

ST CLEMENT'S HOSPITAL LAUNCH EVENT NOVEMBER 2012

THE TEAM



Galliford Try Plc is one of the leading construction and housebuilding businesses in the UK operating at the forefront of industry best practice. We employ over 3,500 people across more than 60 offices and we are an industry leader in multi-disciplinary team working through our partnering approach that concentrates on building long-term relationships.

The group maintains considerable focus on mixed tenure and mixed use regeneration projects with a number of major schemes currently on site. We have also had considerable success in the Delivery Partner Panel where we have been appointed as preferred developer on four schemes to date. Our success is based on a collaborative culture that creates a unified commitment towards the development of innovative solutions which ensure successful project delivery and end-user satisfaction. We share our clients' commitment to producing exemplary developments, creating communities and public spaces that prove an enduring success commercially and socially for all stakeholders.



In the financial year ending 30 June 2011, we completed 2,170 new homes, an increase of 27% from June 2010. We have also maintained a strong construction order book of £1.75 billion including a number of recent major contract awards such as the £800m Forth Road Bridge.

The St Clement's Project will be delivered by Galliford Try Partnership South (GTPS) from our Chelmsford Office. GTPS provide complete partnership housing solutions encompassing design and build contracting; mixed tenure and speculative development; estate regeneration and property support services.

We have a track record of delivering high quality projects across the country through the following divisions:

- **Housebuilding**
- **Construction**
- **Infrastructure**
- **Affordable Housing and Regeneration**
- **PPP Investments**
- **Facilities Management**
- **Partnerships**

EAST LONDON COMMUNITY LAND TRUST

East London Community Land Trust (ELCLT) is a nonprofit, member-based organisation. Our mission is to ensure access to permanently affordable homes and thriving communities, for the people of East London, through the democratic stewardship of land.

At the St Clement's site, ELCLT will become the UK's first urban Community Land Trust and, with more than 1,000 members, will look to provide a model of community-owned affordable housing and community revitalisation.



Peabody was founded in 1862 by the remarkable American banker, diplomat and philanthropist George Peabody.

We now own and manage more than 20,000 homes across the capital. We only operate in London and manage a range of tenures.

These include social housing, leasehold, shared ownership, supported housing, key-worker accommodation and commercial units.

We are a housing association as well as a provider of community programmes for our residents and neighbourhoods.

These include employment and training programmes; health and well-being initiatives; activities for young and older people; welfare benefits advice and financial inclusion and family support programmes.

Our mission is as alive today as it was in 1862. We make London a city of opportunity for all by ensuring as many people as possible have:

A good home...

a place that is safe, warm, clean, light, well-maintained and evokes personal pride.

A real sense of purpose...

this means regular endeavour - whether that be work, learning, caring for others, personal development or volunteering - that people look forward to because it makes them feel valued.

A strong feeling of belonging...

that grows from active involvement in the neighbourhood and the spirit of togetherness and friendliness that goes with that.

To achieve this we are working towards four key aims which are to:

- **provide great services and quality homes**
- **build thriving communities**
- **achieve influential growth**
- **achieve business excellence**



John Thompson & Partners is an international placemaking practice of architects and urbanists with extensive experience of delivering successful projects for both public and private sectors throughout the UK, and internationally. We use participatory techniques pioneered and honed over two decades to build collaborative visions for our projects with the very people who will go on to use them.



NLP is one of the UK's leading and longest established independent town planning consultancies. It employs over 150 staff in 5 offices with substantial expertise in urban design, conservation, development planning and economics.

SUPPORTED BY
MAYOR OF LONDON

The Mayor of London is working closely with Galliford Try and East London Community Land Trust to deliver new homes and London's first Community Land Trust on the St Clement's Hospital site, which is owned by the Greater London Authority.

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STAKEHOLDER INVOLVEMENT

COMMUNITY ENGAGEMENT

The team at St Clement's are aiming to deliver a robust community engagement process that will engage as many people as possible in the preparation of a planning application. This process will build on the previous community engagement work carried out by ELCLT.

In the spring and summer of 2011, ELCLT held a series of workshops at various locations across Bow and Mile End. The aim of the workshops was to genuinely find out what local people wanted for the site.

Over 250 people participated in the workshops, including local residents, schools, churches, mosques, community groups, local businesses and ELCLT members. The invitation was open to everyone with an interest in the future of St Clement's.

The invited key stakeholders included:

- Epainos Ministry, Lichfield Road
- MEOTRA (Mile End Old Town Residents Association)
- East London Mosque
- East London Tabernacle
- Soanes Centre (Tower Hamlets Cemetery Park)
- Friends of Tower Hamlets Cemetery Park
- Friends of Mile End Park
- Eric and Treby Estate Residents
- The Phoenix School
- Central Foundation Girls School
- Bow Road Methodist Church
- British Street Estate
- The Victorian Society
- East End Homes
- MERA

The themes of the workshops varied from biodiversity to heritage, public use to connectivity.

The workshops were held over the spring and summer of 2011.

Key ideas that emerged during ELCLT's Workshops:

1. Front building should be reopened for public use as a community centre or exhibition space.
2. A North/South 'Avenue' should create a new street, connecting the Mile End Road with Hamlets Way at the back of the site.
3. Design a central open space - a public square.
4. Create a cafe space in the old morgue that can be used to connect the back of the site to the Cemetery Park.
5. Use bricks and context-related textures in building materials.
6. Design ecologically diverse roof gardens.
7. Include decorative and play water features.

These important ideas have already begun to be integrated into the design ideas for St Clement's and will continue to play a part in any future decisions as the development team continue the community engagement process.

