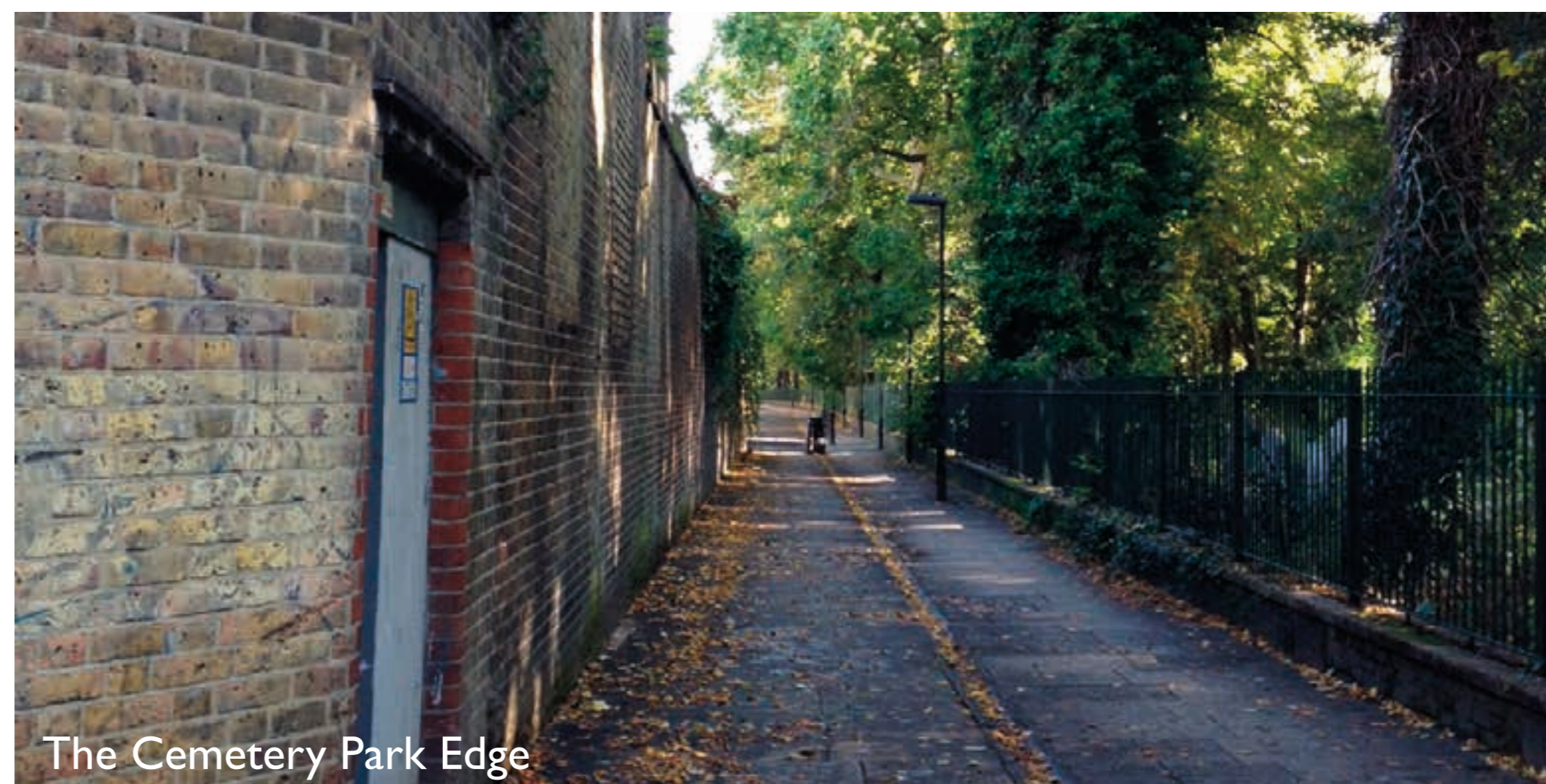
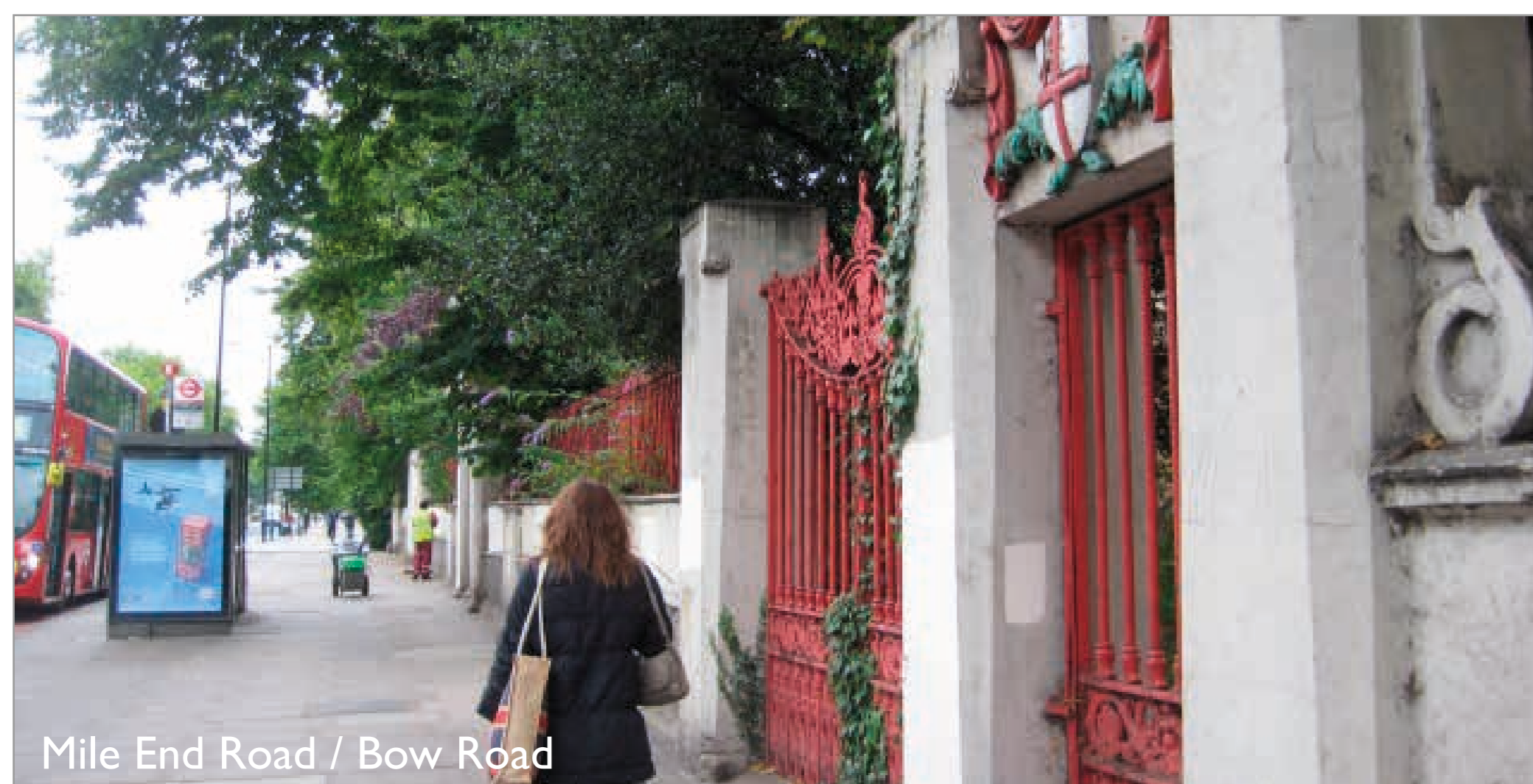


