking	1290 Consented MSCP & 404 existing surface parking spaces
Ambulance Parking	25 spaces + 5 police/ emergency vehicle spaces



The OPA will set out proposed parameters for the layout, scale and massing of the hospital redevelopment, with the details to be proposed at the subsequent Reserved Matters stage. The proposed development has been designed to provide for the essential clinical needs of the hospital, but the siting, layout, scale and massing (general shape and form) has also been carefully considered to minimise the impact on neighbouring communities and the amenity of the site and surrounding area.

The following operational requirements and site attributes have informed the development of the proposals:

- Existing site levels and the topographical capacity to absorb any potential impact on townscape and views.
- Required retention and continuity of the existing hospital services during the phased construction and decant of services to the proposed WGH
- Requirement for certain elements of the building to include varying heights, façade details and materials to sufficiently break down the massing the required massing.



[CLICK HERE](#) FOR MORE INFORMATION

LAYOUT, SCALE AND MASSING

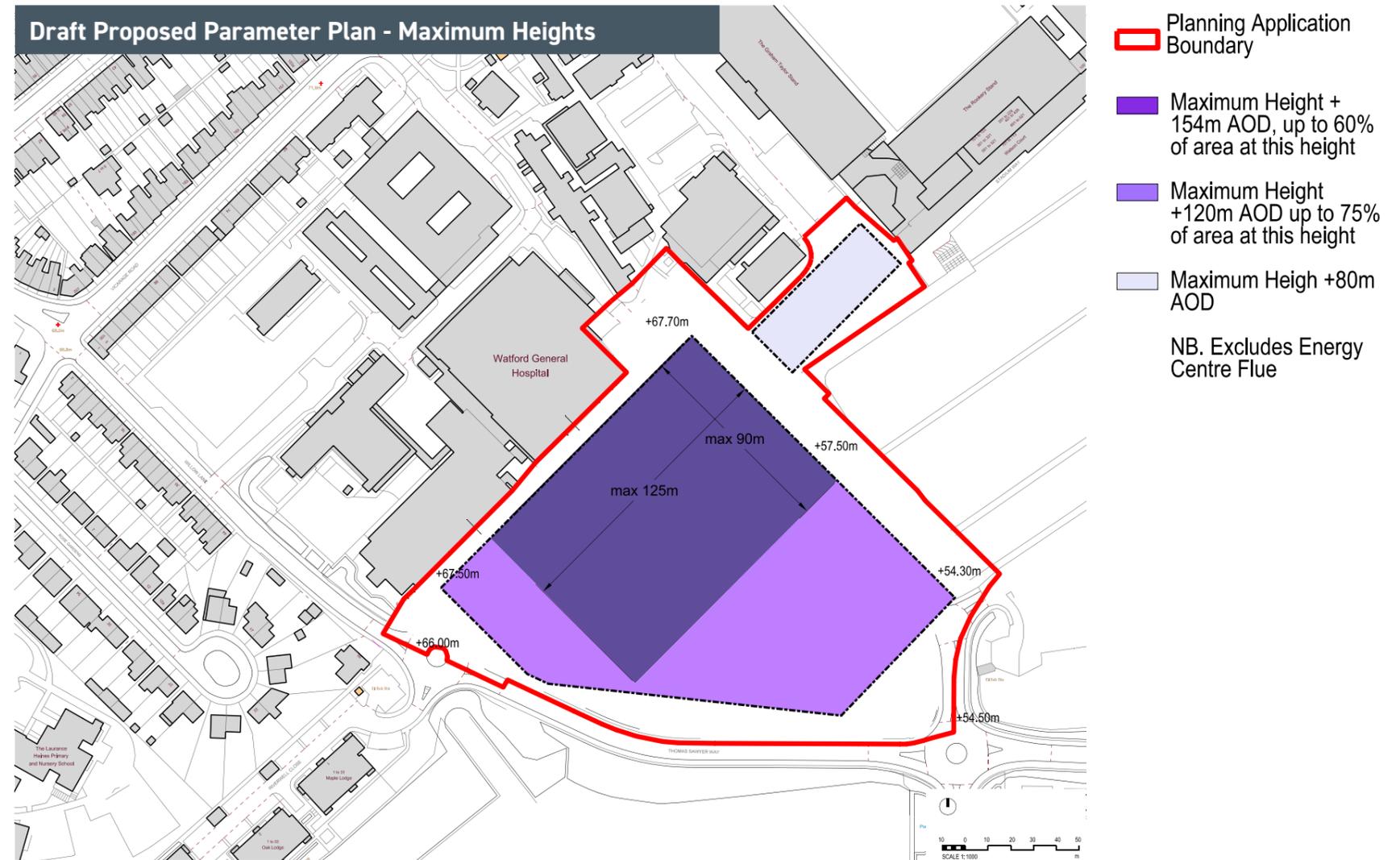
LAYOUT

The site layout and building location will be subject to defined parameters, with the design principles to outline further requirements for the layout of routes, open spaces, and their connections within and beyond the site (see page 17 for further information on access and movement).

SCALE AND MASSING

The proposals require floor to floor heights of approximately 4.8m, with the highest point of the maximum parameters reaching 87m (18 storeys) in the north, and stepping down to 66m (13 storeys) in the south. For information purposes, the Indicative Hospital Scheme (as shown on p 21) illustrates the northern part of the hospital at 17 storeys in height and the southern part of the hospital stepping down to 8 storeys in height.

