

Future Paget Vision

Frequently Asked Questions

March 2025



James Paget University Hospitals NHS Foundation Trust is releasing the vision for 'Future Paget' at this stage of planning for its new hospital.

The vision is the latest design of how the new hospital could look, situated to the back of where the existing hospital currently stands.

These outline plans have been produced to help show our staff, our patients, and our communities the size, scale and location of our new hospital – created through input from our staff and expert health planners, and incorporating national guidance from the national New Hospital Programme.

James Paget Hospital is sharing its vision to gather the views of its staff, patients, the public and stakeholders ahead of submitting an outline application that seeks to establish and agree the principle of development and planning parameters for the site to Great Yarmouth Borough Council later in 2025.

This document answers frequently asked questions about the vision for the new hospital.



Proposals for the new hospital

1. What are the proposals?



This is an artist's impression of the Future Paget Hospital site, which shows the current proposal of our new hospital building and site within this stage of planning

The vision for Future Paget is to create a seamless integration between the hospital building and the local landscape, using the space to the west of our current hospital estate, and by building vertically, which also allows optimal clinical adjacencies.

The building form is informed by 'Hospital 2.0', a standard hospital design developed through the national New Hospital Programme. Our plan has been developed to ensure we have thought about how the building fits within existing site restraints and neighbouring residential areas.

The proposal is for the design of the new hospital building to be located on the plot immediately west of the current hospital

and to establish a framework that defines plots for potential future development in a logical way, including strategic guidelines for all associated public realm, landscape strategies and car-parking provision.

2. What is the scale of the new hospital?

The new hospital will be provisionally around 115,000 square metres in floor space (about 1.2million square feet). The existing hospital is around 60,000sq.m.

The new hospital will provide single patient bedrooms to improve privacy and dignity, instead of the existing 6 person bays on our wards. This increases the quantity of space needed for the new building. The new hospital also has increased mechanical plant requirements to create a modern environment and meet Net Zero Carbon goals.

3. How tall will the new hospital be?

The final scale and height of the building will be worked through with the local Council, Trust and national New Hospital Programme. The current design envisages a hospital ranging between 3 and 8 storeys in height. However, our outline planning application will allow for up to two additional storeys in some places. This is to create flexibility to meet the New Hospital Programme construction requirements from central government.

4. What will the capacity be of the new hospital?

Extensive demand and capacity modelling has shown the new hospital will around 600 beds (from 552 existing beds) to meet the health needs of local populations. The new hospital is acting as a catalyst for transformation of our clinical pathways, which will contribute a mitigating effect on the future activity

requirements and therefore the size of the new hospital. This has been taken account of as part of the demand and capacity modelling

5. What facilities are being refurbished and what will be moved/added?

In addition to the new hospital building, most existing buildings that are not of RAAC construction will be retained. Assessment of how to reuse these buildings to fit with the new hospital vision is underway, it is likely some will keep the same function as current and others will need to change their function. The proposed retained buildings include:

- Louise Hamilton Centre.
- Dermatology / Ophthalmology.
- Burrage Centre.
- Renal Unit.
- Education & Training Centre.
- Newberry Clinic.
- James Paget Community Diagnostic Centre.
- The James Paget Orthopaedic Centre (including The Oulton Suite Community Diagnostic Centre).
- The Concept Ward.



6. What is the design of the new hospital?



Seven key design principles inform the design of the new hospital. The designs will develop as we engage with the hospital and its community, the planners and the national New Hospital Programme. The seven key themes are:

- Legibility and Organisation – the design of the hospital will be clear and legible so that patients, visitors and staff can easily find their way around.
- Adaptable Estate – the new hospital is to be flexible, and adaptable, and able to respond to changing clinical and technological needs over time.
- Healing and Welcoming – the environment will maximise connections to the landscape, by creating access from the internal spaces, and maximising opportunities for patients, visitors and staff to use the landscape.
- Connection to Nature – the new hospital will be a place of healing and wellbeing, creating a welcoming environment with plenty of daylight and views to the landscape.
- Community & Identity – there will be a generous public realm, accessible, sheltered and engaging with different places to

meet, socialise and for contemplation. The hospital should feel part of the community and integrate well with local surroundings.

- Smart & Sustainable – the new hospital will be highly sustainable, and net-zero carbon, and maximise the use of digital technology to optimise operations of the building, to enhance patient experience and to provide the best clinical care.
- Standardisation and MMC – the new hospital is to maximise the use of standardised design, as guided by the hospital 2.0 templates.

