Norfolk Community Health and Care Trust is a provider of community services to a population of approximately 1.5 million people.

Norwich Community Hospital is its largest site, providing a range of inpatient and outpatient services. It is located to the west of Norwich city centre, just inside the city’s outer ring-road on Bowthorpe Road.

Norwich Community Hospital is an important site for the Trust and will continue to be so in the future. The site faces a number of challenges including an ageing estate, vacant buildings and a need for efficiencies in the management of the estate. It also needs to respond to the move towards more care being provided in the community.

The Trust plans to redevelop the site in order to provide a new, modern community hospital for the population it serves. The new hospital would be cost neutral to the Trust, facilitated through the delivery of a number of new uses on the site that will be complementary to the hospital and healthcare provided.

The new hospital would accommodate all of the services currently delivered on site, and could be home to other healthcare-related services relocated from other sites in the future.

The Trust is aiming to submit a planning application for this redevelopment in the near future. These boards have been prepared as part of our public consultation work to provide an overview of what is proposed. We would welcome your feedback on the plans.
The hospital today

Norwich Community Hospital was previously known as the West Norwich Hospital. The site was originally developed in 1870-1880 as Poor Law workhouses, with hospital buildings replacing those of the workhouse during the first half of the twentieth century.

The Norfolk and Norwich University Hospital opened to the south west of the city in 2001. It assumed many of the services and roles of the former West Norwich Hospital, including Accident and Emergency care.

The buildings currently on site are increasingly costly to run or are not being fully utilised. Many have unnecessarily wide spaces and corridors left over from when the hospital was in use for acute healthcare.

The area outlined in blue in the aerial view on this page was historically part of the Norwich Community Hospital but is currently vacant. It is owned by a different part of the NHS (NHS Property Services) and will be redeveloped for new homes, in line with a planning policy allocation for new housing in the adopted Norwich Local Plan (the planning policy document which will guide development in Norwich over the coming years).
The Trust has a responsibility to consider the future of its estate. The redevelopment of this site is a major part of the Trust’s drive to provide a modern and fit for purpose facility for community health care in Norfolk.

Through the redevelopment of the site, the Trust will be able to:

- Provide a modern, safe and suitable healthcare environment for patients, and working areas for staff
- Reduce maintenance and operational costs through new investment in aging or redundant buildings
- Create an estate which is resilient to future change and supports the transition towards providing more healthcare in communities in the future (outside of the main A&E hospitals)

This drive is in line with Government aspirations to see greater efficiencies in the NHS estate, as well as the emerging work Norfolk & Waveney Sustainability and Transformation Plan.

For more information on the Sustainability and Transformation Plan, please visit www.healthwatchnorfolk.co.uk/ingoodhealth/
Site masterplan

The masterplan on this board shows how the Norwich Community Hospital site could look once redeveloped. The new hospital is located to the north and is proposed to be accessed, as it is currently, from Bowthorpe Road. A number of new uses are provided across the remainder of the site, including:

- A new care home (approximately 70-bed)
- Extra care housing (approximately 100 units)
- Key worker accommodation (approximately 70 units)
- Office space for the Trust
- Some new shops (e.g. a pharmacy or optician) and/or café space
- New homes in the converted Woodlands House (approximately 15 apartments)

All of these uses will complement the new hospital and each other, providing a comprehensive campus focused on community health and wellbeing. They will also allow the new hospital to be cost neutral for the Trust.

It is not proposed that any blue light emergency health care would be provided on this site as a result of these proposals.

The area shaded in blue will be redeveloped with new housing in the future. This land is owned by NHS Property Services, which is a separate part of the NHS, unrelated to the Trust.

Although this residential development is outside of the Trust’s plans for the future of the hospital, we will work closely with NHS Property Services and the site’s developer to ensure that the proposals for each site complements the other.
The new hospital

The new hospital will be a ‘C’ shaped building of up to five storeys in height. All of the healthcare services currently provided at the existing hospital will be retained and there is the potential for new services to move here in the future.

The new hospital building will be developed to the rear of the site where there are currently a number of old and disused ward buildings. By demolishing these buildings first, the new hospital will be able to be built behind the existing one.

This means there will not be any break in the continuity of healthcare provision on site: the existing hospital will only be demolished once the new one has been developed and is ready to open.

As the site sits on a slight slope, it is possible to provide parking underneath the new hospital without having to dig a fully excavated basement. As well as making the most efficient use of space, this also means visitors will be able to ‘pop up’ into the hospital rather than having to walk from a distant car park.

The Trust will be submitting what is known as an Outline Planning Application to the Council. This will set out the proposed new uses and layout of the site and parameters like the maximum heights of buildings and access points.