Located at the lowest level of the existing WGH estate, the proposed site has been chosen for the topographical capacity to absorb potential impact on townscape and views. The proposals respond to this context with the height of the proposed WGH stepping down through the topography. The proposed WGH will include elements of varying heights to sufficiently break down the required massing and provide opportunities for the building to be set back at upper levels. It is acknowledged that the civic nature of the proposed WGH justifies its visibility in the Watford skyline, and offers the benefit of creating a new landmark building, which will be viewed in the context of the regeneration of the wider Riverwell Development area.



The OPA will apply for the maximum height and volume of the building, with the design guidance submitted in support of the application setting out clear rules to ensure the building fits within the surrounding context and minimises any potential impacts on surrounding views and townscape.

The proposals also enable the required continuity of the existing hospital services during the phased construction and decant of services to the new building. Following the completion of construction, it is intended that the area immediately to the north of the site will be retained by the trust to offer flexibility for any future potential growth.

Good quality public realm and landscape are critical in creating a place that enhances the positive experience of patients and contributes to a healing environment. Public realm will be the thread that connects the proposed development, underlying the importance of an integrated, coherent, safe and accessible environment.

Initial proposals include:

- Enhanced north – south connectivity spine with green spaces
- Resolve challenging site levels by providing sequence of spaces to arrive at key hospital entrances
- Healing courtyards for patients, staff and visitors
- Integrate planting, trees and green spaces within vehicular routes and pedestrian walkways wherever possible.

Draft Proposed Landscape Plan



[CLICK HERE FOR MORE INFORMATION](#)