ST CLEMENT'S HOSPITAL

PUBLIC EXHIBITION

JUNE 2013

SITE LOCATION

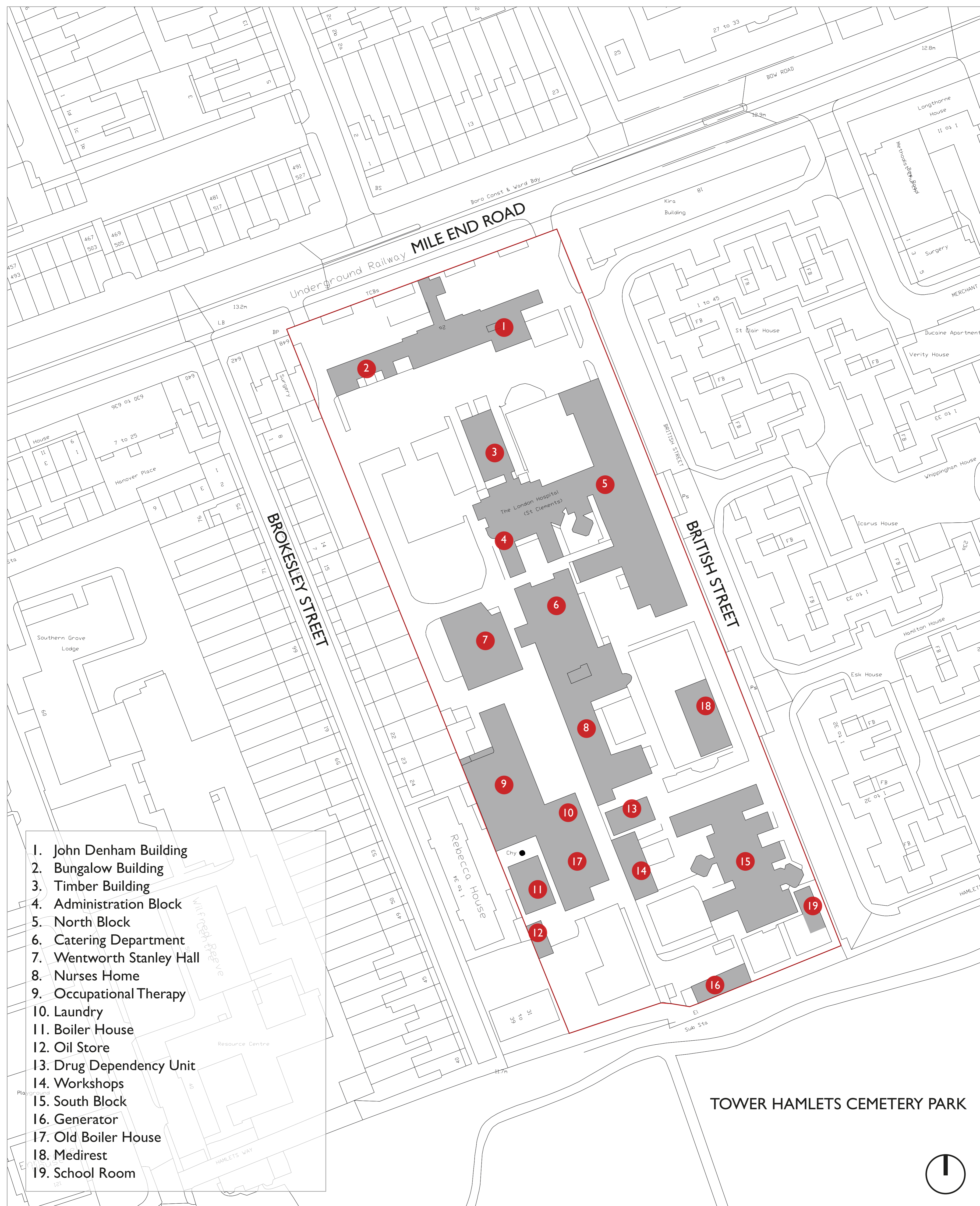


ST CLEMENT'S HOSPITAL

PUBLIC EXHIBITION

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SITE PLAN WITH EXISTING BUILDINGS



