

Image of the current
London Chest Hospital site

Welcome

Bringing the London Chest Hospital site back to life

Welcome to our public exhibition on the early plans to create new homes, public spaces, and amenities at the London Chest Hospital site.

Today, you will be able to:

- | Learn about our early vision for the project
- | Speak to members of the project team
- | Share your feedback

Project team



LATIMER
by Clarion Housing Group

Freeholder & Developer

ALLFORD
HALL
MONAGHAN
MORRIS

Lead architect

hgh

Planning consultant

MONTAGU
EVANS

Heritage and townscape consultant

EVERSLEIGH

Public affairs consultant

LONDON
COMMUNICATIONS
AGENCY

Community consultation specialist

aspect

Arboricultural consultant

LD&DESIGN

Landscape architect



CLARION
HOUSING

About Clarion Housing Group

Latimer, the housebuilding arm of Clarion Housing Group, is bringing forward new plans for the London Chest Hospital site

We do much more than manage homes. We are passionate about improving lives through great places and communities. At Clarion, we:

- | Have a rich history of supporting communities, dating back to the **19th century**
- | **Are the largest affordable housing provider** in the country
- | Work with **170 local authorities** nationally
- | Manage over **125,000 properties**, which are home to more than **350,000 residents**
- | Work with **16 community** organisations and charities in Tower Hamlets alone
- | **Have secured partnerships with small businesses, creatives, and educational institutions**

Recent projects completed
by Clarion Housing Group



LATIMER
by Clarion Housing Group



Historic photos of the former hospital building



A rich history

The London Chest Hospital is an important historical landmark in the heart of Bethnal Green

1855

The London Chest Hospital (LCH) opened, specialising in treatments for lung and heart ailments

1865 – 1871

The South and North Wings are added to the hospital

1937

Other buildings, including a surgical wing, are built



Map of the hospital from the property deed, 1867
(Source: Royal London Hospital Archives)

1970s - 1990s

New North Wing and ward to the south was built, along with other buildings on the site perimeter

1948

LCH joined the National Health Service

1939 – 1945

LCH was badly damaged during the Blitz in WW2

Late 1990s

LCH became part of the Royal London Hospital NHS Trust

1990s

The Trust opened discussions to transfer all services from LCH over concerns it was no longer capable of meeting the needs of modern medical facilities

2015

The hospital was closed and sold to the joint venture between Crest Nicholson and Latimer

2022

Latimer acquired Crest's interest in LCH, becoming the sole owner of the site



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The London Chest Hospital site

Following the closure of the hospital, the site has remained inaccessible and vacant for almost eight years



Main Hospital Building

Constructed over 160 years ago, the original hospital was Grade II listed in April 2016, with Historic England stating it was a building of significant historic and architectural value.



South Wing

Added as part of the hospital expansion in 1865, the South Wing was also Grade II listed. It was originally used for respiratory treatment, later becoming a space for surgical facilities and treating cardiovascular patients.



Theatre Wing

Constructed in 1937, the building was gradually expanded over the next thirty years as the hospital continued to grow. Alongside theatre facilities, it was also fitted with clinical rooms and storerooms.



Mulberry Tree

Although the exact age of the Mulberry Tree is unknown, we recognise the significant cultural value that the tree possesses and the desire for it to be retained.



Nurses' Accommodation

Located in the north-west of the site, the building provided accommodation for medical staff working at the hospital and graduate training rooms for newly qualified doctors. Built in 1905, the building was partially destroyed during WW2. Parts of it were subsequently restored throughout the 20th century.