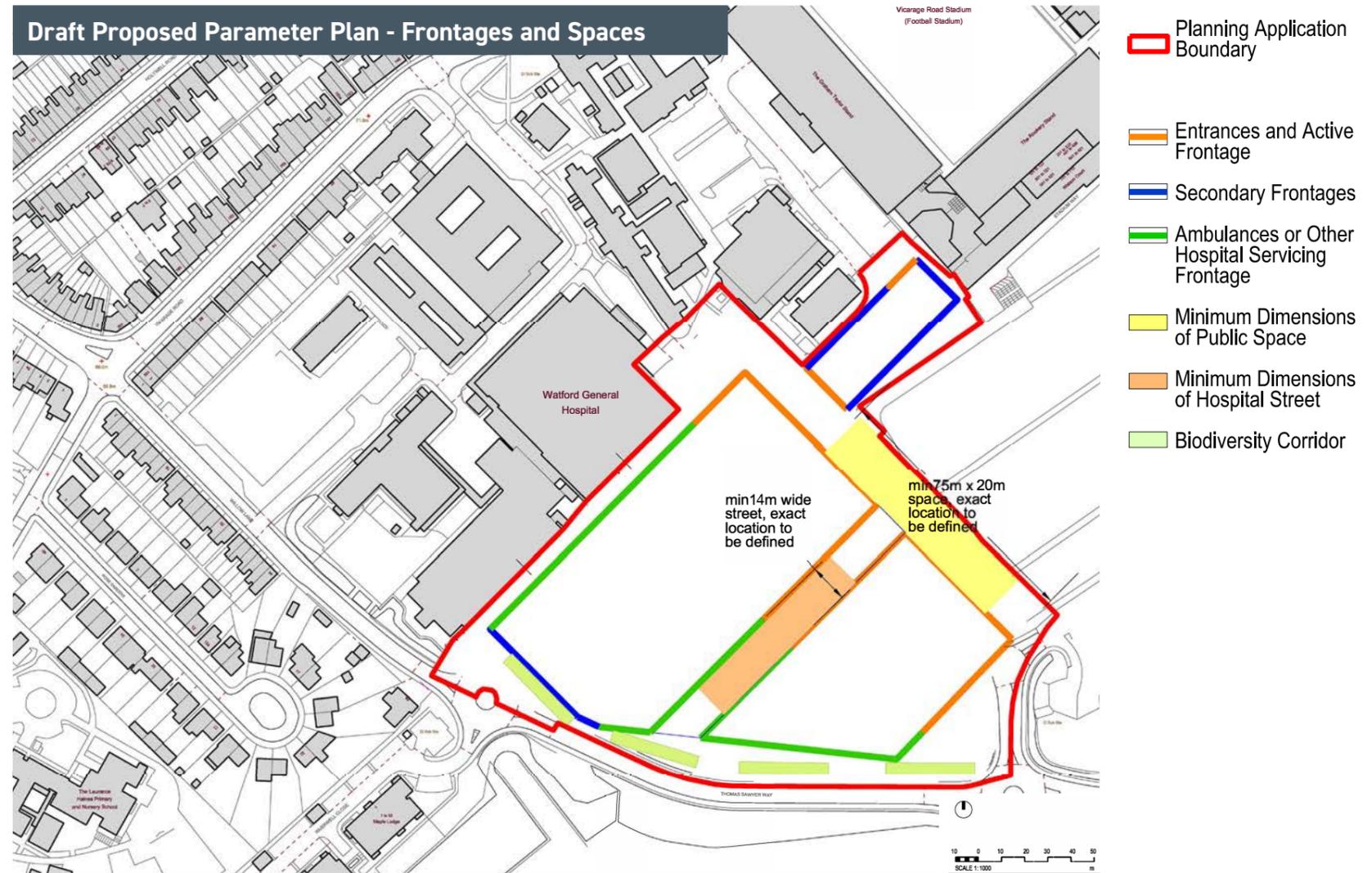
PUBLIC REALM AND LANDSCAPE

The design of the public realm will enhance the relationship of the new building and the surrounding public spaces. Initial proposals include enhancing the north south connectivity spine with a sequence of spaces that will incorporate greenery to soften architectural frontages and create pleasant, welcoming environs to the hospital.

The challenging levels on the site will be approached as an opportunity to create a sequence of cascading spaces which will arrive to key hospital entry levels and the multi-storey car park, in addition to bridge links which will further aid circulation.

Healing courtyards will provide a series of essential spaces which contribute to the wellbeing of patients, visitors and staff alongside active and functional spaces for social engagement and outdoor rehabilitation exercise.

The OPA will apply for the general principles and design guidance to govern the detailed design of the landscape and public realm, which will follow in the Reserved Matters application.



