WHERE WE WERE

• At our last exhibition we showed you outline proposals for a residential development of the former London Chest Hospital, setting out expected numbers, heights and layout of the plans

• We proposed:
  o Up to 480 homes
  o 100% residential scheme
  o Heights of up to nine storeys
  o Retention of the Main Building and the Sanitation Tower
  o Demolition of all other buildings
  o Landscaping around the development site
  o Restoration of the railings
  o Public access to the lawn in front of the main building
  o Continuous building line along St James’s Avenue
WHAT YOU SAID

• At the last exhibition you said you were:
  o Pleased about the retention of the main building
  o Pleased to see the site brought back into use
  o Pleased to see a range of housing types proposed
  o Concerned about heights and density
  o Concerned about level of affordable housing
  o Keen to see greater integration with the existing community
  o Concerned no other uses on site
  o Concerned about parking
  o Concerned about construction

• We also met with a number of local community groups. Overall people have welcomed the reuse of the site and want to see it used in the best possible way. This includes the site being more open to the local community and building heights that do not adversely impact on neighbouring residents

• At the same time, people were keen to see a good level of affordable housing on the site to provide for a local need
WHAT TOWER HAMLETS HAVE SAID

• We have had a series of discussions with Tower Hamlets officers and council members who are keen to see a redevelopment, which contributes positively to the surrounding area

• Officers have said…
  
  o Supportive of residential development on the site including affordable housing and a mix of homes
  o Buildings should not obstruct tree crown and root protection areas
  o The scheme must be heritage led and sensitively designed to respect the character of the hospital and broader Conservation Area. The scheme should not dominate the existing historic buildings or compromise the wider Conservation Area
  o The height of all new residential blocks adjoining/set near the main hospital building should be designed carefully so as to defer to the Main Hospital building
  o The proximity of buildings to trees should allow for future tree growth with pruning to maintain clearance to new buildings
  o Require further information to clarify how the removal of the south wing could bring greater heritage enhancements and public benefit
HERITAGE & HISTORIC ENGLAND COMMENTS

• The former Chest Hospital was Grade Two Listed in April 2016. This means that the Main Building, South Wing, Sanitation Tower, Balcony, Gas Lamp and the Railings are all considered to be of historic significance.

• We have presented our proposals to Historic England who have expressed support for the site to be redeveloped to facilitate investment in the preservation and enhancement of the main building and sanitation tower.

• Historic England have indicated they can support the loss of the South Wing element of the listed building based on our proposed heritage enhancements and benefits. They support the loss of the nurses accommodation, reinstatement of original spire and installation of the double height roof.

• The heritage enhancement opportunities are:

  **Heritage Benefits**
  
  **Existing Exterior Assets of Heritage Value - Sitewide:**
  - Retained and restored original entrance gates, railings and dwarf wall.
  - Rebuild of the original gas lamp.
  - Removal of post-war additions.
  - Existing Exterior Assets of Heritage Value - Sitewide:
  - Original entrance hall.
  - Retained main staircase.
  - Retained south entrance hall features.
  - Retained circulation stairs.
  - Original hospital layout - Corridor.
  - Retained fire artefacts.
  - Restored terracotta vaults and arches.
  - Retained floor and primary doors.
  - Restored entrance hall.

  **Existing Interior Assets of Heritage Value - Main Hospital:**
  - Original hospital layout - Corridor.
  - Original hospital layout - Corridor.
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  **Proposed Interventions of Heritage Value:**
  - Reinstatement of original tower.
  - Removal of many generations of roof extensions with new roof and better dormers.
  - Restoration of cast iron to balcony.
  - Restored entrance hall.
  - Restored brickwork.
  - Restoration of damaged chimney to original.
  - New windows to match original.
  - Retained stucco and stonework.

  **Reinstatement and enhancement of the Sanitation Tower.**
  - Reinstatement and enhancement of the Sanitation Tower.
  - Removal of many generations of roof extensions with new roof and better dormers.
  - Restoration of cast iron to balcony.
THE MASTERPLAN

- Following feedback, we have reduced heights across the scheme and introduced breaks in the buildings facing onto St James’s Avenue

- We are now proposing a scheme of up to 395 homes including affordable homes

- The proposal is to fully restore the Main Building and its setting, sanitation tower and balconies, re-establishing it as a commanding building set within landscaped grounds

- The rebuilding of a 2 storey roof will also see the recreation of the original central spire and chimneys

- The other buildings across the site will be designed to respect the setting of the listed building, overlooking, privacy, environmental impact on protected trees and visual impact
PREVIOUS & NEW MASTERPLAN