MAP OF STAKEHOLDERS GROUPS



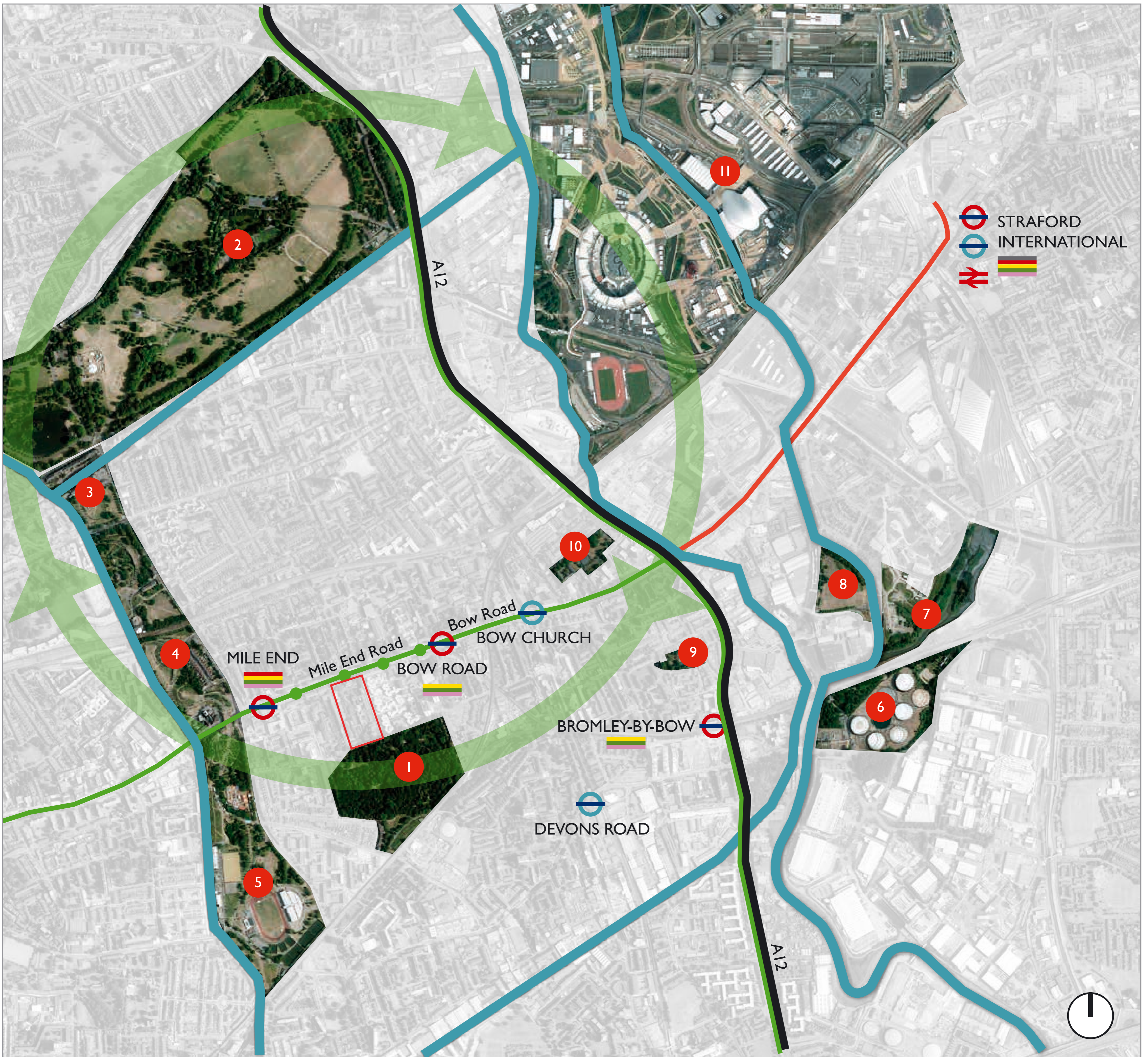
INTRODUCTION / PLANNING CONTEXT





- The redevelopment will be guided by National Planning Guidance (NPPF), the London Plan and LBTH Planning Documents (including the Core Strategy 2010, Interim Policy Guidance 2007, saved policies within the LBTH UDP 1998, the 2005 and 2010 (update) Planning Briefs and the emerging Managing Development DPD);
- Use: “residential led mixed use development” (Planning Brief 2010);
- Re-use of historic buildings: with the objective to “conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations” (NPPF para 17);
- Provision of Affordable and Family housing as sought by planning policy;
- Energy efficient design: “mitigating and adapting the built environment to climate change by limiting carbon emissions” (Core Strategy, 2010); and
- High quality on-site amenity space: provision of usable private and communal amenity space, including child play space “to provide opportunities for residents to lead healthy and active lifestyles” (emerging Managing Development DPD, 2012)