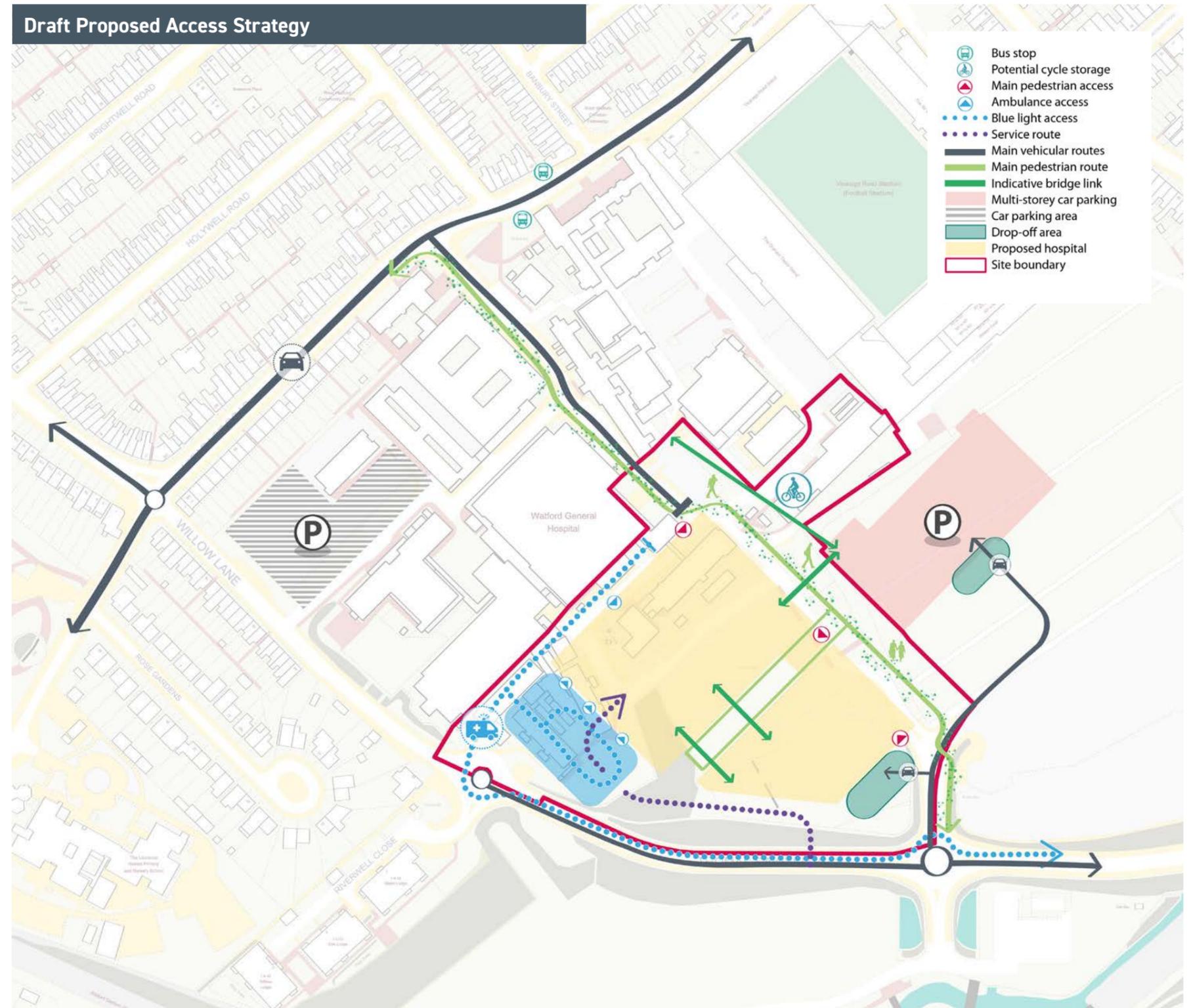
The siting and proposed access arrangements for the hospital will allow for safe, efficient access for all – whether on foot or by cycle, public transport or private car.

