

An image of the current main hospital building



Welcome

Bringing the London Chest Hospital site back into our community

Welcome to our public exhibition on Latimer's latest plans to create new homes and green public spaces at the London Chest Hospital site.

Today, you will be able to:

- See how our plans for the project have evolved since our last consultation events
- Speak to members of the project team and ask any questions
- Share your feedback on the developing proposals

Project team



LATIMER
by Clarion Housing Group

Freeholder & Developer

ALLFORD
HALL
MONAGHAN
MORRIS

Lead architect

hgh

Planning consultant



Heritage and townscape consultant

EVERSLEIGH

Public affairs consultant

LONDON
COMMUNICATIONS
AGENCY

Community consultation specialist

aspect

Arboricultural consultant

LDĀ DESIGN

Landscape architect

wsp

Engineering consultant



LATIMER
by Clarion Housing Group

About Latimer (by Clarion Housing Group)

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 Latimer



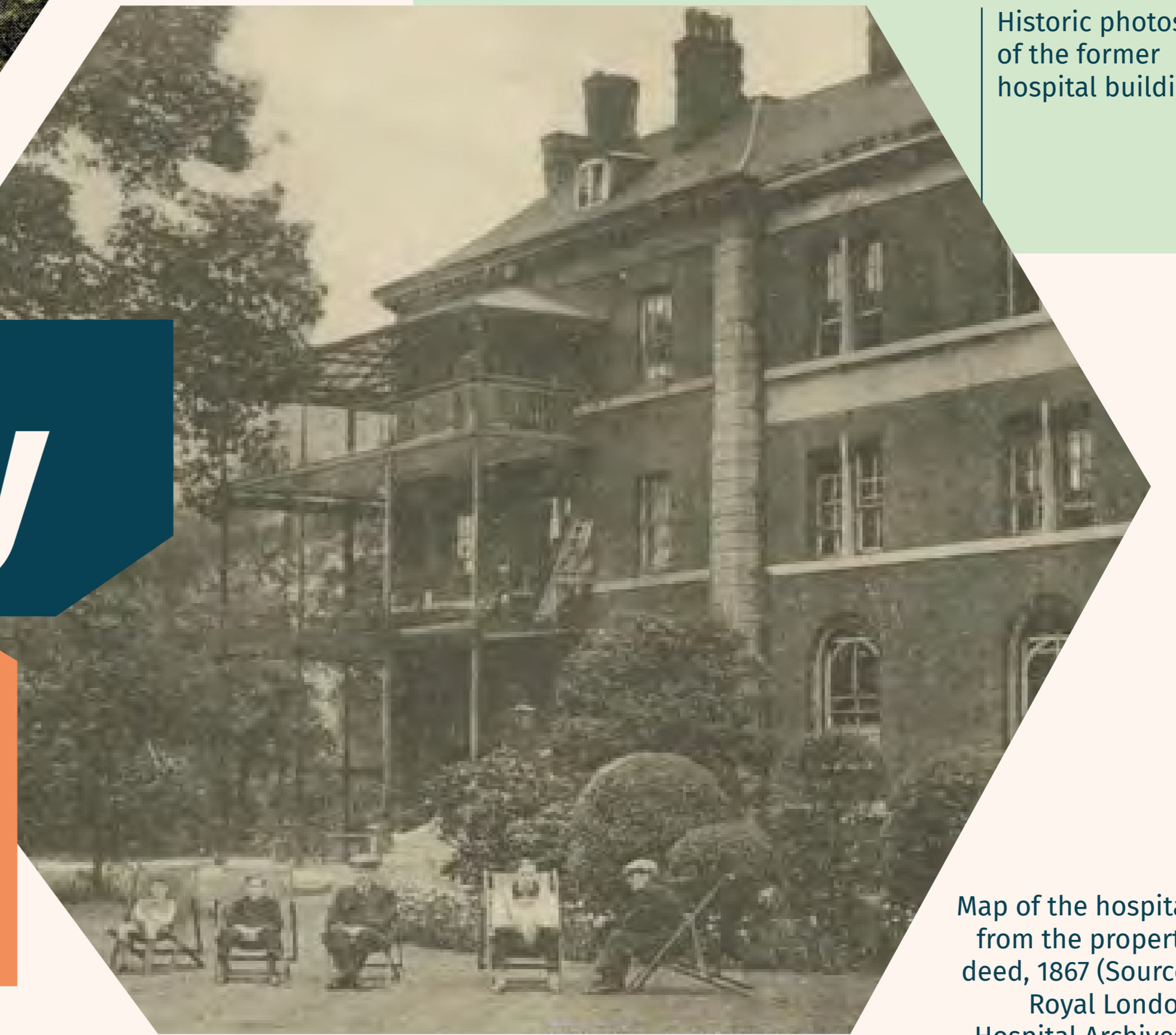
LATIMER
by Clarion Housing Group



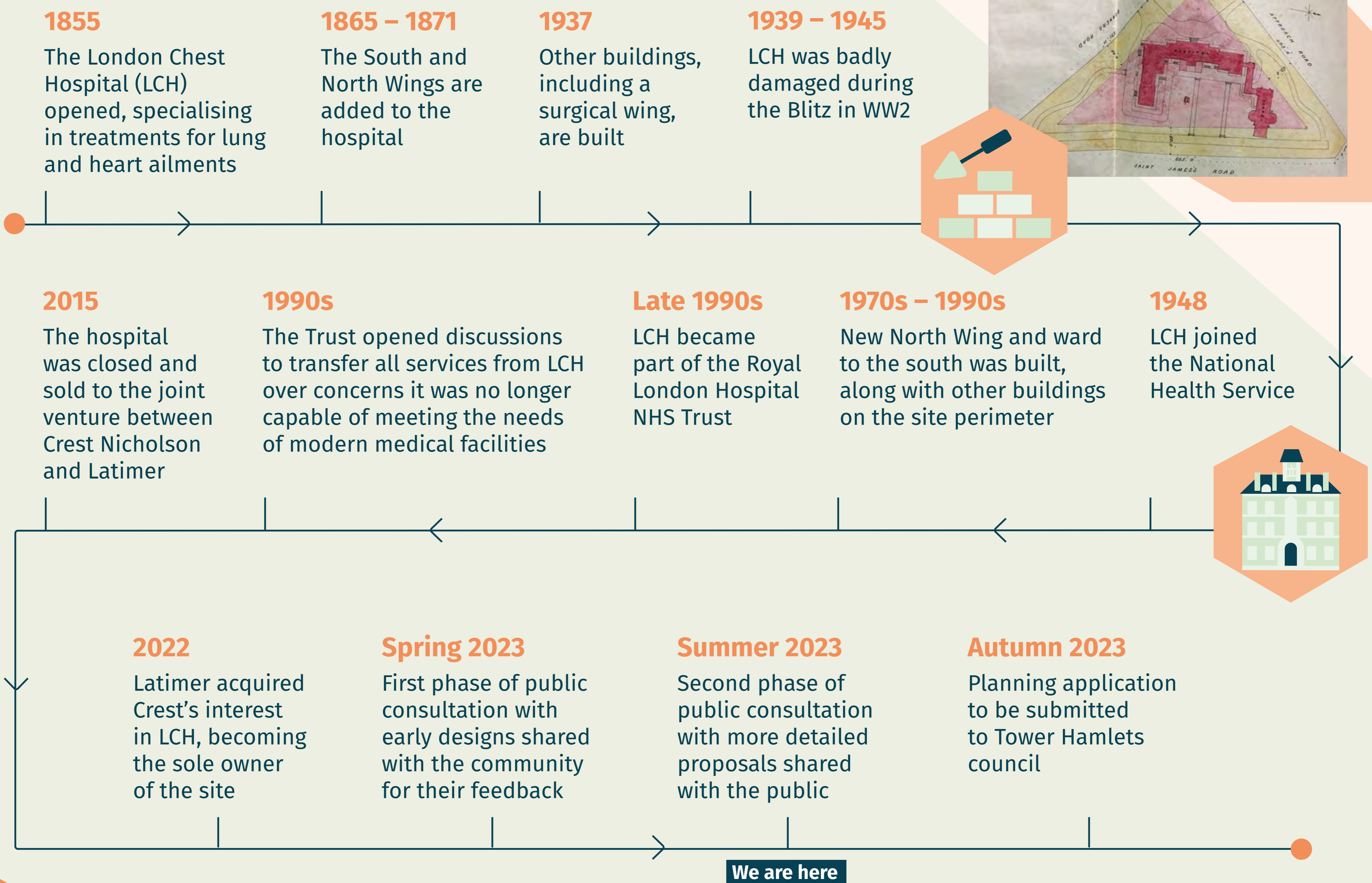
Historic photos of the former hospital building

A rich history

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



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



The London Chest Hospital site

The site has remained inaccessible and vacant for almost a decade



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.