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SITE CONTEXT

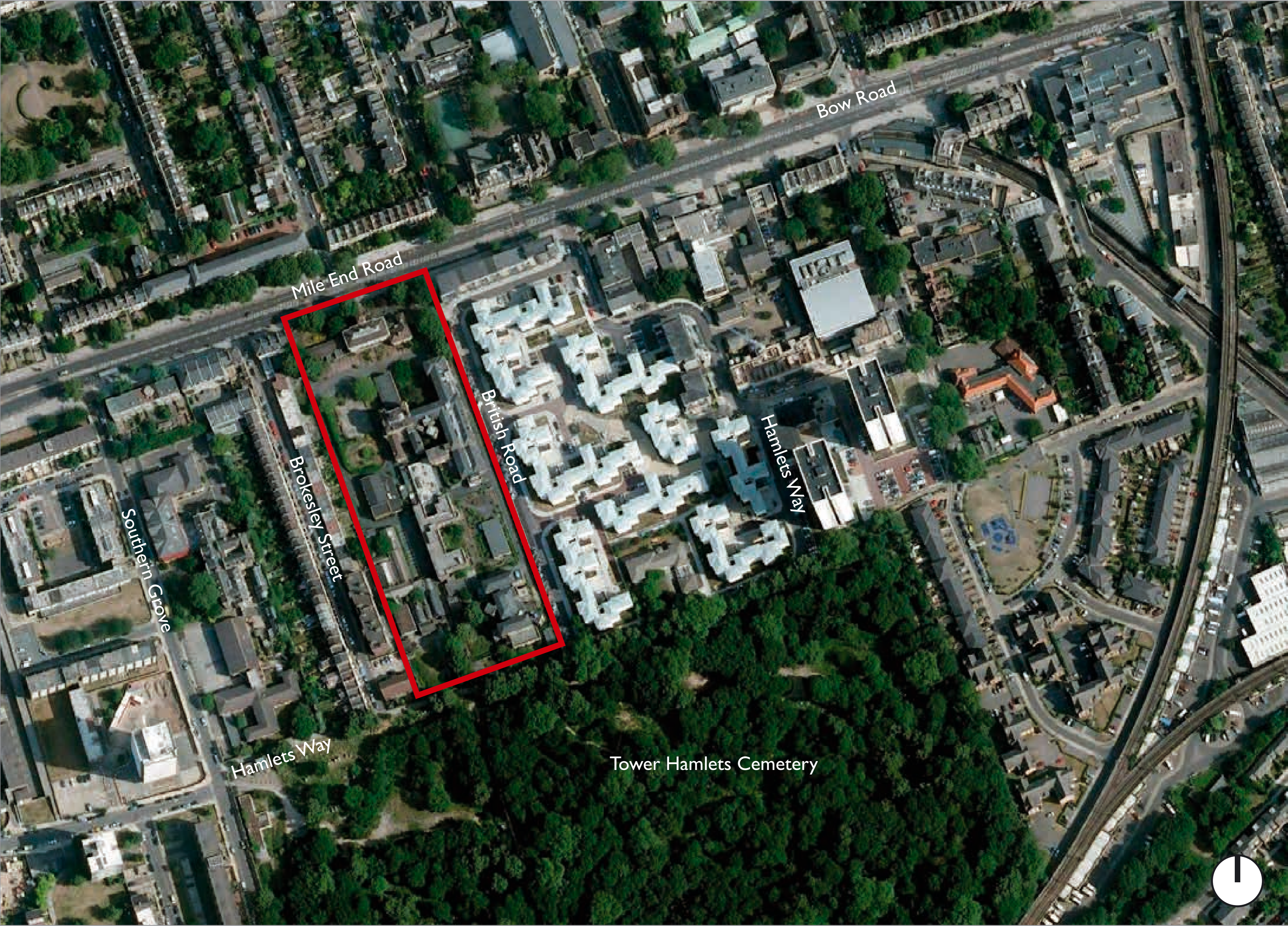


-  Bus Route: 25, 205, 425
Oxford Circus - Bus 25 - Ilford High St
Paddington - Bus 205 - Bow Church
Clapton - Bus 425 - Stratford
-  High Street
-  River Lea
-  Green link

- | | |
|--|---|
|  1 Tower Hamlets Cemetery |  7 Mills Meads & Abbey Mills |
|  2 Victoria Park |  8 Three Mills Green |
|  3 Wennington Green |  9 Bromley by Bow Centre Gardens |
|  4 Millennium Park |  10 Grove Hall Park |
|  5 Mile End Leisure Park |  11 Olympic Park |
|  6 Twelve Trees | |

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SITE LOCATION



Mile End Road / Bow Road



British Street



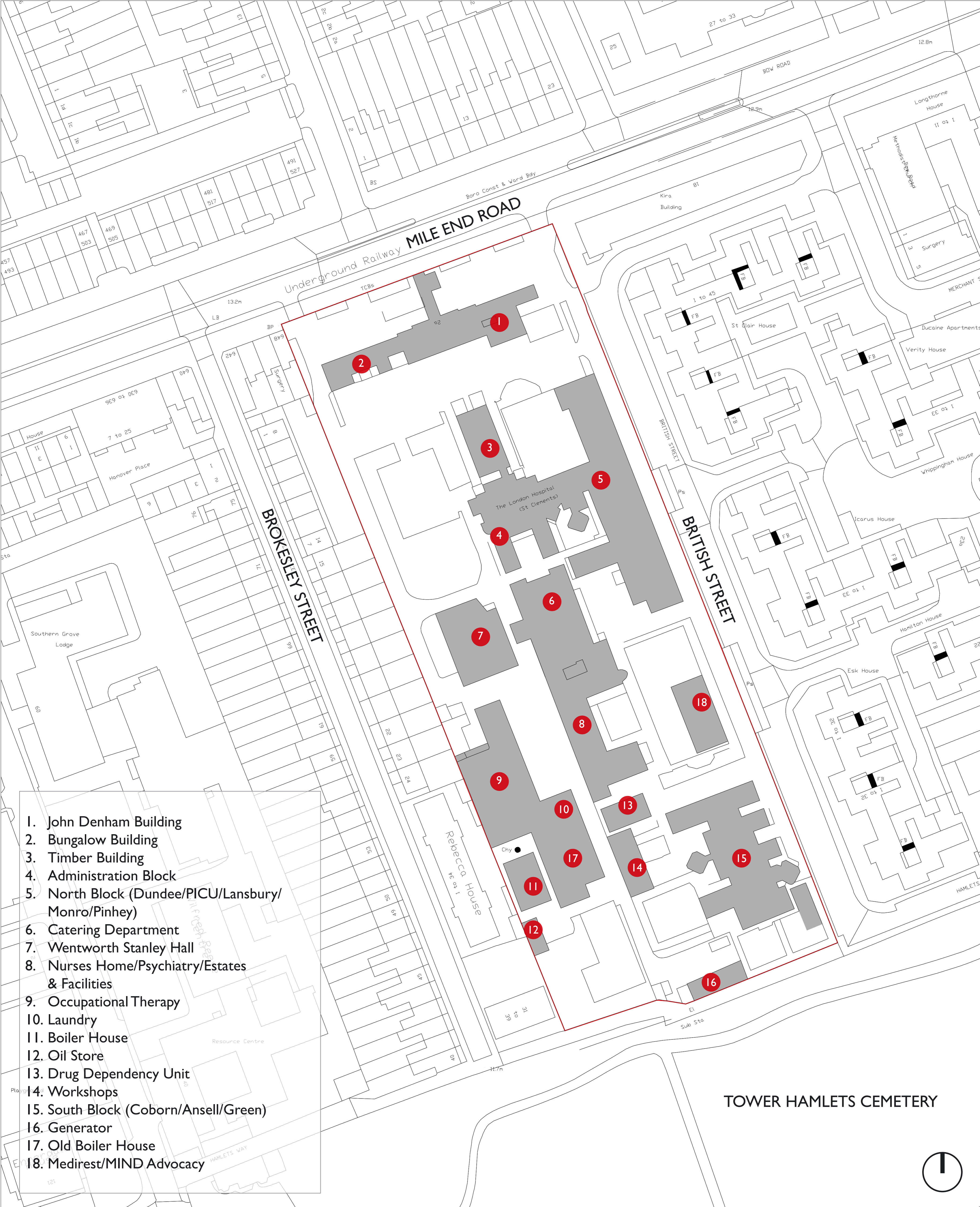
Brokesley Street



The Cemetery Edge

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SITE PLAN WITH EXISTING BUILDINGS