ST CLEMENT'S HOSPITAL

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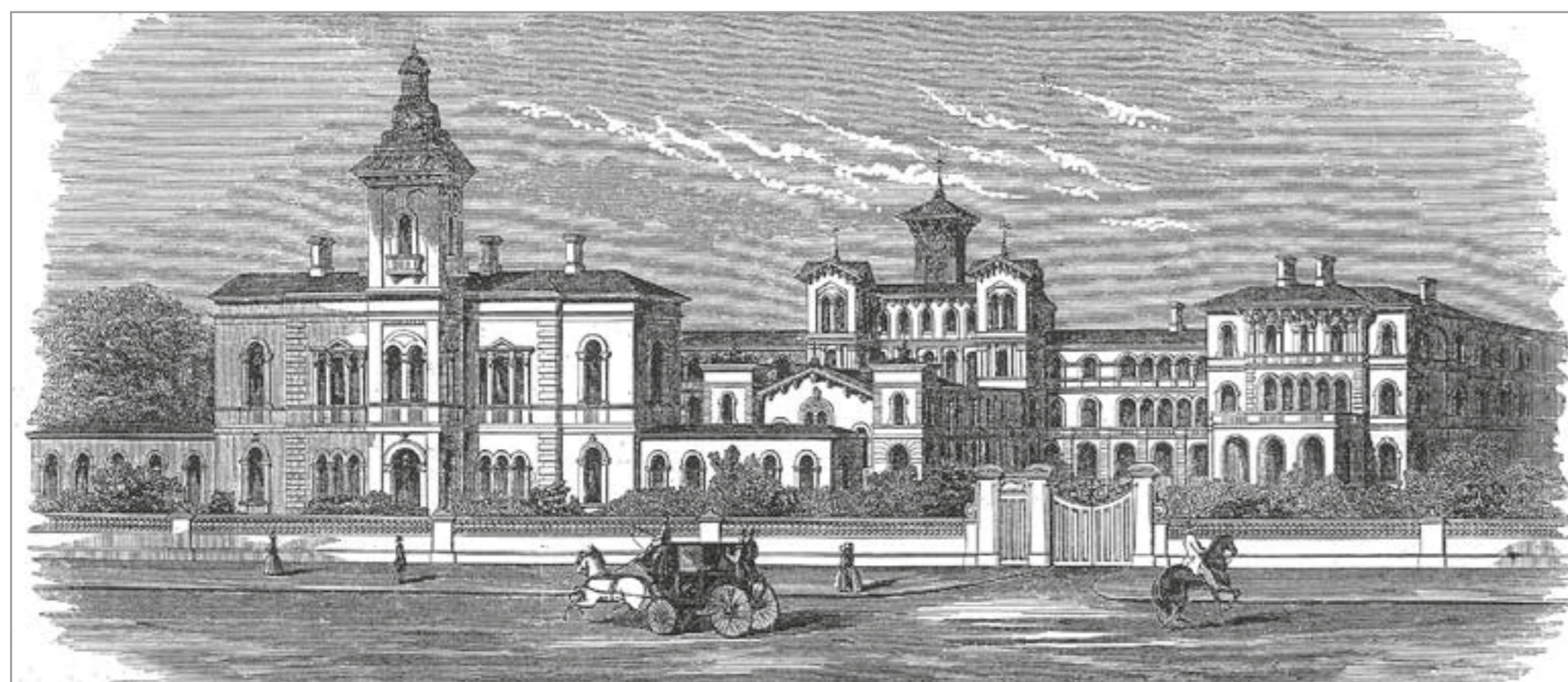
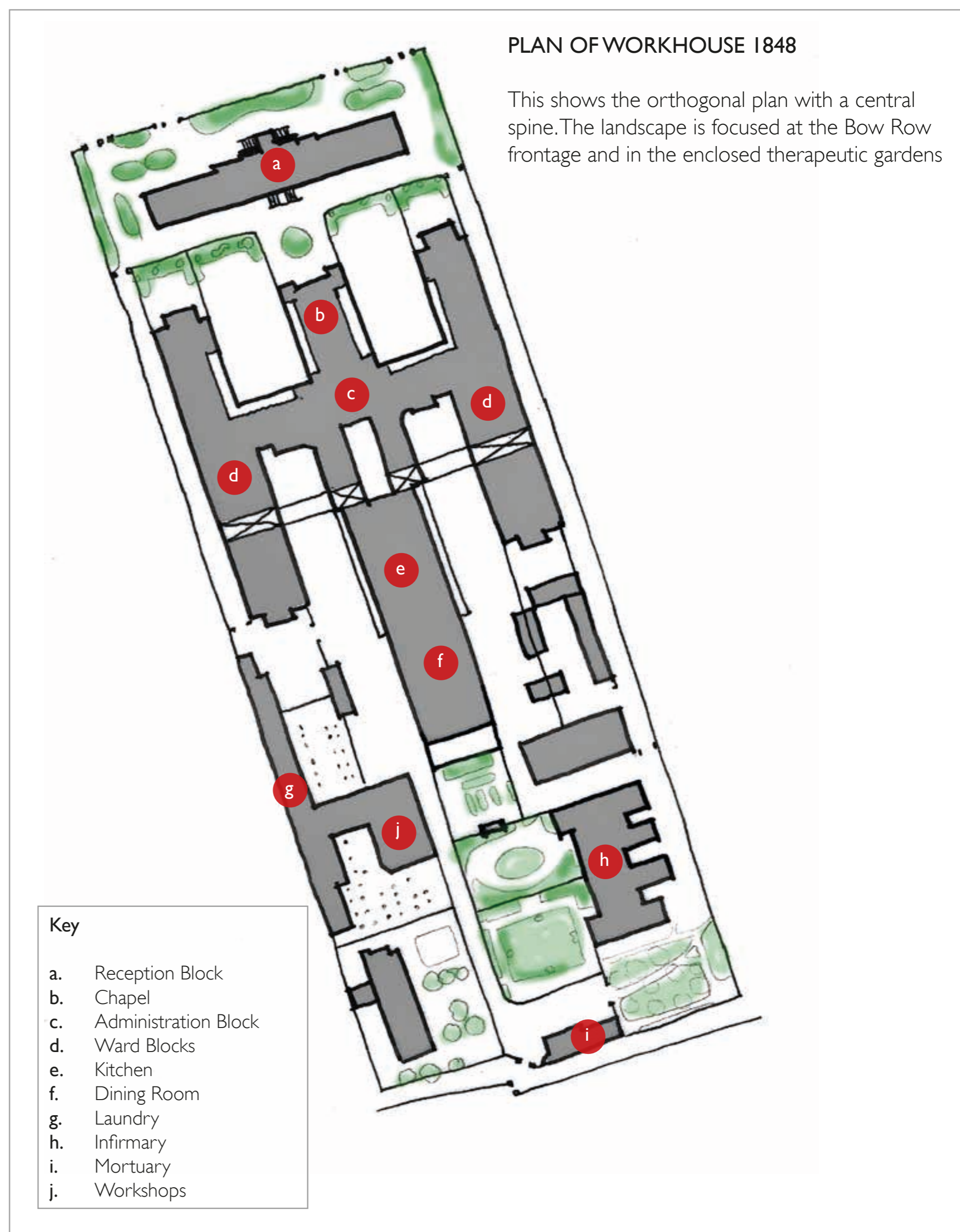
JUNE 2013