The movement of emergency vehicles will be prioritised, with patients, staff and visitors encouraged to use alternative means to the private car to travel to and from the hospital.

The following access arrangements are proposed:

- Public vehicular access from Thomas Sawyer Way, allowing access to consented MSCP and supported by an additional drop off facility
- 404 existing surface car parking spaces will be retained
- Consented MSCP will accommodate 1290 parking spaces for hospital use
- Existing ambulance access retained from Thomas Sawyer Way
- Bus access to remain from Vicarage Road in the north
- Pedestrian and cyclist access possible from both Thomas Sawyer Way and Vicarage Road
- Enhanced north-south pedestrian permeability through the site
- New service access from Thomas Sawyer Way

[CLICK HERE FOR MORE INFORMATION](#)

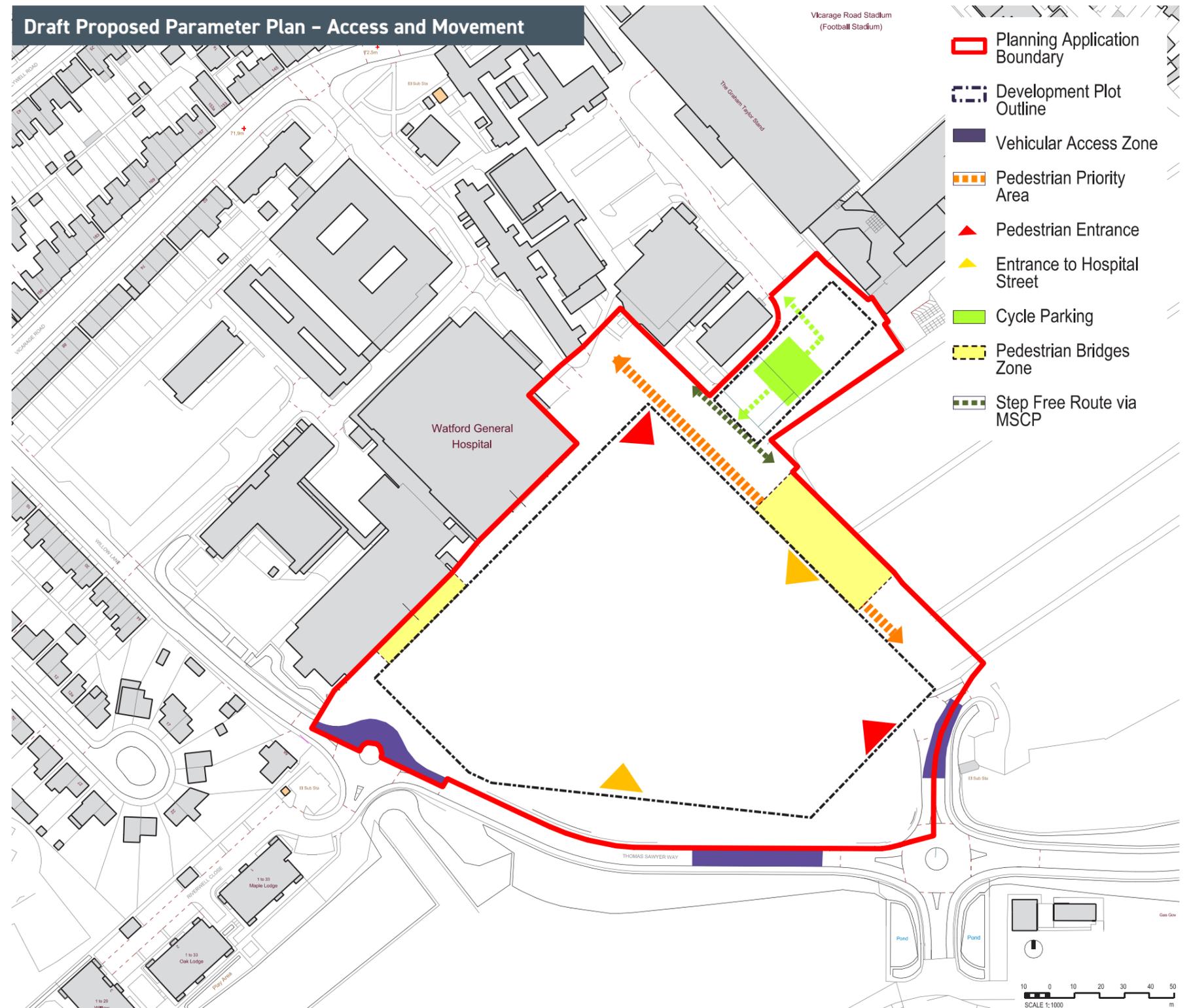


TRANSPORT, ACCESS AND MOVEMENT

The proposals seek to improve access to and from the hospital by sustainable means of transport and to support a modal shift away from private car use.

The OPA will be accompanied by a Transport Assessment and Travel Plan demonstrating how the proposed development will promote sustainable travel and minimise impacts on the surrounding highways network, targeting reduced car use over a phased period. To support this, sustainable transport measures could include:

- Exploring opportunities for improved and more convenient bus infrastructure (stops, shelters, real time information)
- Increased provision of both long and short-stay cycle parking to encourage cycle access
- Improved public realm allowing better permeability, shade and shelter
- Improved wayfinding in the local area



The proposals set out a number of key targets with the aim of maximising the sustainability of the redeveloped Watford General Hospital site, which will support the NHS's commitment to achieve net zero carbon emissions by 2040. As an overarching measure of sustainability, the scheme will meet BREEAM 'Excellent' standard.

