St Clements Hospital, Bow, Tower Hamlets, London, UK

Establishing a New Community: London’s First Community Land Trust
St Clement’s Hospital is a former workhouse infirmary in Bow, East London. The 4.5 acre site, with 19 buildings of varying age and quality, has been derelict since 2005.

In 2012, the Mayor of London decided to establish London’s first ever Community Land Trust (CLT) on the St Clement’s Hospital site.

Galliford Try Linden Homes, with John Thompson & Partners as architect and masterplanner, were selected as the Greater London Authority’s Development Partner to deliver the redevelopment of St Clement’s Hospital.

Upon appointment, ‘Creating a New Vision for St Clement’s Hospital Community Planning Workshops’ were held over two days at Bow Methodist Church, a well-known local community space, located near to the site. Around 350 local people joined in and were given the opportunity to help develop design solutions for the future of the site.

Project Delivery

- Opening up of a former walled site, which includes the delivery of a new north/south pedestrian and cycle route through the scheme connecting Mile End Road to Cemetery Park.
- Create a new front door to Mile End/ Bow Road that opens up the site to the local community with a new public pedestrian entrance.
- The refurbishment and restoration of listed buildings and amenity spaces.
- 252 dwellings of which 73 are in refurbished buildings.
- A range of community and commercial uses in the front of the site within the John Denham and Bungalow buildings, which face Mile End Road.
- A sequence of public spaces including a new public space to the rear of the John Denham Building, as well as play areas across the site.
- Unanimous approval from the London Borough of Tower Hamlets for Detailed Planning Listed Building consent and Conservation Area consent.

Client

Linden Homes

Awards

- National Housing Awards 2014
  Overall Winner
- Placemaking Awards 2013
  Partnership Working - Shortlist