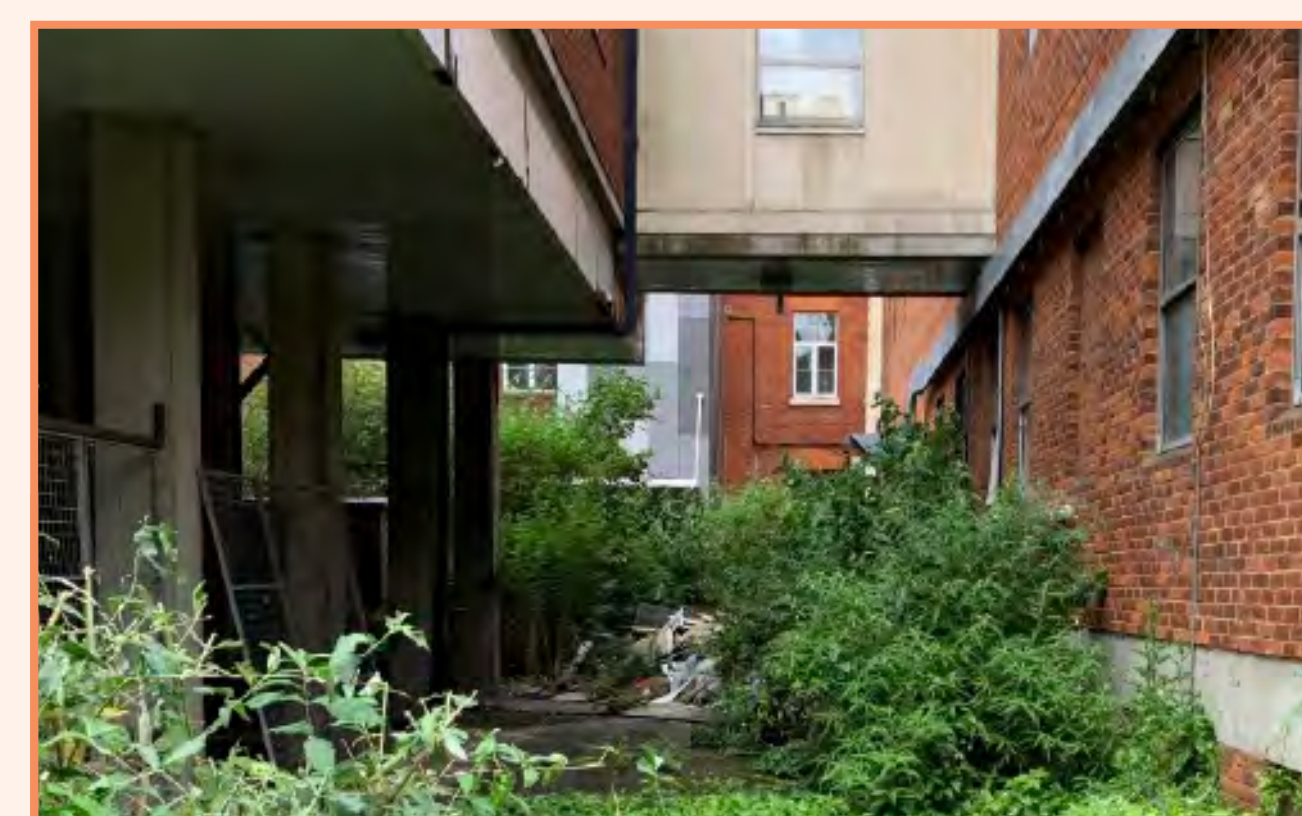
Sanitary Tower

Built between 1890 – 1892, the tower originally provided sanitary facilities for other wards in the hospital and was later used for patient recuperation. The tower was also listed as Grade II.



Flats and Offices

In 2003, a series of buildings were created on the western side of the site, to provide accommodation for clinical staff as well as offices and consulting rooms.