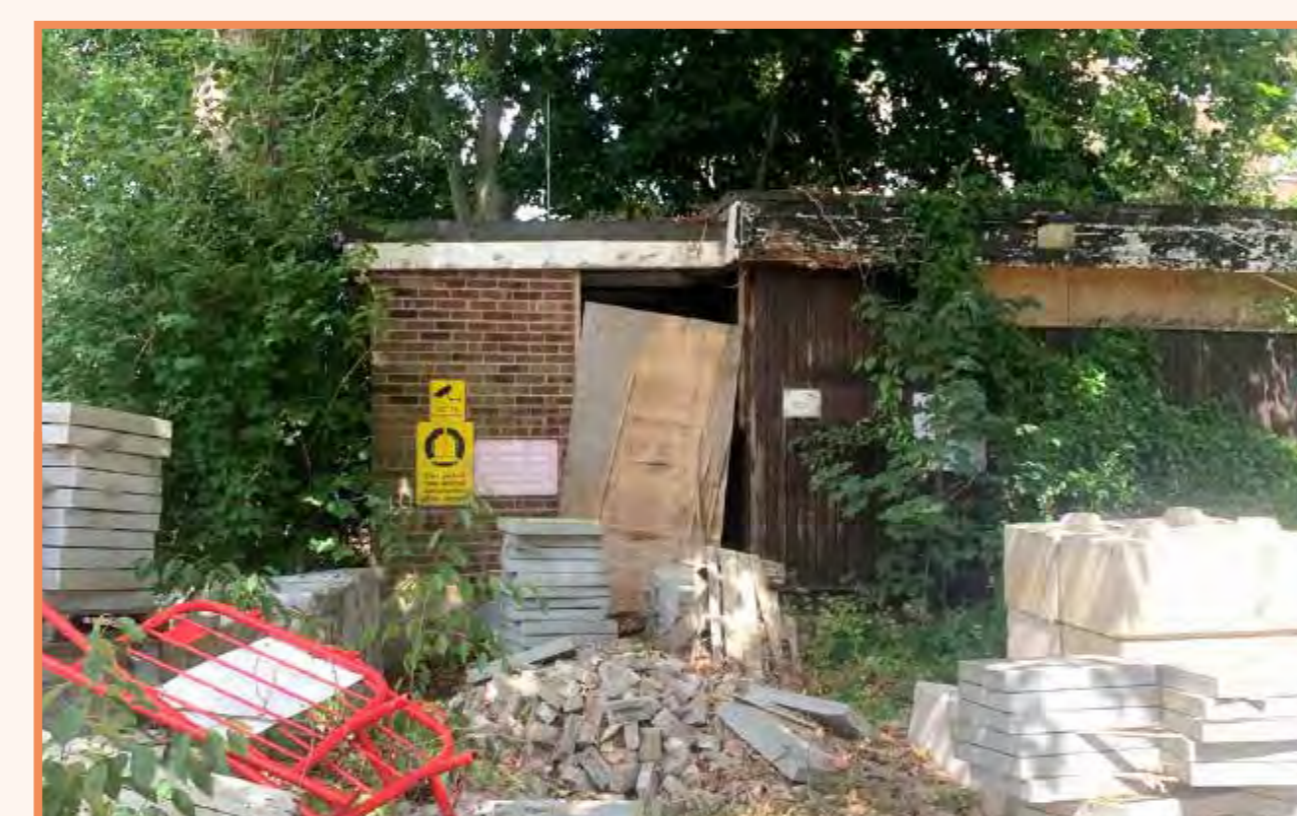
Theatre Wing

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.