Old:
- Up to 480 homes
- Average 9 storeys across the site
- Continuous building line
- All residential use
- 47% of total area allocated to Green Space

New:
- Up to 395 homes
- Average 6 and 7 storeys with one 10 storey building
- Breaks in the building line
- Nursery on site
- 52% of total area allocated to Green Space
- Buildings moved further back from the boundary trees
RELATIONSHIP TO NEIGHBOURS - ST JAMES’S AVENUE

- We have focused on providing front gardens facing onto St James’s Avenue with breaks in the building line providing views into the development

- Breaking up the mass along the street frontage and providing a variety of heights

- Front doors to buildings create an active area with greater security through natural surveillance
RELATIONSHIP TO NEIGHBOURS - BONNER RD & APPROACH RD

• Bonner Road and Approach Road will benefit from glimpses of the main building between the trees with an access into the site from each road.

• The landscaping and new front lawn, combined with management of overgrown shrubbery and trees, will create a much improved visual outlook.

• Increased activity in the area improves security.
LANDSCAPE/ PUBLIC REALM

- The masterplan is landscape-led, designed around the retention of trees, reinstatement of the front lawn and creation of courtyards throughout the site.

- Landscaping the north corner will connect the site to the entrance to Victoria Park with the potential for new paving, realigned kerbs and new planting creating a better streetscape.

- At the south corner, widening of the pavement, planting of grassed areas and feature trees, will have the potential to relate to and enhance the existing public space.

- Gardens will link to courtyards which will open up onto St James’s Avenue creating a genuine street-feel with a development which turns to face St James’s Avenue rather than turning its back on it.

- We are focusing on the landscaping and public realm opportunities at the north and south aspects of the site. This will be subject to the feedback from a planned community workshop, the details of which are provided at the end of this exhibition.
DESIGN IDEAS

• The Main Building Character Area provides glimpses of the main building through the trees. The area will be enclosed by mature trees and a ‘front lawn’ as a setting for the original ‘country house’ baroque architecture.

• The South Character Area marks the intersection of three roads at a point between the Victorian terrace on Bonner Road and St James the Less Church and responds to this by:
  o Using landscaping to create a pocket park and redesigning the paved area to present a more cohesive layout
  o Increasing the green space and tree lined avenue
  o Splitting the buildings, reducing the scale adjacent to the listed buildings and Victorian terraces

• The Central Character Area creates an appropriate backdrop to the main building and frontage to St James’s Avenue, setting buildings back from the street whilst introducing informal landscape settings between the buildings and trees

• The North Character Area has a close relationship with the entrance to Victoria Park, this can be enhanced by enlarging and improving the public realm and creating a relationship between the buildings

CGI VIEWS

MATERIALS

Balconies - view
Balconies - metal

Roof slate - view
Roof slate - material

Stone Coping & Lintels - view
Stone Coping & Lintels - material

Red Brick - view
Red Brick - material

Railings - cast iron
Railings - cast iron material

Window - timber
Window - timber view
TRAFFIC AND TRANSPORT

- Car-free development with 8 spaces for disabled motorists
- On-site provision of 700 secure and sheltered cycle parking
- Improved pedestrian access to the site from all frontages
- Pedestrian, cycle and vehicle access will be at the existing entrances on Bonner Road and Approach Road with additional pedestrian and cycle accesses on St James’s Avenue
- The majority of service vehicles will use St James’s Avenue and Approach Road to access the site on foot. Delivery and emergency vehicles can gain access to the site from Bonner and Approach Road
- A delivery and servicing plan will be developed and implemented once the site has been developed
CONSIDERATE CONSTRUCTORS & SUSTAINABILITY

• Crest Nicholson are part of the Considerate Constructors scheme. We will set in place a clear construction strategy covering:
  o Limiting hours of operation to 8am-6pm on weekdays and 8am-1pm on Saturdays
  o Dust suppression measures will be in place
  o Quarterly residents newsletters
  o Management team available upon request

• Crest Nicholson won the Sustainable Housebuilder of the Year Award in 2015. We pride ourselves in ensuring:
  o All our new homes are high quality and low-impact homes
  o We source sustainable materials and services
  o We focus on reducing and reusing waste from construction
  o Upskilling the industry through apprenticeships and training
GETTING INVOLVED

- We will be holding community workshops to discuss a number of elements currently outstanding from the plans including:
  - Landscaping at the north corner
  - Landscaping at the south corner
  - Public amenity across the site including ecology and sustainability

- The workshops will be held after this exhibition. Please register your interest through the sign up sheets provided. Places are limited and will be allocated on a first come first served basis.