7. How long will the new hospital take to build?

James Paget Hospital is looking to submit an outline application which will establish the principle of development. If this is approved, then James Paget will produce a reserved matters application which focusses on the finer details of the proposals. Only once this is submitted and approved, can construction start.

The expected build duration for the new hospital is four years. Included in this time frame are enabling works that are important to the delivery of the overall new hospital, which include:

- Solar Farm: The current Photovoltaic Solar Panels will be removed and replaced with more efficient panels installed over the existing retained buildings.
- Car parks: The surface carpark will be replaced by both a multi-storey carpark and a new surface carpark on the west of the site. The parking would be served via a newly formed

entrance road from Woodfarm Lane which would eventually also form the main entrance to the proposed new hospital.

- Road Alignment: The new hospital will be located to the west of the current hospital, with the main entrance proposed from the west.

8. What will happen with the existing hospital whilst the redevelopment takes place?

The hospital will continue to run as normal ensuring that current services run as smoothly as possible while the new hospital is being built.

The transition from the existing to the new hospital will be comprehensively planned and managed to ensure that this is seamless and without any negative impact on the continuity of clinical and support services.

The project will maintain adequate car parking throughout construction. The sequence of construction has been influenced by ensuring there is always sufficient car parking for patients, visitors and staff.

9. What will happen to the existing hospital once the new hospital is built?

The transition from the existing to the new hospital will be comprehensively planned and managed to ensure that this is seamless and without any negative impact on services.

Much of the equipment and contents of the existing hospital will be moved to the new hospital once it is ready. After everything is removed an experienced contractor will be employed to demolish the old hospital. They will deploy considerate contractor measures such as dust suppression to minimise impacts to neighbouring residents and hospital users.

Planning and construction

10. What type of application is being submitted?

James Paget Hospital will submit an outline application that seeks to establish and agree the principle of development and planning parameters for the site.

At outline planning application stage, James Paget Hospital will seek approval for some broad parameters, for example maximum height, maximum amount of development, and zones the building will be sited in, as well as broad landscaped areas.

11. When are you submitting the application?

We are aiming to submit the outline application later in 2025.

12. If the outline application is approved or rejected, what are the next stages in the planning process?

If outline planning permission is approved the Trust will then develop their detailed designs for the new hospital. These detailed designs will be within the parameters established by the outline planning permission, and are known as 'reserved matters'.

They will show what the building looks like, exactly how tall it is and precisely where it is located on the site. It will also show the landscaping in detail. Those reserved matters are also submitted to the Council for approval, in a process similar to the outline planning application.

If the outline planning application was rejected the Trust would need to consider the reasons why it was rejected carefully and address them before resubmitting their plans.

13. Will there be further opportunities for community engagement after the outline application has been considered?

James Paget Hospital will continue to engage with patients, staff and the communities served by the hospital as the planning progresses. Engagement will inform both the design of the hospital building, and the way that services operate from within the new hospital, and in partnership with other health and care services locally.

14. Will the design/dimensions/look of the hospital change as the planning process progresses?

Development of the final design of the new hospital will be an ongoing process and will change in response to comments received through the planning and engagement stages, and with input from the national New Hospital Programme.

15. Where will construction traffic be directed through?

We wish to be considerate of our neighbours at all times and will endeavour to minimise the impact on local residents.

At this point in planning, nearby residential roads (e.g. Potter's Field, Jenner Road, Edinburgh Avenue, Brasenose Avenue) will not be used for construction traffic. That and material delivery routes will use the A47 from the north and south, accessing the site via Beaufort Avenue, Hodds Lane and Woodfarm Lane.

16. Will construction work take place at a weekend?

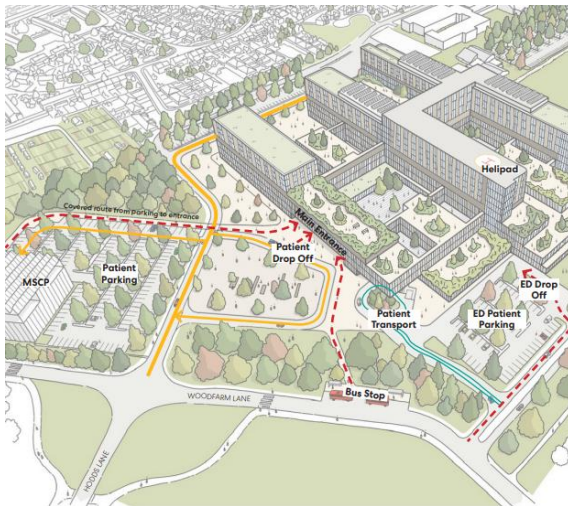
Once The Trust are in a position to confirm construction timescales, we will set out the hours of construction on site. These will be adhered to and monitored by the construction team when construction is underway.