To meet these targets, initial proposals being considered include:

- Maximising on-site renewable energy through the use of heat pumps and solar panels.
- Improving flexibility and adaptability in future use through circular economy principles.
- Implementation of greening features and water management systems to reduce the urban heat island effect, reduce the risk of surface water flooding and improve local air quality.
- Maximising access to daylight, views out, open and outdoor space, connection with nature and amenities and facilities that promote activity for all patients, staff and visitors.



[CLICK HERE](#) FOR MORE INFORMATION

CARBON EMISSIONS AND RESILIENCE

Delivering a 'Net Zero' National Health Service (October, 2020) sets a target for the NHS to achieve net zero carbon by 2040, with an ambition to reach an 80% reduction by 2028 to 2032. The Watford General Hospital redevelopment is exploring opportunities through construction and operation to contribute to this target.

Climate resilience is a key objective underpinning the proposals, with a focus on exploring greening features and water management systems to reduce the urban heat island effect, reduce the risk of surface water flooding and improve local air quality.

WELLBEING

Access to daylight, views out, open and outdoor space, connection with nature, and amenities and facilities that promote activity will be maximised for all patients, staff and visitors. This includes specific consideration of internal environmental comfort, full accessibility, and the maximisation of sustainable transport options.

GREEN INFRASTRUCTURE

Climate resilience will be supported through the implementation of greening features to reduce the urban heat island effect, reduce the risk of surface water flooding and improve local air quality.