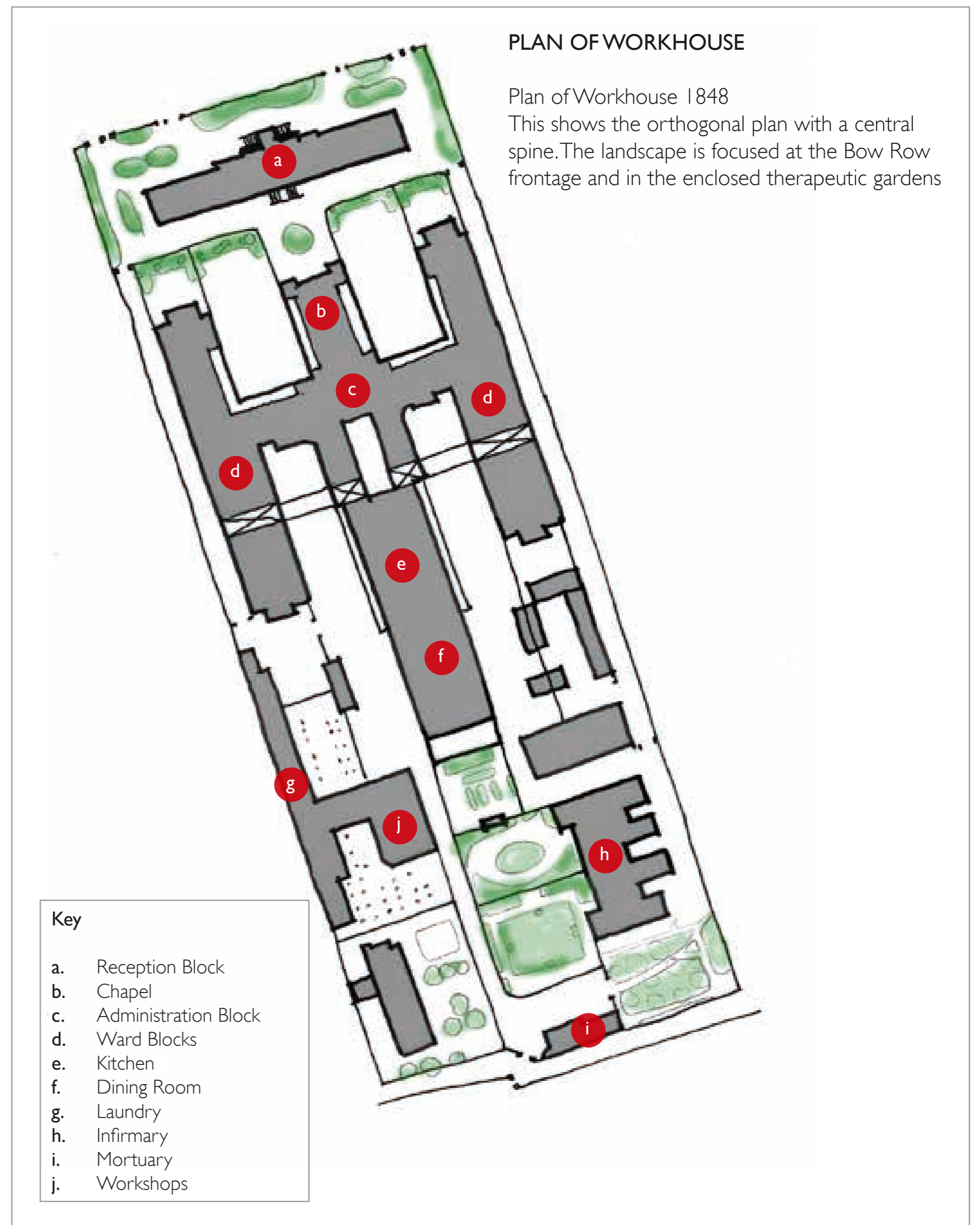
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HISTORY TIMELINE & SITE HISTORY PHOTOGRAPHS

The origin of St Clement's Hospital lies with the care of paupers and the workhouse system. St Clement's Hospital has evolved through five major changes: the Workhouse, the Workhouse infirmary, the Institution for the chronic sick, taken over by the London County Council and under the National Health Service. Each of these phases has made an impact on the buildings and the spaces between them.

ST CLEMENT'S HOSPITAL - TIME LINE

- 1834 Poor Law Amendment Act defined the organisation of Poor Law Unions
- 1848-49 City of London Workhouse for the City of London Union, known as Bow Workhouse, opened 1849. Built by the Board of Guardians of the City of London, designed by Richard Tress to accommodate 1200 persons
- 1867 Poor Law Reform Act that led to more specific workhouse infirmaries
- 1869 Amalgamation of West and East London Unions with the City of London Union
- 1874 Bow Workhouse became Bow Infirmary
- 1909 Bow Infirmary closed and lay vacant – the Infirmary had been amalgamated with the Homerton Workhouse
- 1911-12 The Infirmary was adapted and became The City of London Institution, Bow for the chronic sick in March 1912 – with a certificate for 600 inmates, 'paupers who are not able bodied but at the same time cannot be included in the infirmary patients' (cost £11,000), managed by the City of London Board of Guardians
- 1930 Local Government Bill abolished the Poor Law Unions
London County Council took over the Infirmary and undertook a major building programme
- 1935 Hospital affected by a major fire in the west wing
- 1936-37 Renamed St Clement's Hospital in May 1936, after the City of London church of the same name.
Major project including nurses' home (cost £29,966)
- 1940-44 Damaged by wartime bombing – with a loss of 214 beds, the chapel lost its roof, the western former women's wing was destroyed and much more was damaged
- 1948 Taken over by Regional Hospital Board at the inception of the National Health Service.
It was partially derelict at this time
- 1959 Converted to a psychiatric hospital by the Regional Board
- 1968 Became part of the London Hospital (St Clement's)
- 2005 Hospital closed, site available for redevelopment
- 2011 Homes and Communities Agency start the tender process for a new residential use.



The City of London Union Workhouse perspective drawing illustrated in the Builder 11 August 1849



Photograph c 1905 showing the Infirmary and the central entrance passage on Bow Road and clock tower