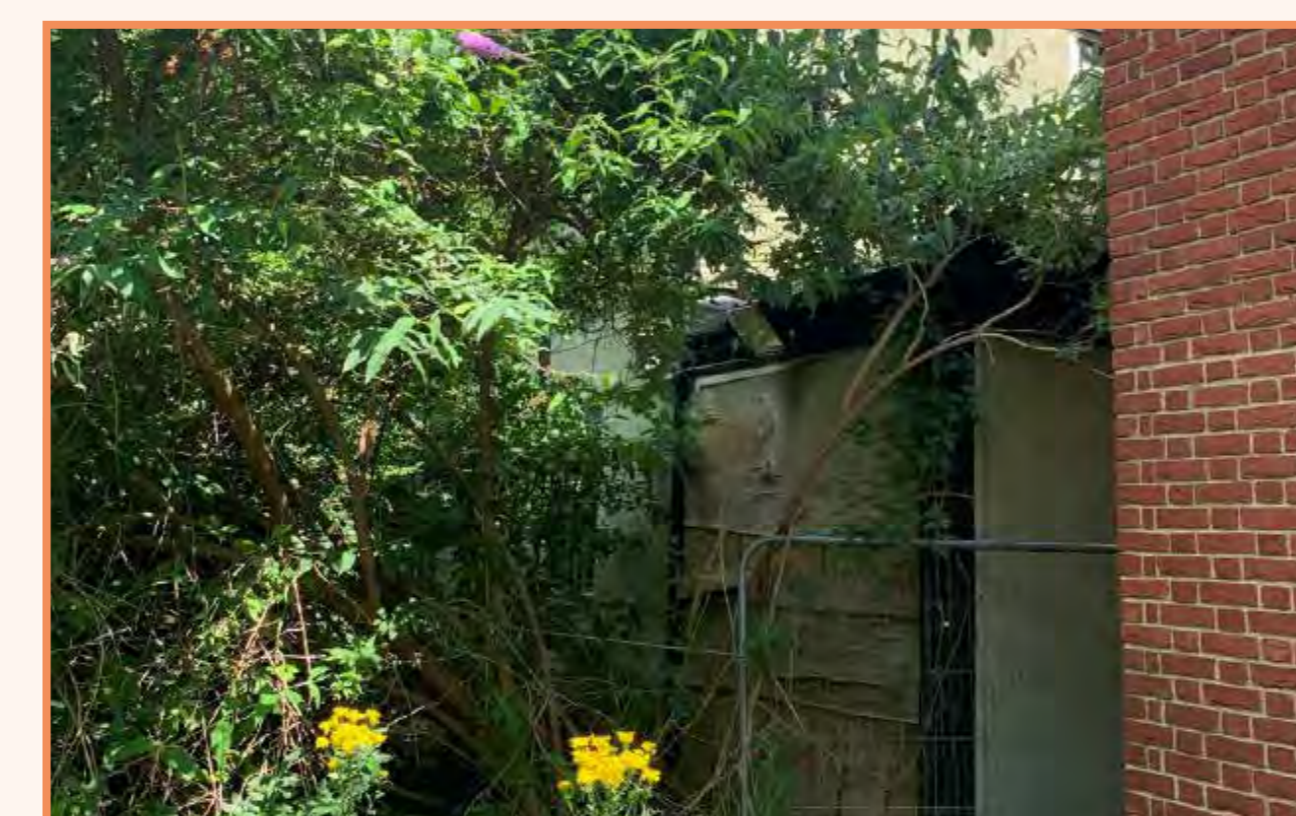
North Wing

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.



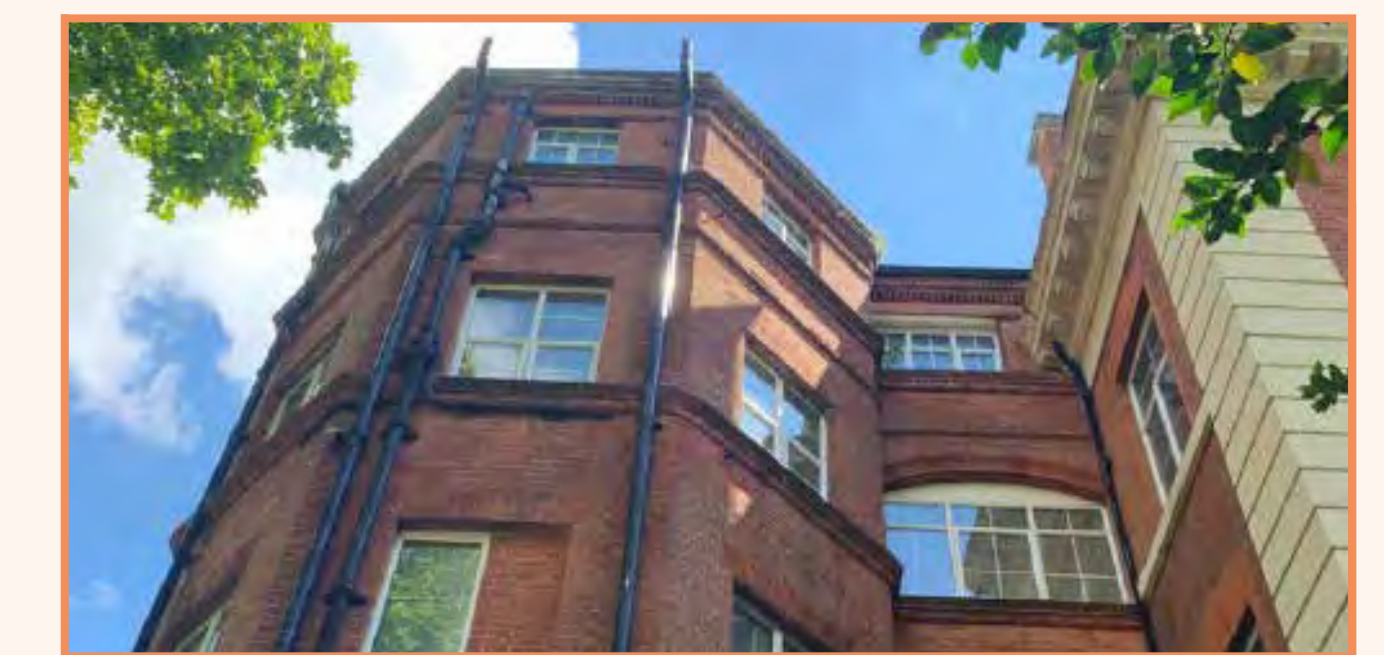
Mulberry Tree

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

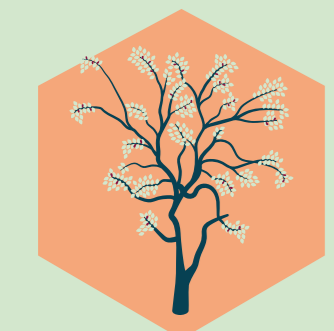
In 2003, a series of buildings were created on the western side of the site, to provide accommodation for clinical staff as well as offices and consulting rooms.

The next chapter

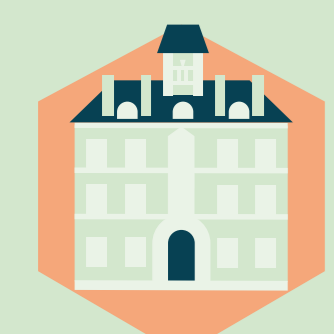
We are the long-term custodians of this important local site and see an opportunity to create something truly special here.

We are delighted to bring this important site back into use and to improve the area for the community.