HISTORY TIMELINE & SITE HISTORY PHOTOGRAPHS

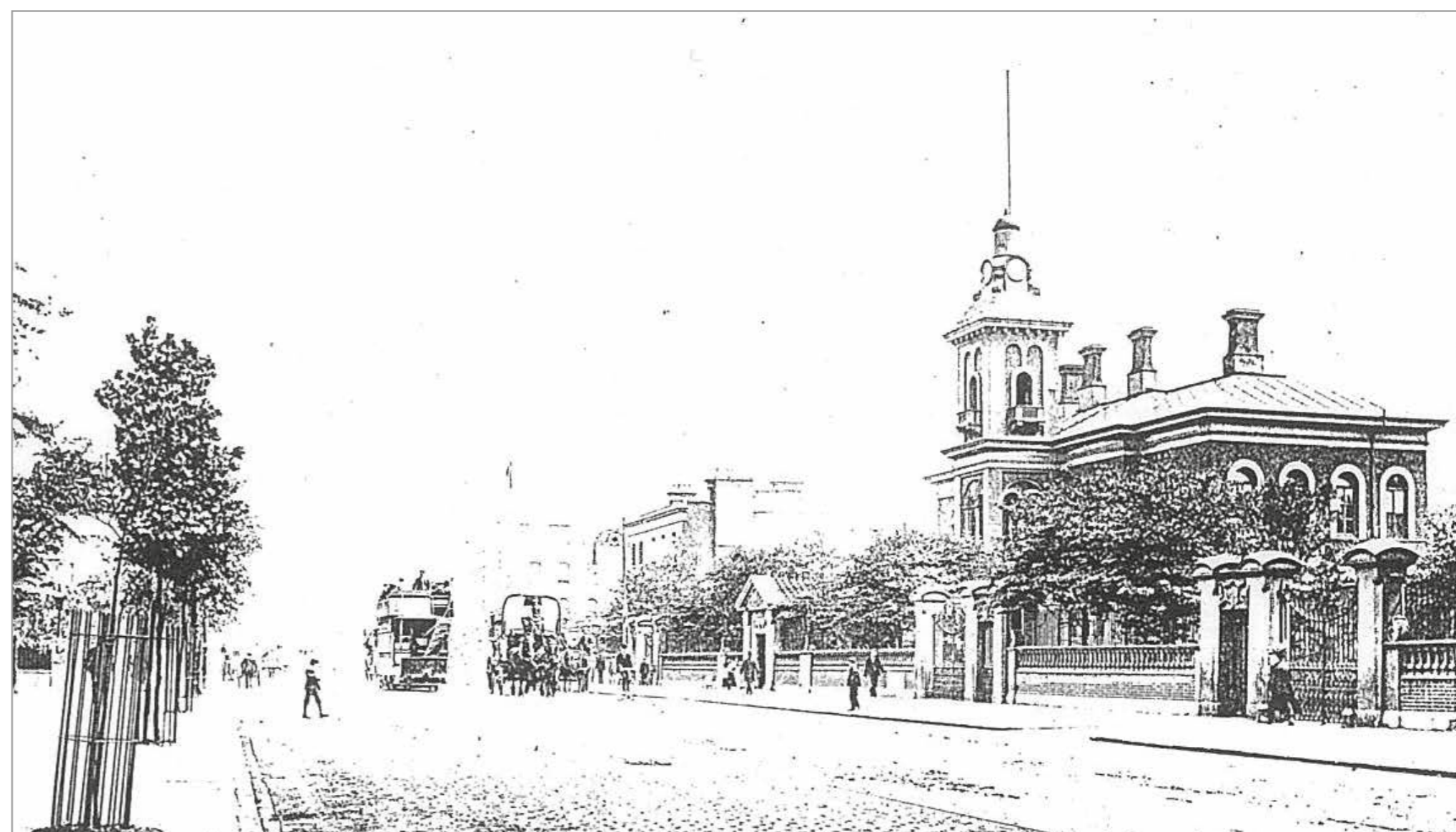
The origin of St Clement's Hospital lies with the care of paupers and the workhouse system. St Clement's Hospital has evolved through five major changes: the Workhouse, the Workhouse infirmary, the Institution for the chronic sick, taken over by the London County Council and under the National Health 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)