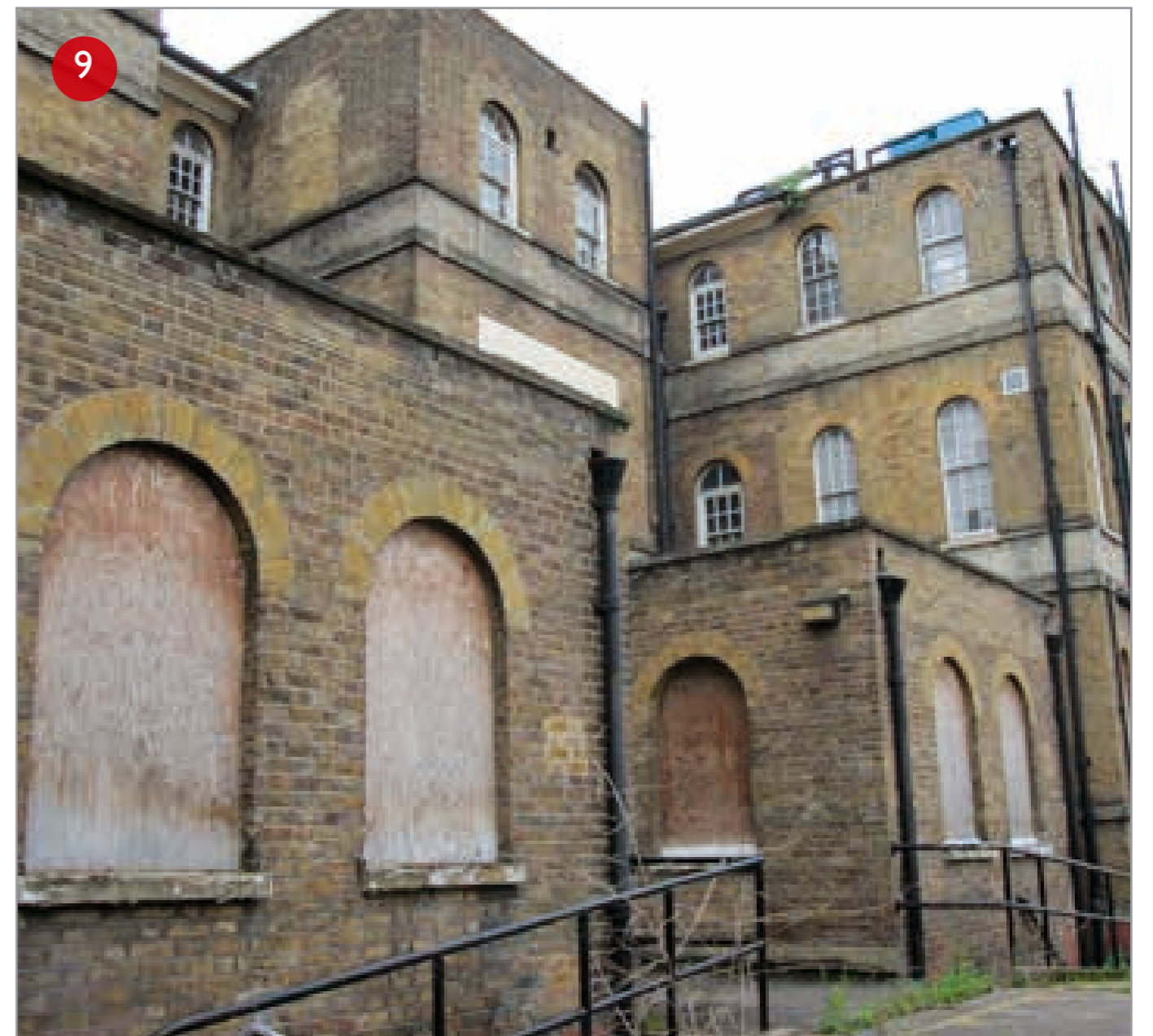
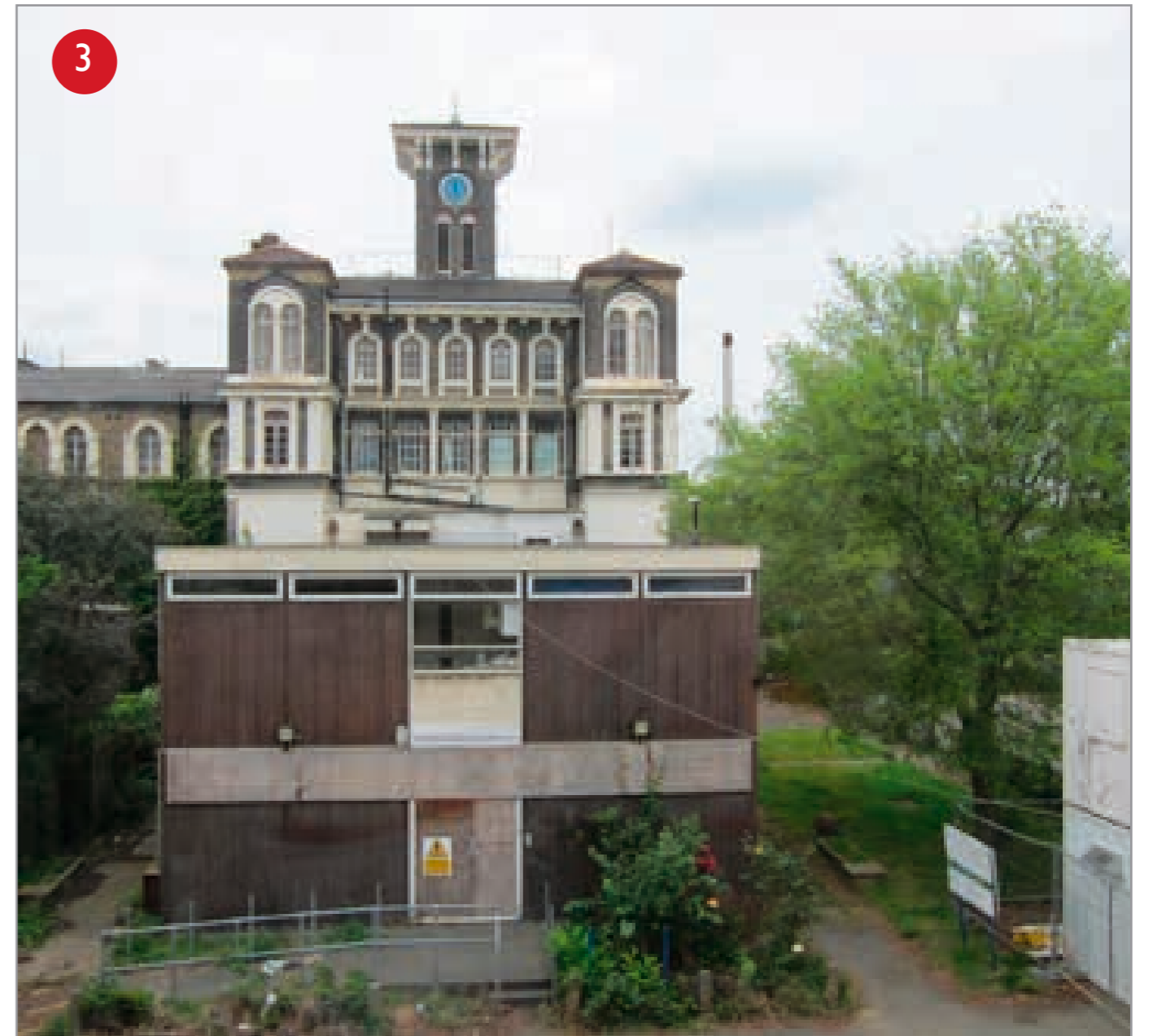
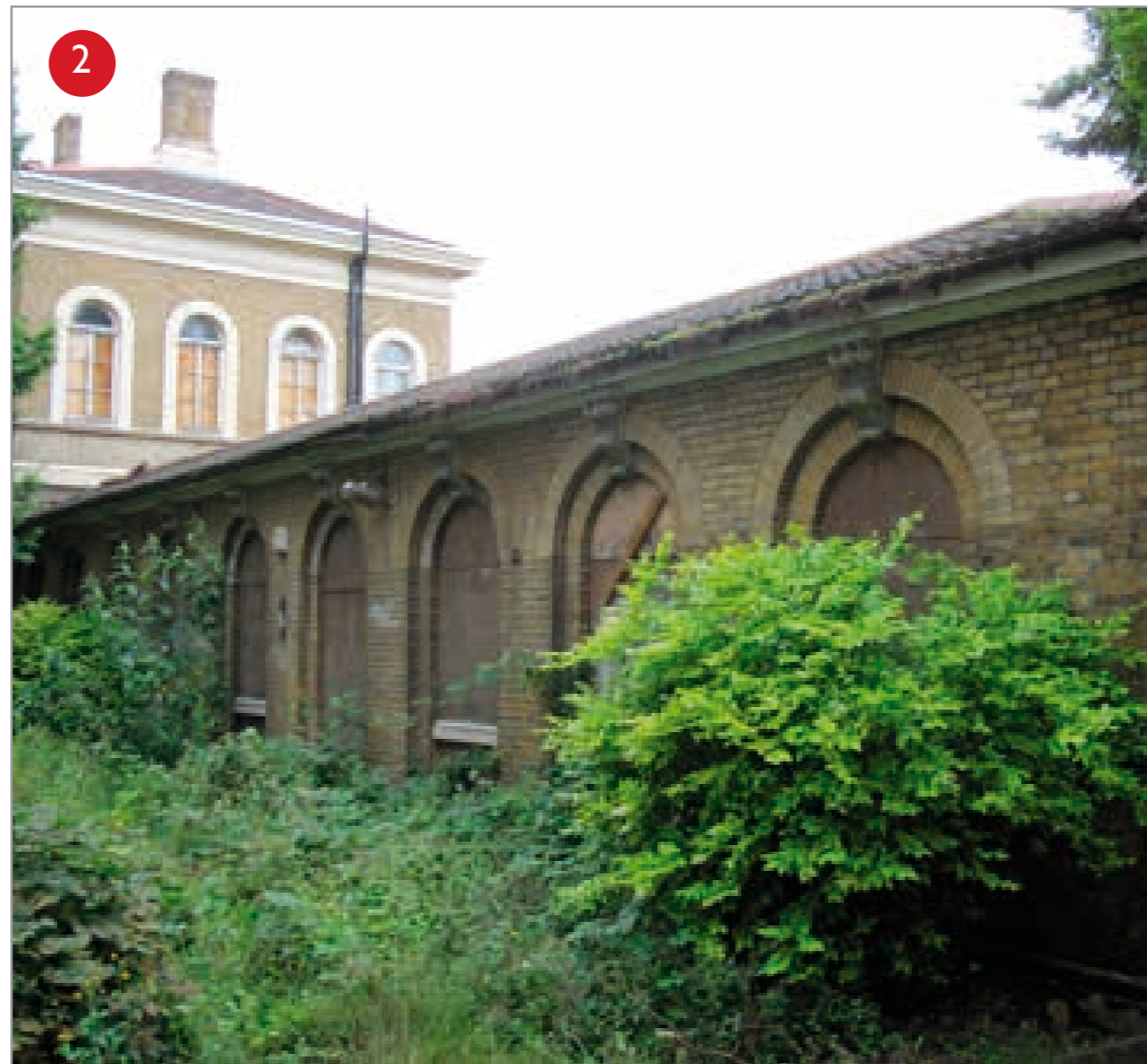
Board of Guardians Room, John Denham Building