As our plans have continued to evolve, they have been underpinned by our core commitments to:



Retain the mulberry tree in its current location and improve the existing trees around the site



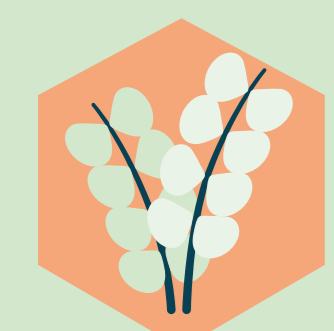
Retain and refurbish all the Grade II listed elements, including the main hospital building, south wing, boundary walls and railings



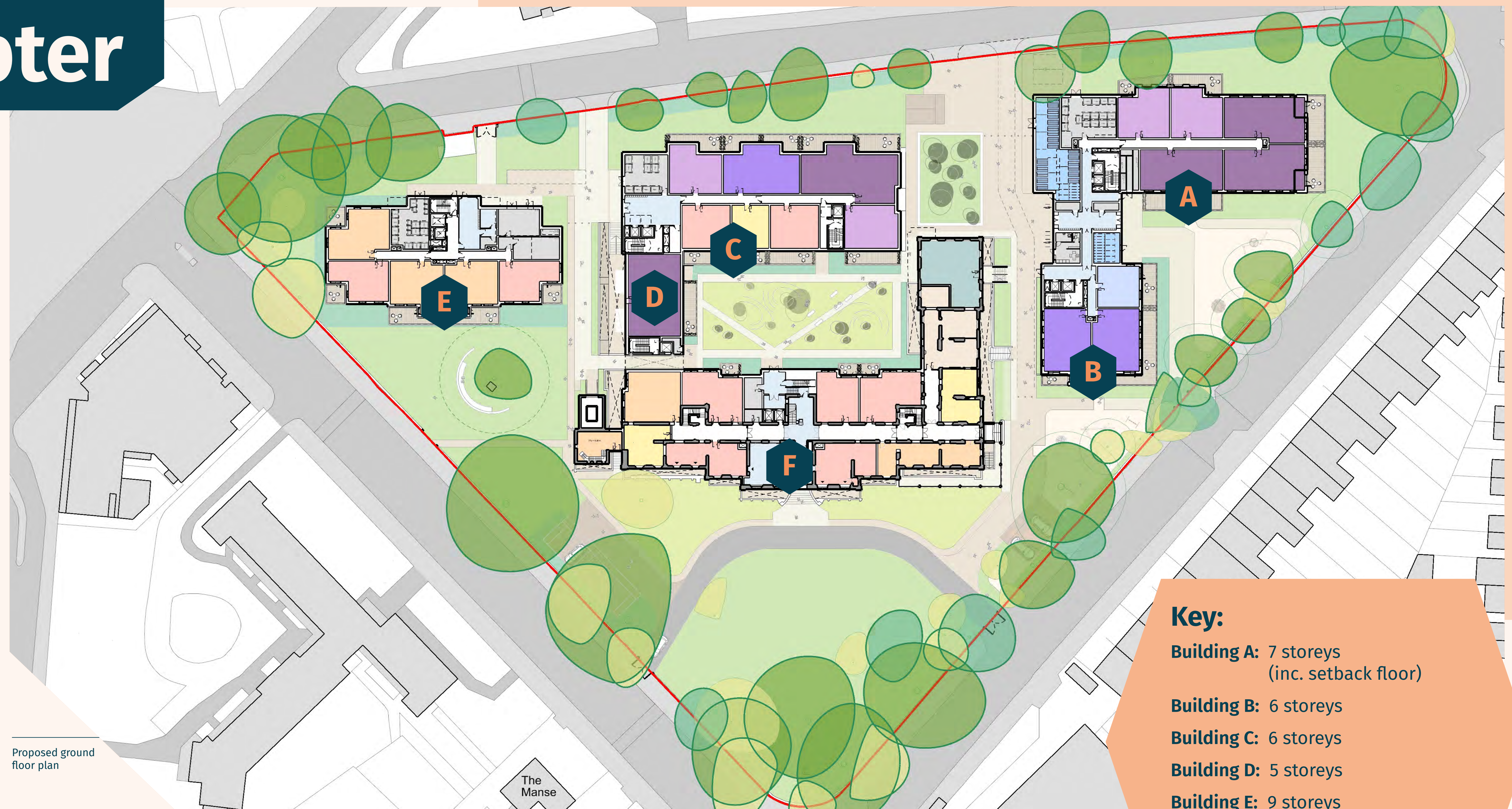
Deliver high-quality homes including a significant proportion of affordable homes



Create the most sustainable scheme possible, with better biodiversity and greenery



Deliver more public open space, with nature trails and improved connections to Victoria Park



Proposed ground floor plan

The Manse

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)

2018 application	Our developing plans
------------------	----------------------

Homes and parking

- 291 homes
- 9 spaces and 1 Class E space



- Up to 280 homes, with at least 35% affordable housing
- 31% 1 beds, 49% 2 beds
- 20% 3 and 4 bed family homes to help meet local demand
- Car-free scheme, with up to 9 blue badge spaces (meeting DDA requirements), all fitted with electric charging points

Heritage and commercial space

- Commercial space not included
- Retain the main hospital building
- Demolition of the south wing, boundary walls and railings

- 100sqm of flexible floorspace, to provide a cafe for the community
- Retain and refurbish all the Grade II listed elements on-site



2018 application	Our developing plans
------------------	----------------------

Public space and landscaping

- Limited spaces and greenery
- Little protection for local wildlife
- Retain fewer mature trees
- Relocate the mulberry tree



- Three new public greens, and significantly more open space
- Better connections to Victoria Park, with nature trails around the site
- Extend the Tree Preservation Order, protecting 55 trees
- Retain the mulberry tree in its current location
- Better protection for local wildlife, achieving a 10% biodiversity net gain on-site



Design evolution

Creating a special place, working with the community

Your feedback from our consultation events in the spring has helped to shape our plans.