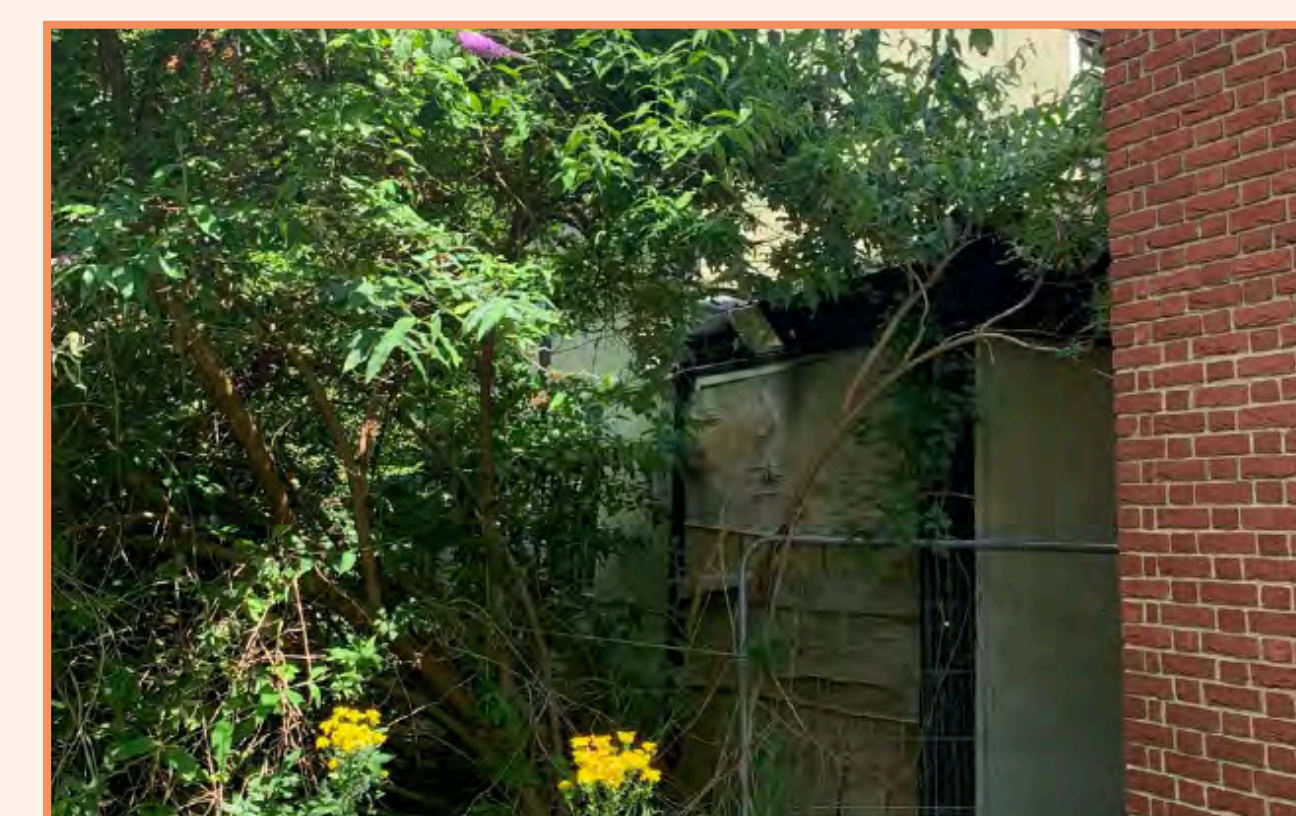
North Wing

Originally built in 1871, the North Wing was demolished in the middle of the last century, before being rebuilt in the 1980s.



Linen Department

Surrounded by mature trees in the eastern part of the site, the building was used to clean patient linen.



Additional Facilities

At the corner of St James's Avenue and Approach Road, new facilities were constructed in 2004, providing further accommodation for staff and meeting spaces.



Institute Building

Located just behind the Mulberry Tree, the building, constructed in 1983, was used for offices and meeting spaces.



Outpatients' Building

The octagonal tower located on the eastern part of the site was constructed in 1972 as the outpatients' department.



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The opportunity

The London Chest Hospital site has an important place in this community. Working with our neighbours and local partners, we see the potential to create something truly special here.



Aerial image of the site, with a red line site boundary



Local context

The London Chest Hospital is in a thriving part of East London and we have a fantastic opportunity to contribute to its growth. It is a beautiful neighbourhood to live in and we want to ensure our proposals enhance this further.

- The site is set within the Victoria Park Conservation Area and is a short walk from Victoria Park and Regent's Canal.
- It is a cultural hub in the heart of the East End, with a thriving local business community.
- The site has excellent transport connections, with efficient bus and tube services.
- It has been identified as 1.6 hectares of brownfield land that has the potential to deliver high-quality new homes and public spaces for the community to enjoy.



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Learning from the past, investing in the future

A new approach

After acquiring full control of the London Chest Hospital site, we have taken time to reflect on the previous plans, and how we can best learn from them.



Artistic sketch from St James's Avenue



View of South Wing with balconies from the building

We want to do things differently; working collaboratively with the community to create something special that delivers tangible local benefits. As our plans continue to evolve over the coming months, we want to make certain key commitments to our community. Whatever we deliver here, we will:

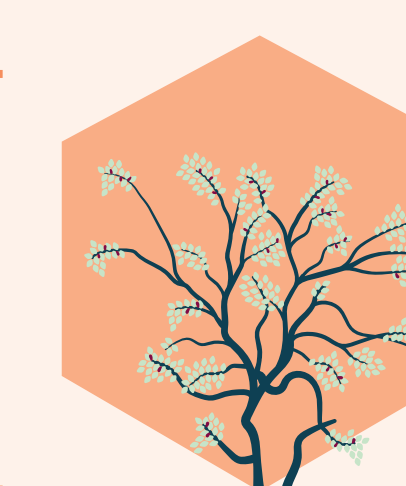


Deliver more public open space, with walking routes around the site and better connections to Victoria Park

We want to see more greenery and public spaces at the London Chest Hospital

We are

- Designing a landscape-led masterplan to maximise public open space
- Creating green areas where local people can meet, socialise and relax
- Protecting and enhancing local habitats and wildlife



Retain the Mulberry Tree in its current location

It is important the Mulberry Tree is protected in any future plans

We are

- Retaining the Mulberry Tree in its current location with plans to safeguard its future
- Providing the opportunity for public appreciation of the Mulberry Tree
- Preserving more mature trees across the site