Photographs taken by the Royal Commission on Historical Monuments in 1947 and 1949 that show the progress of the repairs. The chapel survived unrepaired into 1949. (Copyright NMR)



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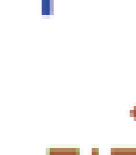

SITE PHOTOGRAPHS



- 1 John Denham Building
- 2 Bungalow Building
- 3 Administration Block
- 4 North Block
- 5 Catering Department
- 6 Occupational Therapy
- 7 Laundry
- 8 Workshops
- 9 South Block
- 10 Generator
- 11 Old Boiler House


SITE CHARACTERISTICS: CONSTRAINTS



-  Existing Vehicular Access
-  Existing Pedestrian Access
-  Grade II Listed Front Wall, Gate Piers and Gates
-  Grade II Listed Building
-  Existing Door on Boundary Wall (Level difference to adjacent development)
-  Existing Wall
-  Buildings of High Significance
-  Existing Buildings Set On the Site Boundary
-  Existing Buildings Within the Site Boundary
-  Tower Hamlets Cemetery Conservation Area
-  Tredegar Square Conservation Area
-  Back to Back Distance For Any New Building
-  Gentle Slope Down (south)
-  Protected Trees
-  Trees of High Protection (Category A1, A2 or A3)
-  Trees of High Protection (Category B1, B2 or B3)

St Clement's Hospital buildings



-  St Clement's Hospital buildings

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NEXT STEPS + PROGRAMME TIMELINE FOR 2012/13

COMMUNITY ENGAGEMENT STRATEGY

The objective is to deliver a robust community engagement process that will engage as many people as possible with an interest in St Clement's in the preparation of a planning application. The community engagement is the starting point for ensuring long term stewardship of the site.

We will be working closely with East London Community Land Trust (ELCLT) to fully integrate the local community's previous design ideas from workshops held earlier last year. As part of this, a series of workshops will be held over two days, through which local people can help co-create a new vision for the site. The vision will form the basis for working up a planning application for the site and set out an on-going process of community participation.

PROPOSED COMMUNITY ENGAGEMENT STRATEGY:

- Stage One:** Background and Technical Assessment : September - October 2012
- Stage Two:** Community Animation and Pre-event Planning: November 2012
- Stage Three:** Community Planning Event and Report Back: November/December 2012
- Stage Four:** On-going Community Participation and Meetings with Local Authority: December 2012
- Stage Five:** Pre-submission Exhibition: February 2012
- Stage Six:** On-going Community Engagement: from February 2012 onwards

COMMUNITY PLANNING WORKSHOPS & EXHIBITION

10am - 3pm & 6:30pm - 8pm, Thursday 29 November
& 10am - 4pm, Saturday 1 December 2012
Bow Road Methodist Church

The local community has been invited to the Creating a New Vision for St Clement's Hospital Community Planning Workshops & Exhibition to help plan a new vision for the future of the site and its relationship to the neighbouring areas.