Heritage and local landmarks

Most residents said the heritage elements across the site should be protected

We will:

- Retain and refurbish the Grade II listed main hospital building, south wing, boundary walls and railings.
- Restore the balconies included in the original designs for the south wing.
- Keep the mulberry tree in its current location and maximise opportunities for public appreciation of it.



A greener, more sustainable development

Over a third of residents said the plans should be more sustainable, provide better 'natural' playspaces, greenery and public open space

We will:

- Achieve at least a 50% reduction in carbon emissions.
- Enhance habitats, and support local wildlife, creating a 10% biodiversity net gain.
- Extend the Tree Preservation Order, protecting 55 mature trees.
- Recycle materials from the existing buildings where possible.
- Deliver three high-quality public greens.
- Create a communal courtyard at the heart of the site.
- Create a dedicated woodland play area for new and existing residents.
- Provide high-quality facilities that are a suitable for children of all ages.



More family homes

Some residents wanted to see more affordable homes, and larger properties for local families

We will:

- Provide a minimum of 35% affordable homes on site, more if we can secure grant funding.
- Provide more family-sized homes than in the original plans, with a better mix of 1 and 2 bed properties as well.

Emerging proposals along St James Ave, setback further from the street to protect more trees

Design development updates, exploring tiered massing to reduce impact

Emerging proposals for Bonner Sq

Updated designs for Bonner Sq showing public open space

Initial sketch proposals viewed from St James's Avenue

Updated designs along St James's Avenue



LATIMER
by Clarion Housing Group

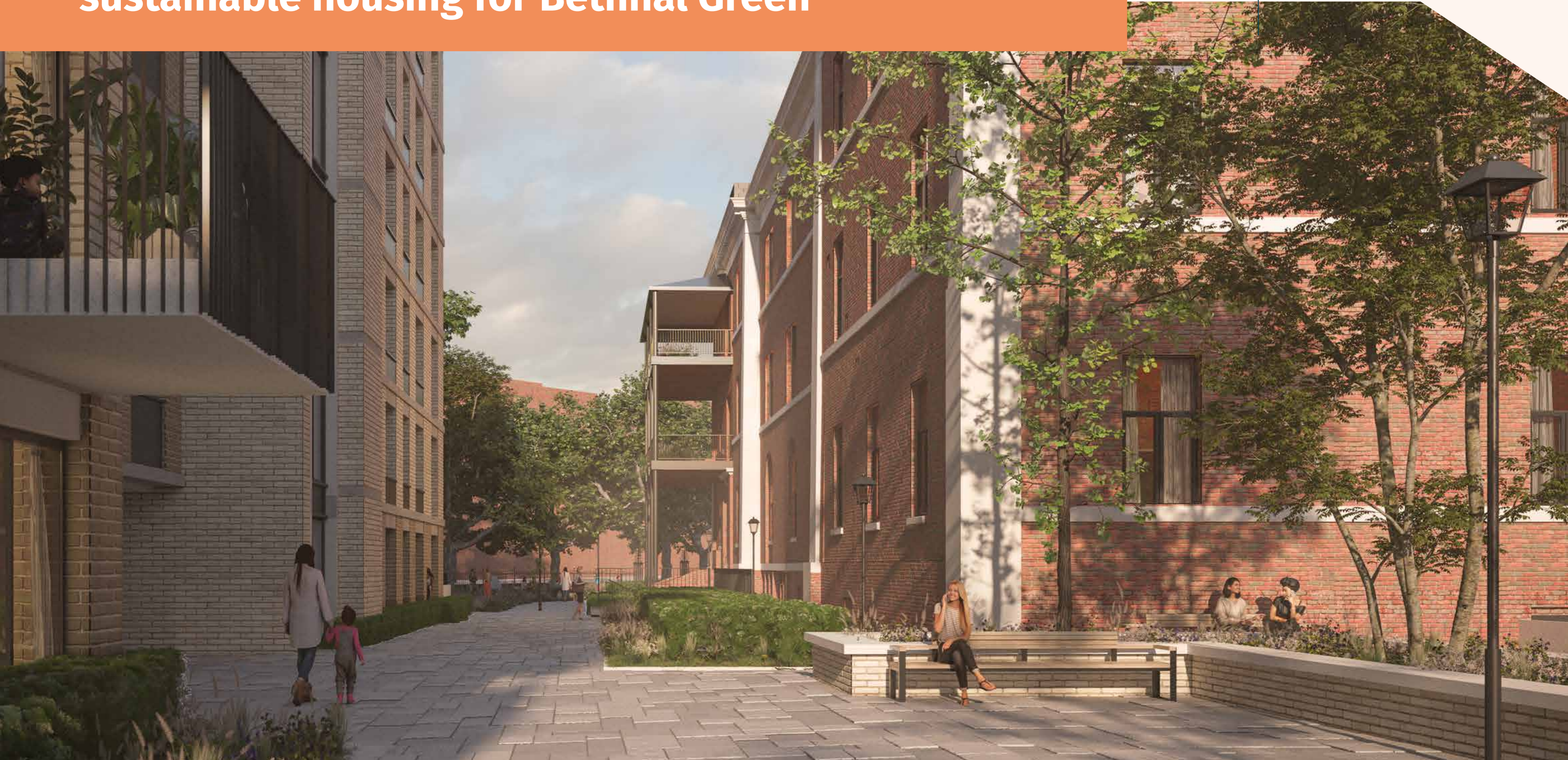
We still want to hear from you!