The exact appearance of the new buildings will be set out in future, more detailed planning applications. As such, the images on this board present an idea of scale but are only illustrative and do not represent the final appearance of the buildings or the final designs.
We are proposing to develop a new care home in the north east corner of the site. This would stand alone from the new hospital, although benefitting from its proximity to it, and also the extra care apartments also proposed for the site.

This kind of arrangement of mutually supporting uses will ensure that the care these facilities provide is of a very high level, whilst also helping to deliver a cost neutral redevelopment for the Trust.

As this is an outline planning application, we do not yet have detailed plans for what kind of extra care accommodation will be provided, or who would operate and manage it.

However we envisage that this would be specialist sheltered housing for frail or older people.
Key worker accommodation

The redevelopment of the site offers the opportunity to provide new key worker accommodation. This would be ideally suited to staff working at the hospital, although other key workers (such as those working in the emergency services) would be eligible to live here.

This type of accommodation is increasingly in demand and will help the hospital with retaining the best staff.

As this is an outline planning application, we do not yet have detailed plans for how this accommodation would be operated or managed, or what this would look like.

Illustration showing proposed locations and heights of different uses on site
Other uses

In the south east corner of the site, we are proposing to develop new administrative office space. It is more efficient and cost effective to base the Trust’s administrative staff here than in the hospital building itself.

These buildings could also potentially be leased to outside companies or organisations with an interest in being based on the new health campus. This will depend on commercial interest and the amount of space needed by the Trust, which is yet to be determined.

We are also currently proposing to provide a small number of new shops here which would be complementary to their location on the campus (e.g. a pharmacy and a convenience store for staff and patients).

Woodlands House is the last remaining building from the Norwich Workhouse which once stood on this site. Although it is not a listed building, it is recognised as being of local significance and we are keen to retain it as part of the redevelopment of the site. Given its age and the difficulty in converting it for medical use, we are currently proposing to convert this building into a small number of new private residential apartments.

As this is an outline application we do not yet have detailed plans for each of the additional uses described here (e.g. in terms of potential future tenants, management etc.) What these would be, and what they would look like, would be addressed as part of detailed planning applications further down the line.
The site will continue to be accessed from the two existing entrances on Bowthorpe Road (as shown on this board), as well as the pedestrian link to the north from Dereham Road. These entrances are well-known to staff and patients who already travel to the hospital, as well as being close to local bus routes (Orange Lines 21/22 along Bowthorpe Road and Red Lines 23/34 along Dereham Road).

We are investigating the potential for the care home to benefit from its own dedicated access point from the north, either via a new access road created along the eastern edge of the wooded area or, alternatively, via a new connection off Holly Drive. For the purposes of our current masterplan however, access is envisaged as being the same as it is currently, from Bowthorpe Road.

Parking

Car parking spaces will be provided across the site in convenient locations for each of the proposed new uses, rather than concentrated in one corner as is currently the case. As mentioned on a previous board, it is hoped that parking for the new hospital will be able to be delivered underneath the building, with (for example) blue badge spaces next to lifts to allow visiting patients the shortest possible trip from their vehicles.

The Trust has been undertaking an assessment of the available parking spaces across the site and the typical level of usage. We do not yet have a detailed plan for the total number of parking spaces that will be provided in the future (or how these will be split between the different proposed uses), although this will be confirmed at the point our outline planning application is submitted.

Sustainability

In addition to the amount of parking spaces required in the future, the Trust has also been considering how sustainable travel options can be better promoted in the future. For example, this could be through staff carpooling or park and ride facilities (alongside better use of existing public transport routes). The buildings on the redeveloped site would also provide secure cycle storage facilities and potentially electric vehicle charging points.
Thank you for taking the time to view our proposals for the future of Norwich Community Hospital.

We would welcome any feedback you have on these draft proposals, which you can submit via one of the options shown below. You can also contact us with any questions you might have.

The box to the right shows our expected project timescales, although these could be subject to change.

Illustrative project timescales
(coULD BE SUBJECT TO CHANGE)

- Submission of a planning application - Autumn 2017
- Potential decision made by Norwich City Council - Spring 2018
- Construction of the new hospital - 2019 - 2021
- Redevelopment of the rest of the site - 2020 - 2022

Contact Us

Please return your feedback to us by no later than Friday 15th September 2017.

- Online: www.norwichcommunityhospital.co.uk
- Email us: norwichcommunityhospital@glhearn.com
- Call us: 0344 225 0003
- Write to us: Freepost RTHZ-AKZT-SABG, GL Hearn, 280 High Holborn, London, WC1V 7EE

If you would like more information about Norfolk Community Health and Care NHS Trust, you can visit the Trust’s healthcare website at www.norfolkcommunityhealthandcare.nhs.uk/