They will have the opportunity to view an exhibition on the background to the regeneration of St Clement's and take part in workshops, walkabouts and hands-on planning groups to consider key issues such as landscape design, sustainability, connectivity and interim uses. This event is an opportunity to share local knowledge and ideas and contribute to the emerging vision for the site. People are welcome to pop in for a short while, a few hours or stay for the entire time if they can. Team members will be on hand to explain what's happening.

REPORT BACK

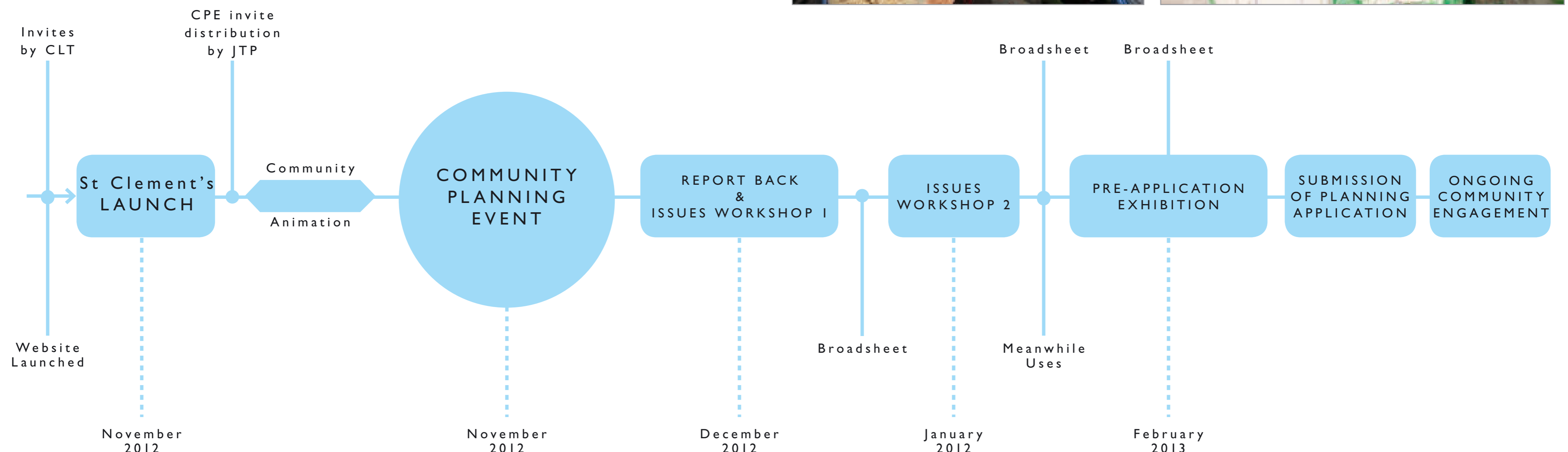
7pm, Thursday 13 December
Bow Road Methodist Church

Following the Community Planning Workshops, the JTP team will analyse and summarise the outcomes and draw up an illustrated vision for the site. This will be reported back to the community at 7pm on Thursday 13 December at Bow Road Methodist Church.

POST-SUBMISSION

After submission of the planning application, Galliford Try will continue the community engagement process through the further planning and delivery of St Clement's to ensure that the local community can be fully involved going forward. This process will be supported through community forums, regular newsletters and websites throughout the planning and construction stage.

ST CLEMENT'S COMMUNITY ENGAGEMENT STRATEGY



COMMUNITY PLANNING WORKSHOP & EXHIBITION FLYER

Creating a New Vision for St Clement's Hospital
Community Planning Workshops & Exhibition
10am - 3pm & 6:30pm - 8pm, Thursday 29 November & 10am - 4pm, Saturday 1 December 2012
Bow Road Methodist Church, 1 Merchant Street, London E3 4LY

Come and have your say!
Refreshments will be provided
Everyone is welcome

Report Back of the created vision
7pm, Thursday 13 December 2012
Bow Road Methodist Church, 1 Merchant Street, London E3 4LY

Programme

Thursday 29 November

- 10:00 Guided site walkabout, leaving from the Methodist Church
- 10:45 Exhibition opens
- 11:00 Welcome and introductions
- 11:15 Parallel workshops:
 - Workshop 1 - St Clement's Today
 - What are the constraints and opportunities for St Clement's site?
 - What are the local needs and aspirations?
 - Workshop 2 - Young People's Workshop
 - A chance for young people from local schools to talk about and plan ideas for the area.
- 12:30 Reports back
- 12:45 Lunch and presentation about the history of the site
- 13:15 Hands-on planning and walkabouts
 - Work in small, facilitated groups to consider key issues and start to plan ideas for the future of St Clement's. Groups may choose to go on walkabouts of the site and neighbouring area to see and discuss opportunities.
- 14:45 Reports back
- 15:00 Workshops close
- 18:30 Exhibition with team members on hand to answer questions
- 20:00 on hand to answer questions

Saturday 1 December

- 10:00 Guided site walkabout, leaving from the Methodist Church
- 10:45 Exhibition opens
- 11:00 Welcome and introduction
- 11:15 Parallel workshops:
 - Workshop 3 - St Clement's Tomorrow
 - How should the new development be designed and what use should there be on the site?
 - Linkages to the neighbouring area?
 - Workshop 4 - Young People's Workshop
 - Another opportunity for young people to think about and draw ideas for the area.
- 12:30 Reports back
- 12:45 Lunch and presentation about the CLT
- 13:30 Hands-on planning and walkabouts
 - Another chance to work in small, facilitated groups to consider key issues and plan ideas for the future of St Clement's. Groups may choose to go on walkabouts of the site and neighbouring area to see and discuss opportunities.
- 15:15 Reports back and refreshment break
- 15:45 Workshop 5 - The Way Forward
 - How can the ideas generated during the weekend be taken forward and how can the community stay involved?
- 16:00 Close of the workshops and exhibition



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PREVIOUS EXPERIENCE



GRAYLINGWELL PARK, CHICHESTER, UK

A Carbon Neutral Neighbourhood:
The Largest Carbon Neutral Development in the United Kingdom

Graylingwell is a former hospital site located to the north-east of Chichester city centre. The 34 ha site is designated as a Conservation Area and contains two Grade II listed buildings, a Scheduled Ancient Monument, 472 protected trees and is a Registered Historic Park and Garden.