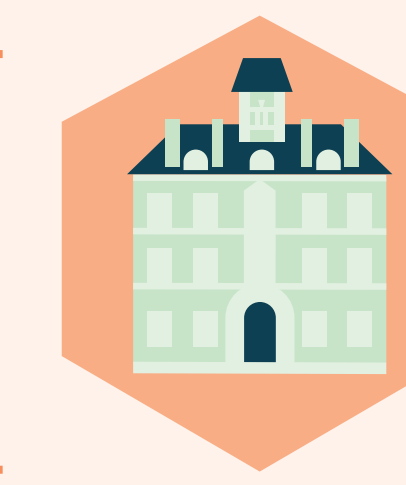


Deliver high-quality homes, including affordable

It is important that new homes are affordable and available for local people

We are

- Looking to provide more larger homes (2, 3 and 4 beds) to meet local demand
- Delivering as many affordable homes as possible on site
- Providing a range of tenures, including more social-rented homes



Be sensitive to the site's history and the wider conservation area

The previous plans were an overdevelopment of the local area

We are

- Reducing the total number of homes in the plans
- Creating more public spaces to make this an inclusive place that can be enjoyed by the whole community
- Ensuring the heights of the buildings are appropriate for the local area and set back from our neighbours to protect their privacy
- Retaining more of the listed building elements across the site including the Southern Wing and creating a masterplan that is built around the heritage fabric



Create the most sustainable scheme possible, to establish a healthier environment with better biodiversity and greenery

Deliver a more sustainable scheme for the site

We are

- Looking to reduce carbon emissions, through the delivery of an 'all-electric' low energy scheme; providing on-site renewables where possible; and designing thermally efficient buildings that retain heat in winter and prevent overheating in summer
- Designing a heritage and landscape-led masterplan to maximise public open space and respect the unique setting
- Retaining and refurbishing the Grade II listed buildings, whilst delivering a wide range of family homes in line with local and regional planning policy guidelines

Our early thoughts



As our plans have continued to develop in conversations with Tower Hamlets Council and the Greater London Authority (GLA), we have outlined below a comparison between our early thoughts and the 2018 application:

2018 Plans	Our emerging proposal
Homes	
291	Around 280 (-11), as we are now retaining more of the buildings currently on site
Affordable Housing	
35%	To deliver at least 35% affordable housing, and look at opportunities to exceed this where possible
Parking	
9 spaces	Car-free, with the exception of some blue badge parking spaces Electric vehicle charging points provided for all blue badge spaces
Public Open Space	
6,130 sqm	Increased public open space Three new public green spaces, with seating and areas to relax Better connections to the local area, including Victoria Park Nature trails around the site, creating a healthier local environment

2018 Plans	Our emerging proposal
Sustainability	
Retain 58 mature trees	Greater retention of mature trees
Relocate the mulberry tree	Keep the Mulberry Tree in its current location
Gas boilers to heat the buildings and homes	Air source heat pumps to heat the buildings and homes
	A sustainable community with a range of homes
Heritage Building	
Retain and refurbish Grade II listed main hospital building only	Retain and refurbish: <ul style="list-style-type: none">• The Grade II listed main hospital building• Grade II listed South Wing building• Boundary wall and railings
Demolition of the Grade II listed south wing	



New homes and spaces for our community

We are looking to provide up to 280 new homes on the site. These homes will be designed to complement the wider area and will meet the local demand for larger, family sized homes.

Key Stats



Up to **280** high-quality homes



Delivering **affordable housing** across the site



Larger family homes to meet local demand



200sqm commercial space to support new activities and events, celebrating the local area



Proposed ground floor plan

Key:

- Building A: 7 storeys (inc. setback floor)
- Building B: 6 storeys
- Building C: 6 storeys
- Building D: 5 storeys
- Building E: 9 storeys (inc. setback floor)
- Building F: 4 storeys (no change)

Homes fit for modern living

The homes we deliver will be fit for modern living by:

- **Creating shared resident amenities and gardens**
- **Providing high-quality, bright modern homes**
- **Creating a mix of homes** suitable for everyone
- **Delivering more 2-, 3- and 4- bed family homes**, to meet the local demand

Commercial space for the community

A new space in the development could potentially be transformed into a modern, quality commercial space for the community.

200sqm of commerical floorspace, that could be used as a cafe or workspace for local residents.

Artistic sketches from James Pennethorne Square



A green heart at the London Chest Hospital

This isn't just about building new homes. We want to create public spaces for the whole community to enjoy



Examples of woodland play

Tell us what you think

We want to make sure that the green areas on site offer something for everyone – so let us know what types of activities and provisions you'd like to see!