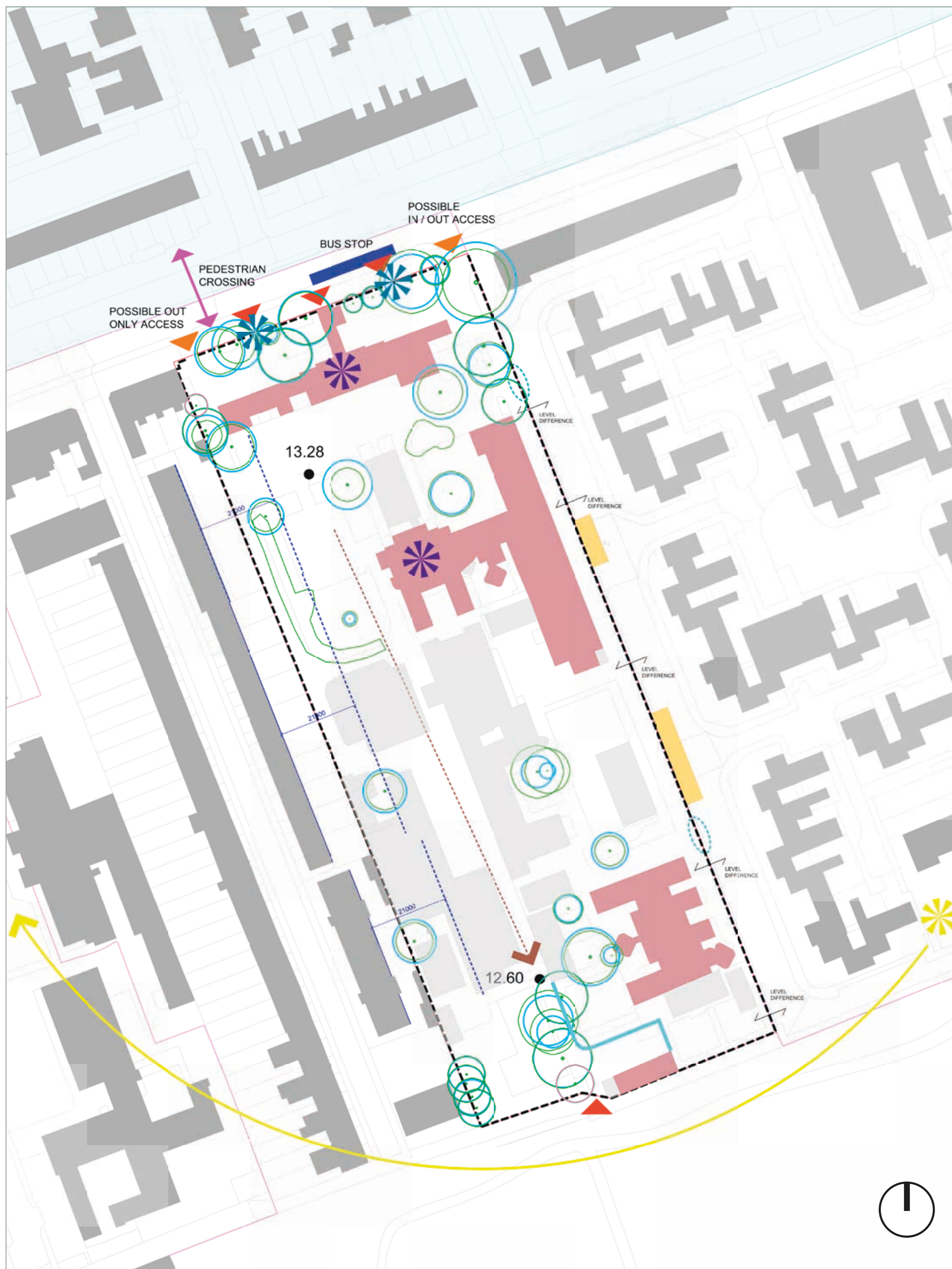


ST CLEMENT'S HOSPITAL

PUBLIC EXHIBITION

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SITE CHARACTERISTICS: CONSTRAINTS



- Existing Vehicular Access
- Existing Pedestrian Access
- Grade II Listed Front Wall, Gate Piers and Gates
- Grade II Listed Building
- Site Boundary Wall
- 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)
- Trees of High Protection (Category A)
- Trees of Low Protection (Category R)
- Root Protection Areas
- Sun Path Direction