The existing residential neighbourhoods of Summersdale and Richmond Park bound the site to the north and south. Chichester University and St Richards Hospital are adjacent to the development.

Project Delivery

- A masterplan developed using Collaborative Placemaking processes involving over 350 local people and stakeholders.
- A development layout that achieves a sense of enclosure while maximising south facing buildings and roof areas for energy generation. Phase 1 homes with south facing roofs have 25m² of photovoltaic units.
- Embedded sustainability measures that address movement, landscape and open space, drainage, ecology as well as reduction of energy use and renewable energy supply.
- Retention and enhancement of the core hospital buildings and layout. Conversion of former farm buildings into accommodation for the creative industries.

- Provision of 750 new homes (40% affordable), over 24,000 sq ft of community uses and approximately 64,000 sq ft of commercial space.
- Code for Sustainable Homes Level 6 for energy and Level 4 in other categories. A combined heat and power plant within the existing water tower.
- Preservation of 622 trees and planting of 1428 new trees in an open space network incorporating new bus routes, new cycle tracks and footpaths.
- Formation of a Community Development Trust to manage the community facilities and open space.

Client

Linden Homes and Affinity Sutton in conjunction with the Homes & Communities Agency

Awards

What House? Awards 2011
Best Sustainable Development - Gold
Best Brownfield Development - Silver

CHPA Awards 2011
Community and Residential Award

RTPI Planning Awards (South East) 2010
Community Engagement Award

Sustainable Housing Awards 2010
Sustainable Larger Social Housing Project of the Year

The Housebuilder Awards 2010
Best Low or Carbon Zero Initiative



FAIRMILE HOSPITAL, SOUTH OXFORDSHIRE, UK

A Sustainable Neighbourhood:
Integrating Communities

Fairmile Hospital opened in 1870 on the edge of the River Thames. It was acquired by the Homes and Communities Agency as part of the transfer of 96 NHS hospital sites in 2005.

The Fairmile Hospital site comprises of a number of high quality, Grade II listed buildings as well as an Area of Outstanding Natural Beauty (AONB), Gardens of Special Historic Interest, and grounds on the Register of Parks.

The HCA appointed Linden Homes for the site's new build development and Thomas Homes for the conversion and refurbishment of existing buildings. John Thompson & Partners was appointed as their masterplanners.

Project Delivery

- Masterplan informed by the views and aspirations of the local community captured through a collaborative placemaking process.

- Proposals for a varied mixed-use community with a diverse range of home types integrated into the wider community
- 353 new homes, 30% affordable designed to achieve Sustainable Homes Code Level 3 and Level 4.
- Conversion of existing farm buildings, chapel and theatre into a restaurant, community space, and multi-use hall.
- New facilities for a children's nursery, cricket pitch and pavilion, bowling green, tennis courts, orchard and allotments.
- Provision for an enhanced bus service linking the new community, its facilities, parks and grounds to the surrounding area.

Client

Linden Homes, Thomas Homes, and the Homes & Communities Agency



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PREVIOUS EXPERIENCE



THE VILLAGE AT CATERHAM, SURREY, UK

A Mixed-use Neighbourhood:
Transforming Former Barracks through
Collaborative Masterplanning

For more than one hundred years, the army barracks dominated the community of Caterham-on-the-Hill. Following closure there were significant impacts on the social and economic life of the town.

Tandridge District Council organised a public consultation that designated a large part of the site a Conservation Area and produced a Planning Brief. Although this brief was considered unviable by many developers, locally based Linden Homes bought the site, believing additional development would be acceptable if significant community benefits were delivered.

Project Delivery

- A Community Planning Weekend attended by over 1000 local people, with follow-up forums and topic working groups which helped to develop the masterplan.
- Transformation of the barracks into a vibrant and sustainable new mixed-use neighbourhood with carefully planned public spaces and buildings incorporating 361 homes with a range of housing tenures.
- Retention and refurbishment of the listed chapel and 18 other buildings.
- Reconnection of the site to its surroundings through reuse and the opening of the boundary wall for accessibility to the newly created public realm, amenities and services.

- A dedicated, self-financing bus service to connect the village with Caterham railway station.
- Prioritisation of pedestrians and cyclists within the public realm.
- Creation of a Community Development Trust to manage business, leisure and community facilities on the site.

Client

Linden Homes and The Guinness Trust

Awards

- Building Awards 2006*
Major Housing Project of the Year
- Building for Life Award 2005*
Gold Standard Award
- The Deputy Prime Minister's Award for Sustainable Communities 2003*
Commended Finalist
- The European Urban and Regional Planning Awards 2002*
Best Conversion
- RTPI National Awards for Planning Achievement 2000*
Planning for the Whole Community Award
- BURA Community Award 2000*
Caterham Barracks Community Trust



ROYAL CLARENCE YARD, GOSPORT, UK

A Historic Waterfront:
Breathing New Life into a Former Naval Yard

Royal Clarence Yard was established in 1831 as a victualling yard supplying the Royal Navy with fresh water, salt meat, biscuits and rum. The site sits adjacent to a Site of Special Scientific Interest and includes two Conservation Areas containing 18 Grade II and II* listed buildings and Scheduled Ancient Monuments. Buildings include the Cooperage, Granary, Bakery, Slaughterhouse, Hydraulic Engine House, Artificer's Workshops, Ceremonial Gateway, Superintendent's Houses, Reservoir, Barracks and Guard House.

War damage and the removal of modern storage buildings left gaps in the historic layout, resulting in under-utilised and undefined spaces. In the late 1990s the site became redundant and was sold by the Ministry of Defence to Berkeley Homes.

Project Delivery

- A masterplan developed through a Collaborative Placemaking process, which we then took through to detailed planning and listed building applications, working drawings and implementation on site.
- Mixed-uses including leisure facilities and employment uses, and 698 apartments and houses, both converted and new build in a mixture of tenures of rented and shared ownership.

- New interventions that take their cue from the character of the nineteenth-century yard, whilst introducing contemporary architecture.
- Definition of public spaces and routes by both new and historic buildings.
- Recreation of lost spaces to knit the yard back together.
- New pedestrian routes to give full public access to the previously inaccessible waterfront.
- Creation of an attractive destination for locals and visitors in the form of the new marina, which regularly hosts major yachting events and festivals.

Client

Berkeley Homes (Southern) Ltd
and Portsmouth Housing Association

Awards

- Royal Town Planning Institute Awards 2009*
Commendation
- RICS South East Awards Regeneration 2008*
Runner Up
- International Green Apple Award 2008*
For the Built Environment and Architectural Heritage
Gold
- Regeneration Awards 2004*
Best Housing-led Regeneration Project