Bethnal Green Mulberry Tree

The Mulberry Tree is an important local landmark to us and our neighbours.

We understand that local people are passionate about its protection.

Since taking full control of the site our arboricultural consultants, Aspect Arboriculture, have been working hard to preserve the tree so it can be enjoyed by residents in the future.

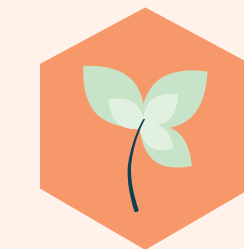
As part of any future plans, we have already made a commitment to:

- Retain the Mulberry Tree in its current location
- Continue to protect and safeguard the future of the tree
- Provide opportunity for public appreciation of the Mulberry Tree

A green heart

We are developing a landscape-led masterplan to maximise green open space on the site, helping to make the London Chest Hospital site an important part of our neighbourhood again.

We are looking to:



Deliver significantly more open space than the previous plans



Create three new gardens, with a range of community activities, seating and relaxation spaces, as well as high-quality play spaces



Retain more of the local mature trees, protecting the beautiful green surroundings of the hospital grounds



Artistic view of the Sanitation Tower



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Creating a sustainable future

It is important we all do our part to protect and improve the world around us

In all our communities, we consider our impact on the environment, helping to improve local areas and support the climate recovery where possible.

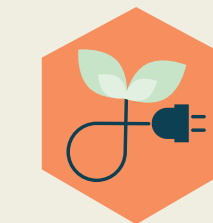
We are looking to create the most sustainable scheme possible, achieving at least a **75% reduction in carbon emissions**.

We will preserve the diverse habitats and wildlife that the site is home to and are looking to secure over **10% biodiversity net gain** across the scheme.

The site is home to some of the oldest trees in the neighbourhood. We are looking to enhance the Tree Preservation Order to **protect more of the mature trees**, maintaining the beautiful green surroundings of the area.



Clarion has set an ambition to become a 'net-zero' organisation by 2050. As part of this commitment, we will:



Promote the use of renewable energy sources



Deliver a car-free project, apart from blue badge spaces, with electric vehicle charging points



Embed circular economy principles into the design



Retaining and refurbishing where possible

The **Grade II listed buildings** on the site, including the main hospital building, South Wing, boundary wall and railings **will be retained** as part of our developing plans.

We will only demolish buildings on site which we cannot retain because they are no longer fit for purpose.

However, **we will recycle materials** where possible and promote other sustainable building materials to **further reduce our carbon footprint**.



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Next steps

Thank you for attending our exhibition

Our early thinking



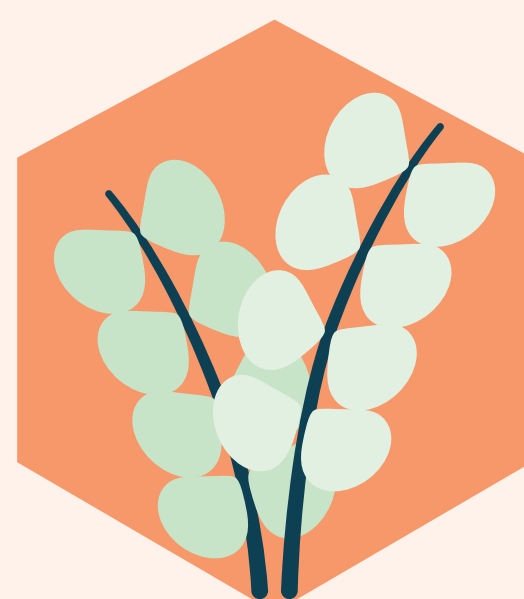
Up to 280 new, high-quality homes, including affordable housing



Keep the Mulberry Tree in its current location



Reinvigorate and recharge the site, with green spaces and even more biodiversity



Create the most sustainable scheme possible, establishing a healthier environment



Open the site to the community with better connections to Victoria Park and the wider area



Restore the Grade II listed buildings on the site, including the main hospital building, South Wing, boundary wall and railings



More affordable homes for local people

Tell us what you think

We want to hear from you about how we can create a thriving, inclusive community at the London Chest Hospital site.

Let us know by filling out one of our feedback forms or getting in touch

 [Londonchesthospital-consultation.co.uk](https://londonchesthospital-consultation.co.uk)

 LCH@londoncommunications.co.uk

 0800 096 7217

Timeline

Spring 2023

First exhibition on early plans

Late spring / early summer 2023

Sharing our advanced designs with you for feedback

Summer 2023

Application submission



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