



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

Establishing a New Community:
London's First Community Land Trust

“ This innovative housing scheme has the local community at the heart of it and is delivering permanently low cost homes and creating jobs. ”

Boris Johnson, Mayor of London

St Clement's Hospital is a former workhouse infirmary in Bow, East London.

The 4.5 acre site, with nineteen 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 on the St Clement's Hospital site.

Galliford Try and Linden Homes, with JTP 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. Over 350 local people took part 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 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
Best Scheme in Planning
Placemaking Awards 2014
Community-led Placemaking – Commended
Placemaking Awards 2013
Partnership Working - Shortlist