LOW CARBON DESIGN PRINCIPLES



BUILDING FORM



HEATING, VENTILATION AND COOLING



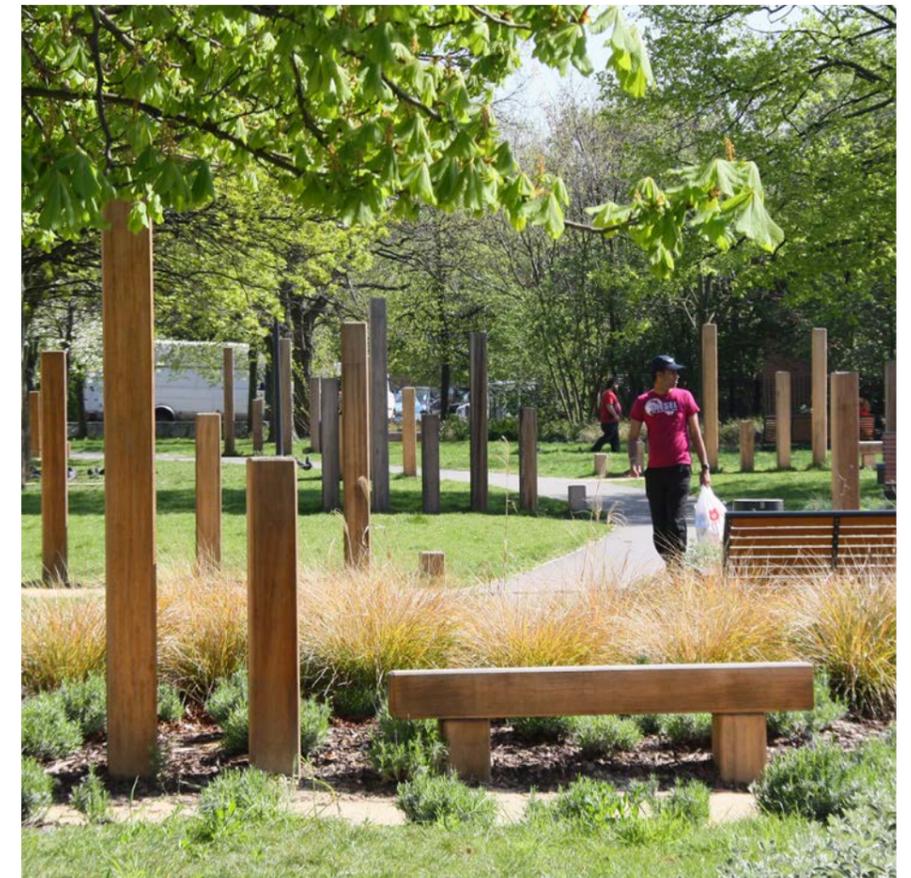
MATERIALS SELECTION



ENERGY PERFORMANCE



BUILDING ORIENTATION



INDICATIVE HOSPITAL SCHEME

The OPA proposals will be accompanied by a more detailed Indicative Hospital Scheme (for information only) demonstrating one interpretation of the parameter plans and design guidance for the hospital, and indicating the high quality of design applied for through this OPA. The Indicative Hospital Scheme shows the wards organised into three finger blocks above a podium to the south offering views to the Colne Valley.



The OPA proposals will be accompanied by an Illustrative Masterplan indicating one way in which the hospital building and the remainder of the site to the north could be built out in future.

The Illustrative Masterplan will be included in the OPA solely for information purposes, to demonstrate that the hospital proposals will not prejudice the future redevelopment of the rest of the site.

The inclusion of the wider existing WGH site in this exercise does not guarantee that the site will be built out in accordance with the Illustrative Masterplan. The final form and layout of other development plots will be brought forward through separate future planning applications at a later date.



OUTLINE PLANNING APPLICATION – KEY DATES

The key dates in the project programme going forward are as follows:

- We are aiming to submit the planning application in Spring 2021.
- 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 Watford Borough Council.
- The Outline Planning Application will be subject to a statutory determination period, meaning that a decision will be due in Summer/Autumn 2021.

NEXT STEPS

Following determination of the OPA, further 'Reserved Matters' planning applications will be required to approve the details of layout, scale, appearance and landscaping. The community will have an opportunity to view and comment on those details once they are developed.

Once all of the necessary approvals are in place, it is intended that construction works will begin by 2023 following which the new hospital building will be complete by 2025/26 or as soon as possible thereafter.

GET INVOLVED

Now that you have 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 23 April 2021:

<http://bit.ly/WatfordGHR>

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

If you have any additional questions with regards to the consultation please do not hesitate to contact us via email at westhertshospitals@bdp.com or by post at the following address:

Watford General Hospital Redevelopment
BDP Planning
16 Brewhouse Yard
Clerkenwell
London
EC1V 4LJ