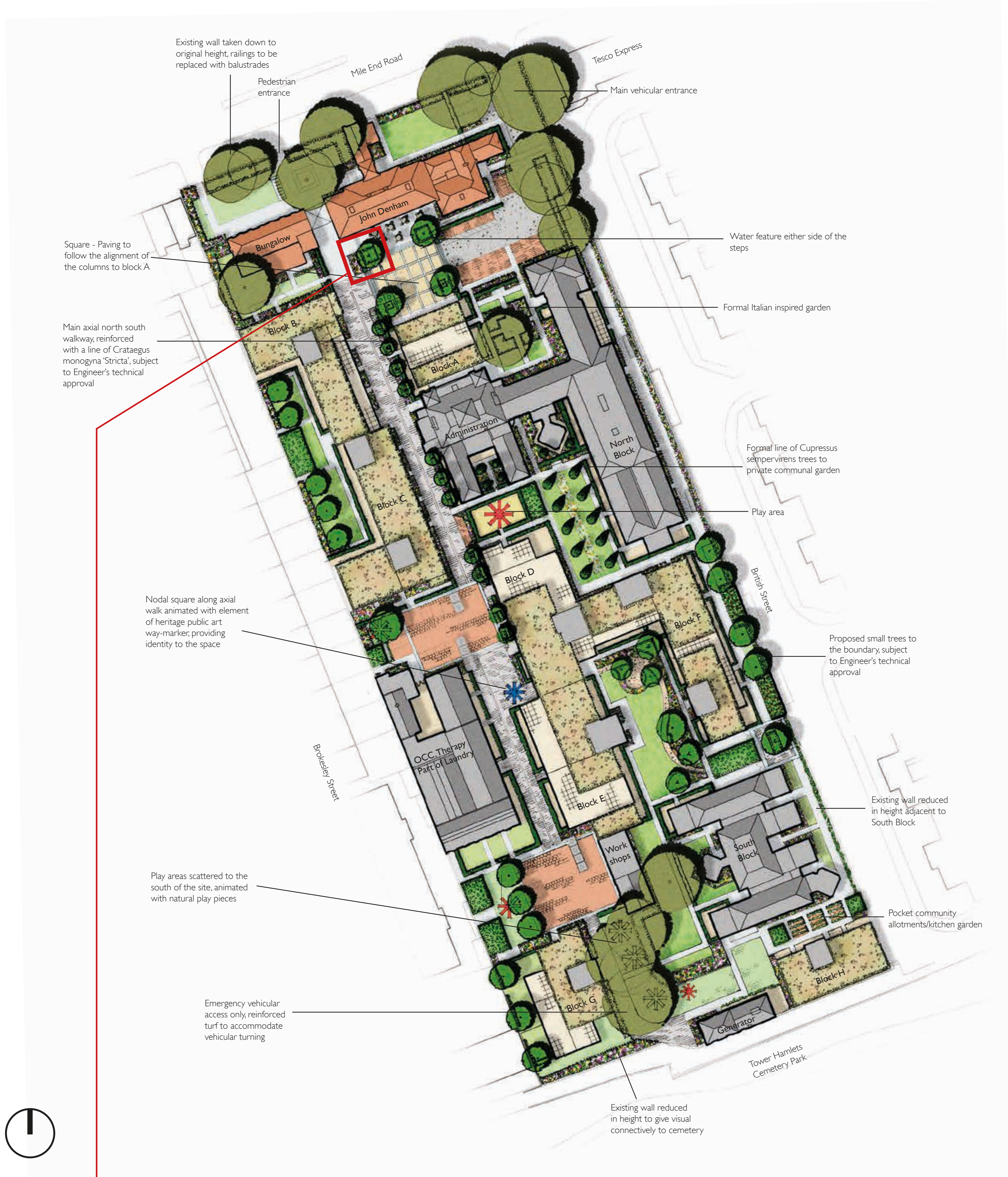
St Clement's Hospital buildings

ST CLEMENT'S HOSPITAL

PUBLIC EXHIBITION

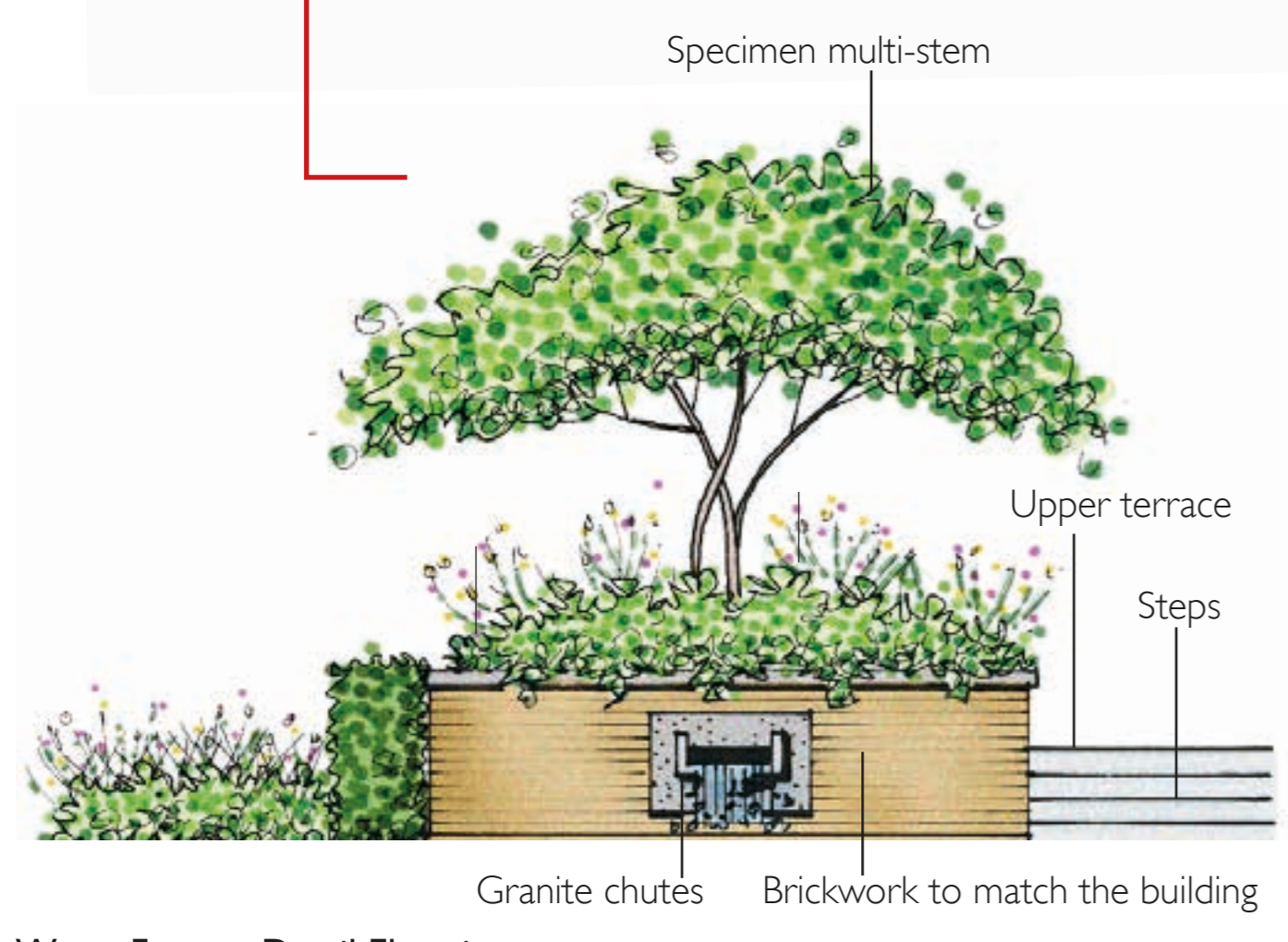
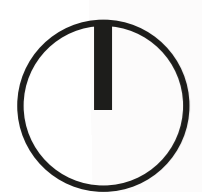
JUNE 2013

LANDSCAPE MASTERPLAN



Legend

- Existing trees
- Proposed trees, subject to detailing
- Shrub planting
- Mixed native hedge planting/espalier hedging
- Communal private space
- Private amenity
- Communal open space
- Tegula block paving
- Concrete block paving silver colour
- Concrete flags
- Tegula setts, with a granite grid pattern
- Granite setts
- Tarmac
- Reinforced turf
- Play areas
- Pocket allotments - kitchen gardens
- Public art - Historic elements
- Green roof to cycle stores
- Green roof
- Roof terrace
- Application Boundary



Water Feature Detail Elevation
Scale 1:50



ST CLEMENT'S HOSPITAL

PUBLIC EXHIBITION

JUNE 2013

PERSPECTIVES



View South from Coborn Road



View of St Clement's frontage from Mile End Road



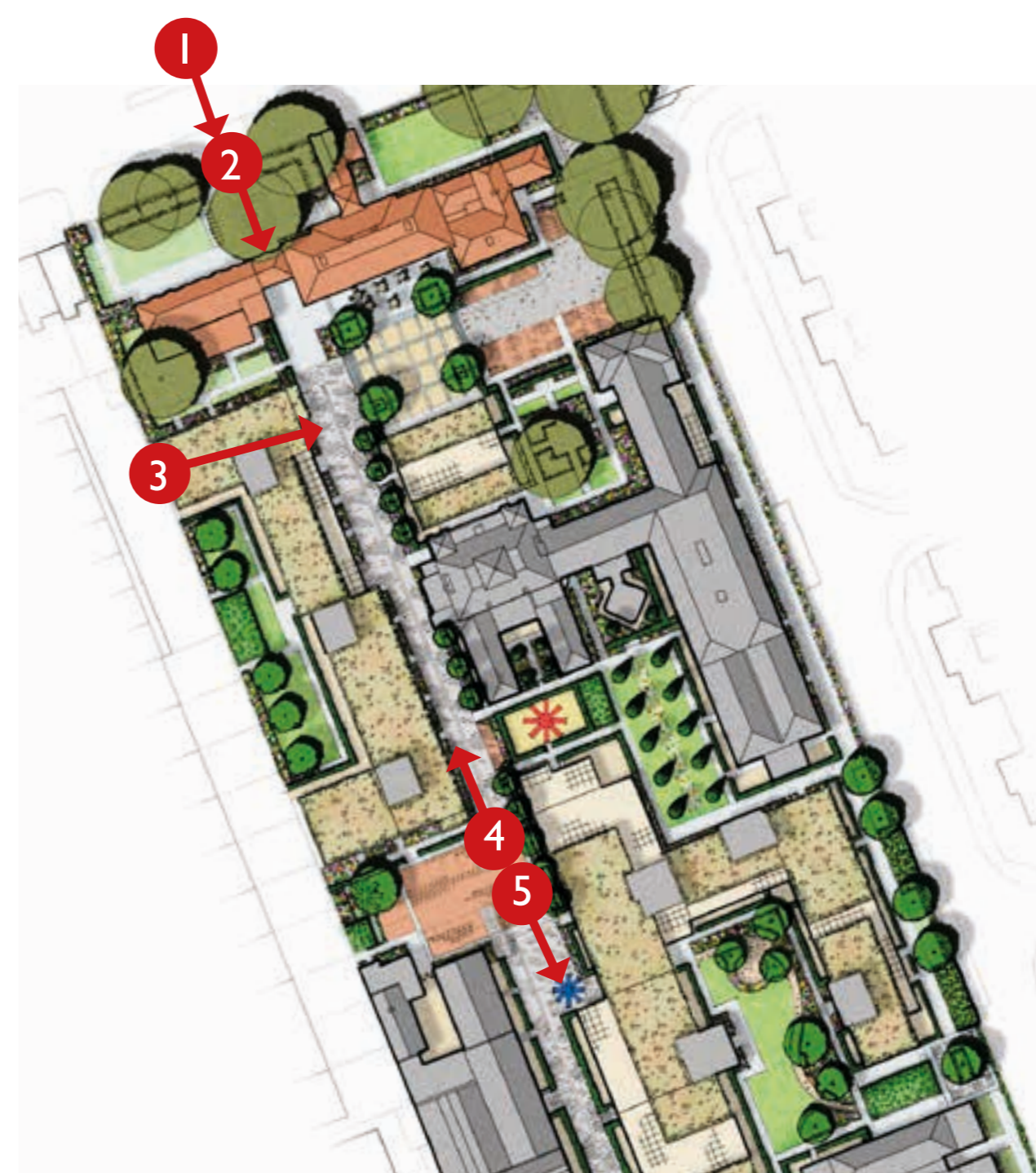
View East across new public square behind John Denham building