It's not too late to share your feedback – tell us what you think by completing one of the feedback forms provided or via our website.

New homes and commercial space

The London Chest Hospital will provide high-quality, sustainable housing for Bethnal Green

Proposed designs for the new development



Our new plans will provide a variety of housing types to suit the needs of the local community.



Up to 280 homes of various sizes



Commercial space flexible to accommodate different operators, including local businesses



Significant public space improvements, with three public greens fitted with benches and relaxation areas for residents



At least 35% affordable housing



A better mix of 1, 2, 3 and 4 bed homes



More family homes to help meet local demand



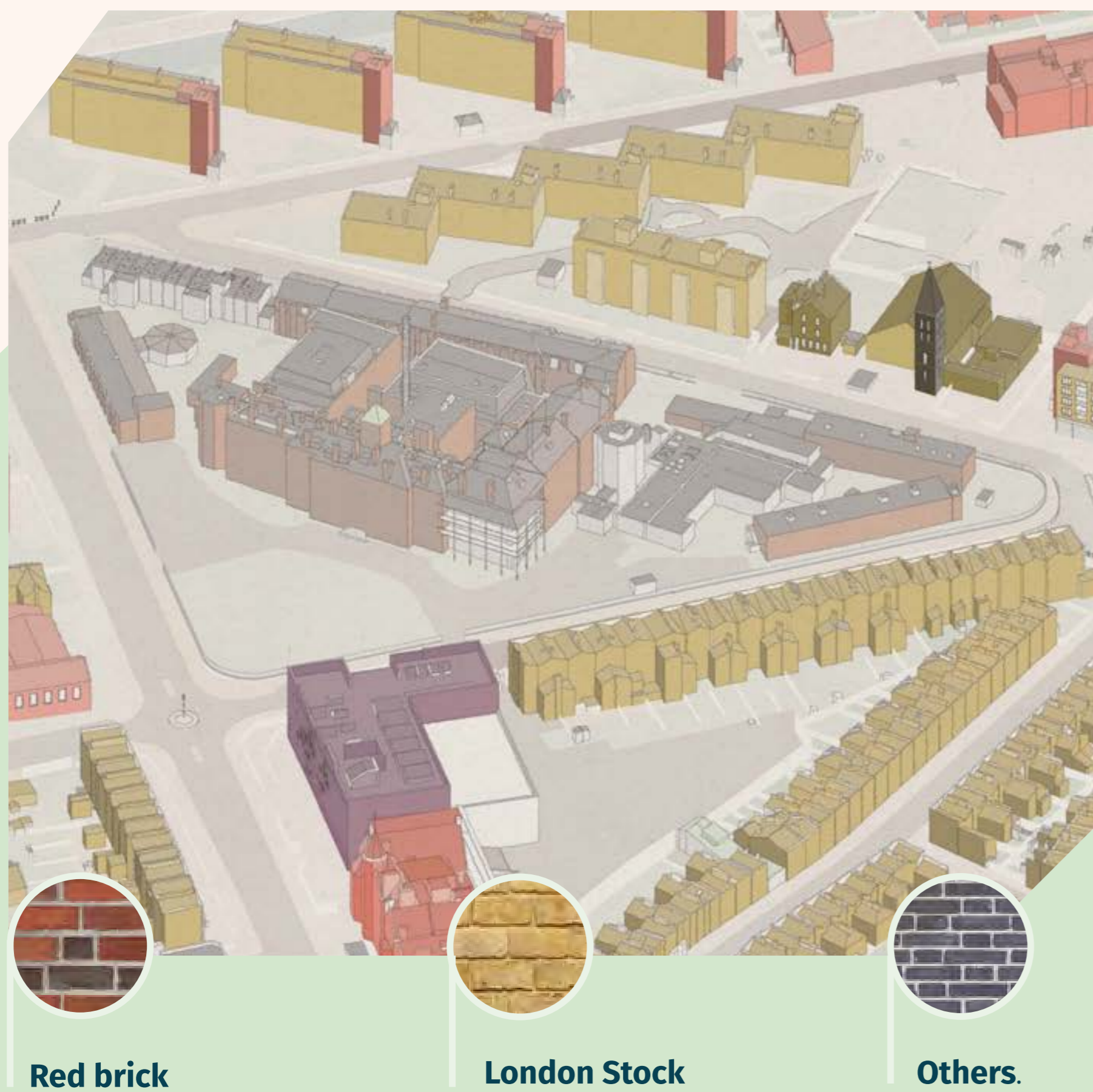
LATIMER
by Clarion Housing Group

High-quality, local design

We want the future of the London Chest Hospital to honour its heritage and local context. Our new designs draw heavily on the existing architectural features of the heritage buildings, as well as the materiality of buildings in the surrounding roads