Access arrangements, car parking, and road layout

17. What are the access arrangements?

Access into the new hospital will be from Hodds Lane to the west. A generous arrival plaza provides space for patient drop-off as well as landscaping for socialising and sitting.

There is also a separate patient-transport drop-off and pick-up zone with its own waiting area. Ground level patient and visitor parking is distributed around the building, with the largest number located next to the existing woodland adjacent to the main entrance.



18. Will there be an increase of parking on site?

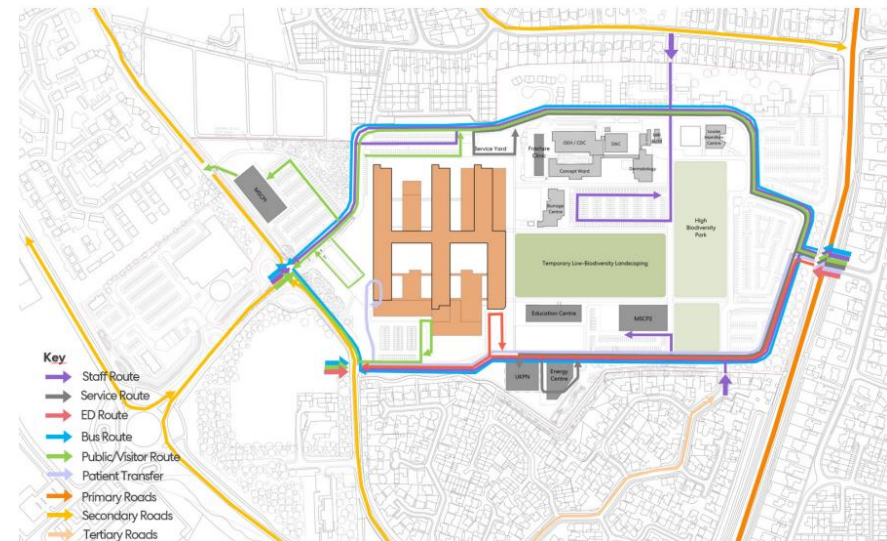
In addition to the ground level patient and visitor parking distributed around the site, there will be a new multi-storey car park provided ensuring space for visitors and patients.

The journey from the car park to the hospital will be partially covered and alongside the woodland.

19. How will the road layout be designed to ensure patient, visitor and staff safety?

Vehicular circulation is kept to the perimeter of the site to create a pedestrian priority zone in the centre of the site, with parking distributed around the new building and on the existing hospital site.

The different types of vehicular circulation – patients, visitors, staff, ambulances, service and delivery vehicles, bicycles will all be kept as separate as possible to create a safe and secure experience for everyone.



Landscaping, ecology and sustainability

20. Will there be any loss of trees during the construction of the new hospital?

The comprehensive landscaping scheme for the new hospital shows that the majority of trees, including the woodland areas will be retained, and that many more new trees are planted than are lost.

21. Will there be improvements to the landscape?

The landscape of the site will be designed to enhance its existing characteristics - the hedgerows, mature trees and triangular woodland - while bringing new soft and hard landscape to create an external environment that promotes health and wellbeing and creates a welcoming environment.

22. Is the project sustainable?

The new hospital will adopt modern technology that will help the building be more sustainable and environmentally friendly.

The planning application is supported by a detailed Environmental Impact Assessment (EIA).

23. Will there be electric vehicle charging points?

The new hospital will provide electric vehicle charging points. Chargers will be available in both the patient and staff car parks.

24. Will there be solar panels on the new hospital?

The project is aiming to achieve Net Zero Carbon in line with the NHS Net Zero Building Standard. This will be achieved through

- Reducing embodied carbon
- Minimising emissions from construction, materials and maintenance
- Generating energy from renewable sources such as solar and ground sourced heat.
- Implementing a green travel plan to reduce car use.
- Offsetting remaining emissions and or investing in carbon reduction schemes.
- Enhancing biodiversity and landscape.

The existing solar panels at the hospital will be relocated to retained hospital buildings prior to work commencing on the new hospital.



Our case for a new hospital

25. Do the plans have the backing of the Government?

Yes, the new James Paget Hospital is being delivered through the national New Hospital Programme; James Paget Hospital is one of seven hospitals constructed primarily using reinforced autoclaved aerated concrete (RAAC) that will be prioritised in the programme.

