INTRODUCTION TO THE TEAM

Circle Housing and Crest Nicholson have formed a joint venture partnership to regenerate the former London Chest Hospital site and bring new homes to Tower Hamlets.

We have spent time putting together an outstanding professional team who, we believe, can make the most of this exceptional site.

The main design input at this stage has been from:

- Architects
- Landscape Architects
- Arboriculturalists
- Transport
- Heritage

This exhibition introduces our outline masterplan and early design proposals for the site.
THE JOINT VENTURE PARTNERSHIP

Crest Nicholson focuses on creating good quality places for people to live and work through imaginative design, attention to detail and working closely with local communities and stakeholders.

Over the past 5 years Crest Nicholson has delivered an extensive portfolio of homes across a variety of developments. In 2015, as a Group they won Housebuilder of the Year and a Gold Next Generation award, being named number one housebuilder for sustainability.

Circle Housing is one of the UK’s largest providers of affordable housing with over 70,000 properties across the country including many in Tower Hamlets. As a not-for-profit organisation Circle Housing reinvests money generated through their sales activities into building more affordable homes and improving existing neighbourhoods.

Circle Housing currently owns and manages 5,000 homes in Tower Hamlets.
BACKGROUND

The local area is rich and diverse with many amenities including Regent’s Canal and Victoria Park, helping to create a pleasant environment for the community and great place to live.

The surrounding area is primarily residential in use and interspersed with small scale local shops and businesses.

There is a critical need for housing throughout London. The Mayor’s London Plan has identified the need for a minimum of 3,931 homes to be delivered each year in Tower Hamlets until 2024.

There is a finite supply of land upon which to meet this housing need. As a result we all need to make the best use of existing land, whilst respecting a variety of site specific sensitivities including heritage and townscape.
The original hospital building was built in 1855 to serve the large number of people suffering from lung and heart related diseases, as The Brompton Hospital and the Royal Chest Hospital were deemed too small and too far away.

Subsequently, the South Wing was added in 1865, the North Wing in 1871 and other ancillary buildings were built over the next 100 years.

During WW2, the hospital site suffered extensive bomb damage destroying the Chapel, North Wing and elements of the nurse’s accommodation.

Over the years, the additions have been made to the buildings in a piecemeal and utilitarian fashion as the services expanded. The original setting of the main hospital has also been compromised over time with unsympathetic additions.

In the 1990s, discussions commenced about the relocation of the services as the site was thought to be no longer fit for the provision of modern facilities.

In April 2015, the hospital finally closed and the site was purchased for redevelopment in August 2015. The funds from the sale have been reinvested in services at the new Barts Health Centre at St Batholomew's Hospital.
EXISTING BUILDINGS

The site is lying empty and unused. Its current state brings little benefit to the local community or the Conservation Area.
EXISTING SITE ANALYSIS

- Site Constraints & Opportunities

Scale: 1:400@A1

Key:
- Site Boundary
- Lower Value to Conservation Area
- High Value to Conservation Area
- Gated Pedestrian Access Point
- Vehicular Access Point
- Proximity to Adjacent Building
- Opportunity to thin out low-level vegetation to reveal the site.
- Stepped access to Main Block.
- Cast iron railing - differing states of condition.
- Protected mature trees - some are of similar age to the original hospital. High value to Conservation Area.
- Lawn to be maintained - no development in this area.
OUR VISION

This site is an opportunity to:

1. Safeguard a significant building by identifying the key features and incorporating them into a scheme, allowing their character to be sustained over the long term.

2. Preserve and enhance the Victoria Park Conservation Area by the appropriate augmentation and management of the perimeter trees, the restoration of the railings and pavements, and opening the hospital to public view.

3. Create good quality housing, including affordable homes in a collection of well-designed buildings and attractive landscape setting.

4. Improve the appearance, character and public safety of St James's Avenue, Bonner Road and Approach Road through the introduction of active frontages, surveillance and street lighting.
DESIGN CONSIDERATIONS

- Existing site plan
- Developable area considering trees and their Root Protection Areas
- Developable area considering main lawn
- Final developable area considering main building
OUTLINE MASTERPLAN

Key:

1. Activated frontages to St James's Avenue
2. New entrances to residential buildings
3. Existing gates to be widened for emergency services access – gates to be remade to match existing appearance.
4. Vegetation carefully paired back at low level between trees.
5. Existing trees retained
6. Main hospital retained. Internal loadbearing walls subject to structural conditions survey.
7. Lawn retained and extended
8. Dedicated play areas for children of differing age groups
9. Blue-badge, on-site visitor and resident parking spaces

Sketched visual of proposed building layout
The joint venture partners believe that understanding the views of the community is critical to the future success of the development. We will be holding a number of engagement events and meetings to discuss the plans as they continue to evolve.

### NEXT STEPS

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<tr>
<td>- Circle Housing and Crest Nicholson acquire the London Chest Hospital site</td>
<td>- Discussion with London Borough of Tower Hamlets</td>
<td>- Initial meetings with local stakeholders</td>
<td>- Development of the proposals</td>
<td>- Second public consultation event</td>
<td>- Consideration of the planning application by London Borough of Tower Hamlets</td>
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<td>- First public consultation event</td>
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<td>- Submission of planning application</td>
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