Proposed designs for the new development



Sketch showing materiality of local buildings

History of the site

We plan to preserve and restore all the Grade II listed buildings to their former grandeur.

Local inspiration

We have chosen materials that suit the local environment, including red brick and London Stock brick, to ensure the new buildings fits seamlessly into the neighbourhood.



Building heights

To preserve the formal setting of the main hospital building, the new homes will be located to the east of the site along St James's Avenue. The taller buildings will be placed towards Victoria Park, in keeping with the scale of the local architecture.

All new buildings will be located away from the edge of the streets and the existing trees. The northern and southern buildings have been carefully designed to allow natural daylight to reach the new homes. This will reduce the buildings' silhouettes against the sky and help them to complement the local landmarks.



Design development updates, exploring tiered massing to reduce impact



LATIMER
by Clarion Housing Group

Reimagining our public spaces

The site will remain central to the community with open public spaces for everyone to enjoy

Public space is central to our new plans. The site will provide permeable spaces which allow connections between the homes and the surrounding roads, as well as Victoria Park.



Proposed designs for the new natural play area

Public space conceptual masterplan

1. Mulberry Tree to be retained and protected
2. Existing Trees to be retained
3. 0-4 years play area
4. 5-11 years play area
5. Woodland play trail
6. Amenity Lawn
7. Raised seating edge
8. Ornamental planting restoring historic setting
9. Accessible Parking



Images of the new types of activities that will be available on the public spaces

Sustainability

Our plans represent a reduction in emissions of over 50%, compared to the previous proposals, as well as a significant biodiversity net-gain, bringing nature back to this site



Proposed designs for the main hospital building and Welcome Lawn

2018 Plans	Our new proposals
<ul style="list-style-type: none"> Retain and refurbish Grade II listed main hospital building only. Demolition of Grade II listed south wing. 	<ul style="list-style-type: none"> All the Grade II listed elements will be retained, and where possible, materials from the demolished buildings will be recycled.
<ul style="list-style-type: none"> Retain fewer mature trees. Relocate the mulberry tree. 	<ul style="list-style-type: none"> Greatest possible retention of mature trees. Extension of Tree Preservation Order. Keep the mulberry tree in its current location.
<ul style="list-style-type: none"> Gas boilers to heat the buildings and homes. 	<ul style="list-style-type: none"> Air source heat pumps to heat the buildings and homes.
<ul style="list-style-type: none"> Up to 9 parking spaces provided for development. 	<ul style="list-style-type: none"> Car-free scheme, with up to 9 blue badge spaces (meeting DDA requirements), all fitted with electric charging points.



Nature trails will be included around the site, creating a healthier local environment

Next steps

Proposed designs of the new development, looking from St James's Avenue

Thank you for attending our exhibition



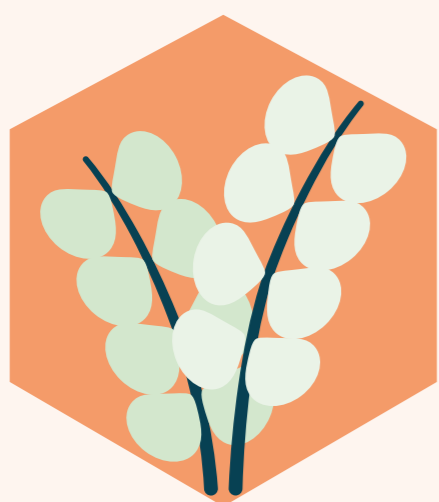
Our proposals at a glance



Up to 280 high-quality homes, including affordable housing



Keep the mulberry tree in its current location and extend the Tree Preservation Order



Significant public realm improvements, including three new public open spaces



A significantly more sustainable project, creating a healthier environment



Restore all the Grade II listed buildings on the site



New commercial space, that will become a hub for our community

Timeline

Spring 2023

Public events on our emerging plans

Summer 2023

Advanced designs shared with the local community

Autumn 2023

Planning application submitted to Tower Hamlets Council

Early 2024

Planning application is determined (expected)

Late 2024

Constructions begins on the new scheme (subject to planning approval)

2026/2027

Constructions works are completed (subject to planning approval)



LATIMER
by Clarion Housing Group

Tell us what you think!

You can still have your say to help us create a thriving, inclusive community at the London Chest Hospital site.



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



LCH@londoncommunications.co.uk



0800 096 7217