26. Why do we need a new hospital?

We have been able to identify four key areas as to why the new James Paget Hospital is needed and the benefits it will bring to each of the key areas:

The clinical case:

- **Single bedroom accommodation:** Every inpatient bedroom in the new hospital will be a single room with en suite. This will improve infection control, make the hospital more flexible, and create a better environment for patients, helping them recover faster and leave hospital sooner.



- **Better Layout for Care:** The new hospital will be designed to improve patient care and to make things run more smoothly. For example, the Emergency Department will be close to the Short Stay Assessment Beds and Same Day Emergency Care and have its own radiology area. Radiology and therapies will have

easy to access to inpatients and outpatients. Surgery admissions and day surgery beds will be near the Intensive Care Unit and adult inpatient beds.

- **Modernising Care:** The new hospital supports our plans to modernise how we provide care. This includes reducing the need for hospital admissions and attendance by shifting more care into the community.
- **Future-Proof Design:** The new hospital will be designed to adapt to future healthcare needs, including increased demand from a growing population.
- **Meeting Quality Standards:** The hospital's design and services directly support key quality priorities, focusing on patient safety, clinical effectiveness, and patient experience.

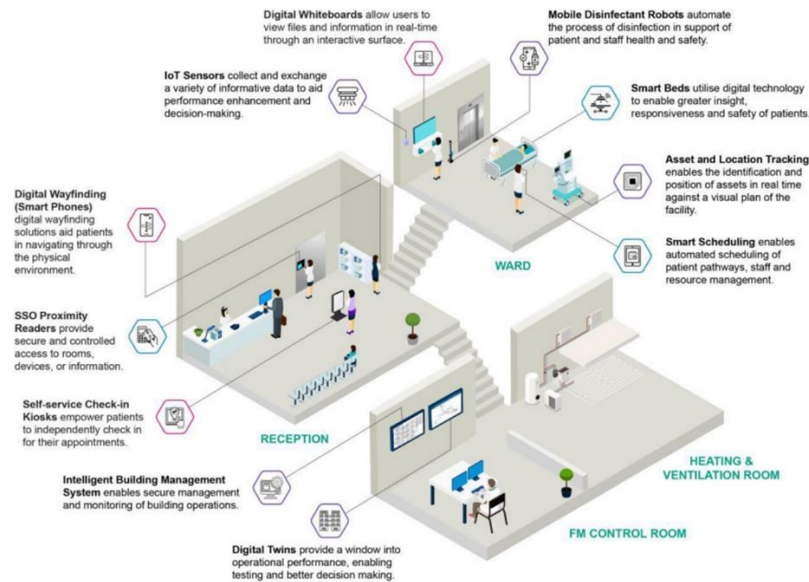


The future building case:

- **Modern Standards:** The current hospital building doesn't meet modern standards for space, sustainability, and net zero. The new hospital will comply with all current standards and be fit for purpose, meeting future healthcare needs.
- **Sustainable Design:** The new hospital will be designed with efficiency and sustainability in mind, contributing to a better

environment. This "smart" design will enable better care, faster service delivery, and a more sustainable future.

- **Smart Hospital:** The new hospital will be a "smart" hospital, integrating digital systems like real-time location tracking and asset management. This will allow for more effective management of space, resources, and equipment, enabling proactive maintenance and minimising downtime.



The digital case:

- **EPR Benefits:** The new hospital will fully utilise the benefits of the new Electronic Patient Record (EPR) system, which will be the foundation for all future digital development in the hospital.
- **Empowering Through Digital:** Aligned with national NHS ambitions, the new hospital's digital plans will empower both

patients and staff. This includes developing joined-up, intelligent systems and creating modern digital infrastructure.

- **New Technologies:** The hospital will integrate technology throughout its design and operation, supporting wider transformation within the Trust and the wider health system.

The workforce case:

- **Positive Staff Culture:** The new hospital and the planning leading up to it will support delivery of the Trust's People Plan by fostering a positive and inclusive culture, attracting and retaining staff, and improving staff efficiency.
- **Modern Systems and Processes:** The combination of a new building and advanced digital solutions will enable staff to implement more efficient processes, and develop new ways of working.
- **Investing in People:** The People Plan aims to develop a strong talent pipeline to meet growing demand and complexity.



27. Do you see this as an opportunity to integrate services?

We continue to work with our partners in health and care and the voluntary, charity and social enterprise sectors locally to ensure services are integrated and meeting the health needs of our population within the new hospital environment.