View north towards the Administration Building



View south towards Cemetery Park with converted Occupational Therapy building



ST CLEMENT'S HOSPITAL

PUBLIC EXHIBITION

JUNE 2013

PERSPECTIVES



View north towards converted Laundry building and Workshops



View north towards development with South Block garden wall on right



View from south block towards Generator and walled garden



View east towards southern building and Generator



View east along Hamlet's Way



ST CLEMENT'S HOSPITAL

PUBLIC EXHIBITION

JUNE 2013

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.



Murdoch Wickham is an established award winning Landscape Architecture practice, delivering schemes in the UK and Internationally. We are a design led practice with a range of expertise and services. Our diverse experience in landscape architecture allows us to produce successful schemes from private garden designs to large mixed-use residential schemes.



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.



Bellamy Roberts LLP provides advice on the full range of highway and transport planning issues. This extends from clients' initial feasibility studies of the development potential of a site, through transport assessment as part of the Planning process, to detailed design of accesses, on-site roads, and off-site improvements to the public highway network.

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.

ST CLEMENT'S HOSPITAL

PUBLIC EXHIBITION

JUNE 2013

VISUALISATIONS



View south from Mile End Road through Bungalow building



View west across new public space behind John Denham Building

ST CLEMENT'S HOSPITAL

PUBLIC EXHIBITION

JUNE 2013

VISUALISATIONS



View south along new shared surface route and Cemetery Park



QUANTUM

SCHEDULE OF ACCOMODATION	NO.
Total no. of units	252
Total no. new build units	179
Total no. of units in refurbished blocks	73
Total no. of habitable rooms	726

AFFORDABLE HOUSING

Affordable units are provided at a ratio of 35% of habitable rooms, of which:
70% habitable rooms social rent
30% habitable rooms shared ownership

AFFORDABLE HOUSING	NO.
Total no. affordable habitable rooms	254
Total no. rented habitable rooms	178
Total no. shared ownership habitable rooms	76

ACCOMMODATION

The proposals generate a total of 252 dwellings of which 73 are in refurbished buildings and 179 are in new buildings.

MIX				
UNIT SIZE	SCHEME	AFFORDABLE	SHARED OWNERSHIP	MARKET
Studio	18	0	0	18
1 bedroom	75	12	5	58
2 bedroom	116	13	12	91
3 bedroom	38	17	6	15
4 bedroom	5	5	0	0
TOTAL:	252	47	23	182

MIX

The overall mix of dwellings is set out in the table adjacent:

NON RESIDENTIAL AREAS (GIA)	
Community floorspace (D1 use class)	305m ²
Commercial floorspace (B1/A2 use class)	174m ²
Cafe/Restaurant floorspace (A3/A4 use class)	69m ²

NON RESIDENTIAL FLOORSPACE

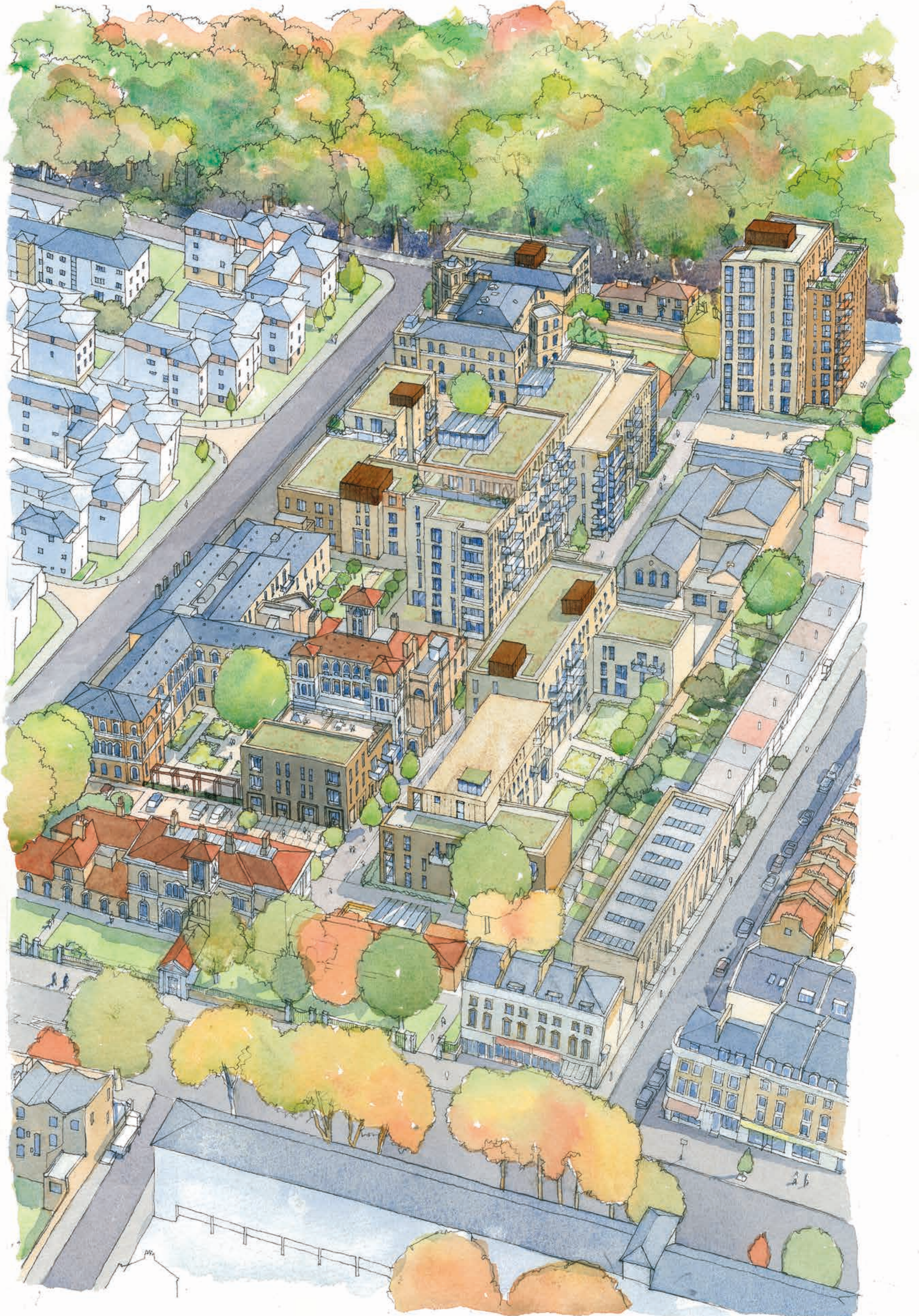
Non-residential uses are provided within the Bungalow and John Denham Building. These areas total:

ST CLEMENT'S HOSPITAL

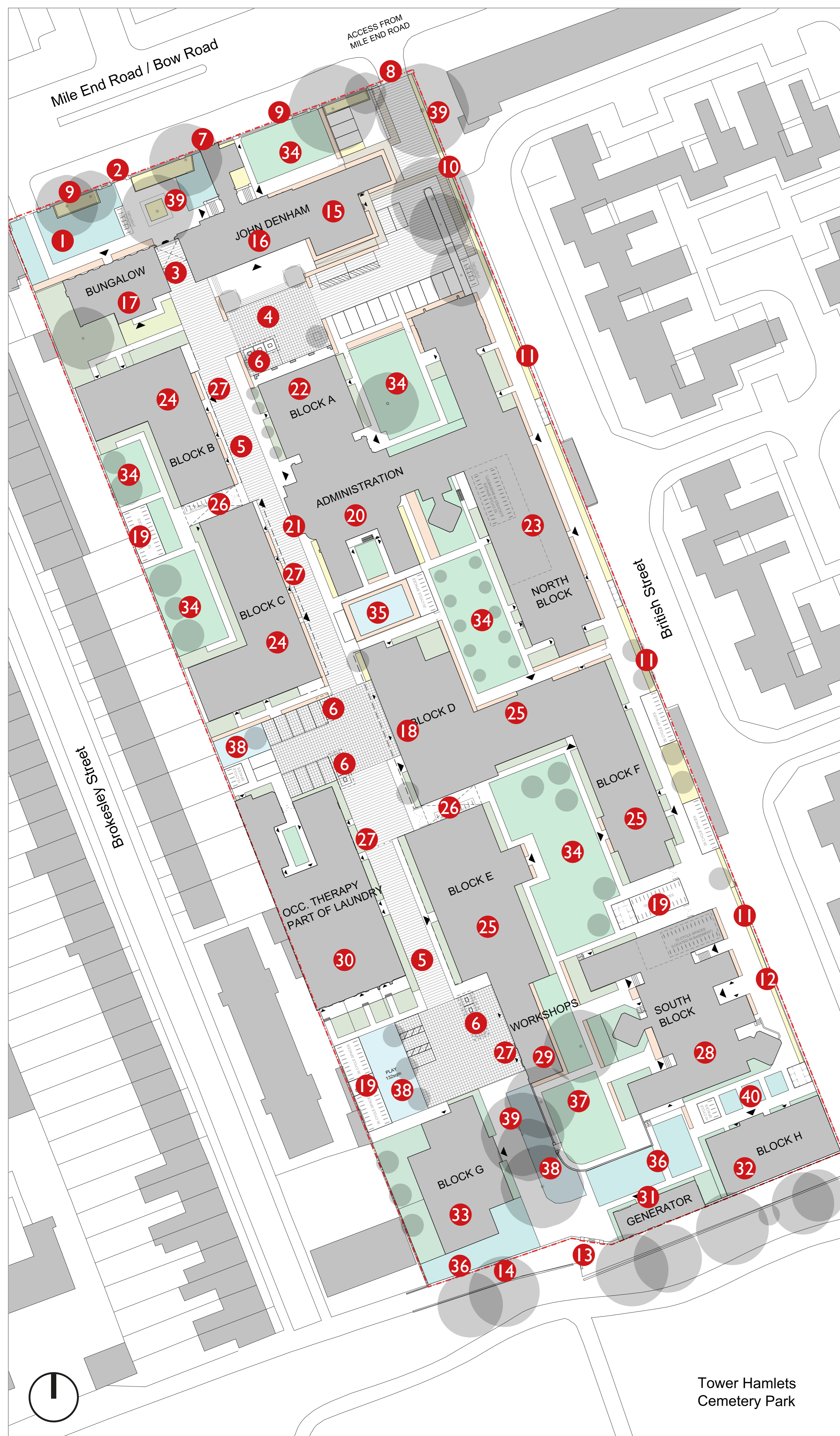
PUBLIC EXHIBITION

JUNE 2013

AERIAL PERSPECTIVE



PROPOSED MASTERPLAN



PUBLIC REALM

1. New public realm in front of John Denham Building addressing Mile End Road
2. Existing gates opened to provide pedestrian access
3. Existing arches to Bungalow Building opened up to create new pedestrian access from Mile End Road into development
4. New south-facing square with terrace to rear of John Denham Building and water features
5. North-south shared surface route linking Mile End Road to Cemetery Park
6. Underground refuse system integrated into public realm

BOUNDARY WALLS & ACCESS

7. Existing front doors to mixed uses
8. Existing gates removed to provide pedestrian and vehicular access
9. Lowering of Northern boundary wall and replacement of bottle balusters to create open frontage
10. Lowering of Eastern boundary wall and railings added giving views from to and from the east
11. New landscape and planting along existing eastern boundary wall
12. Lowering of Eastern boundary wall in front of South Block
13. Reinstatement of gates between existing gate posts in Southern boundary wall
14. Lowering of Southern Boundary Wall West of Generator Building giving views from and to Hamlet's Way

MIXED USES

15. John Denham Building retained and converted to residential, community and commercial uses to include offices, business hub and café
16. Board of Guardians Room retained as single space for community use
17. Bungalow Building retained and converted for commercial use including extension to rear
18. Energy centre in ground floor of Block D
19. Cycle stores provided throughout the development

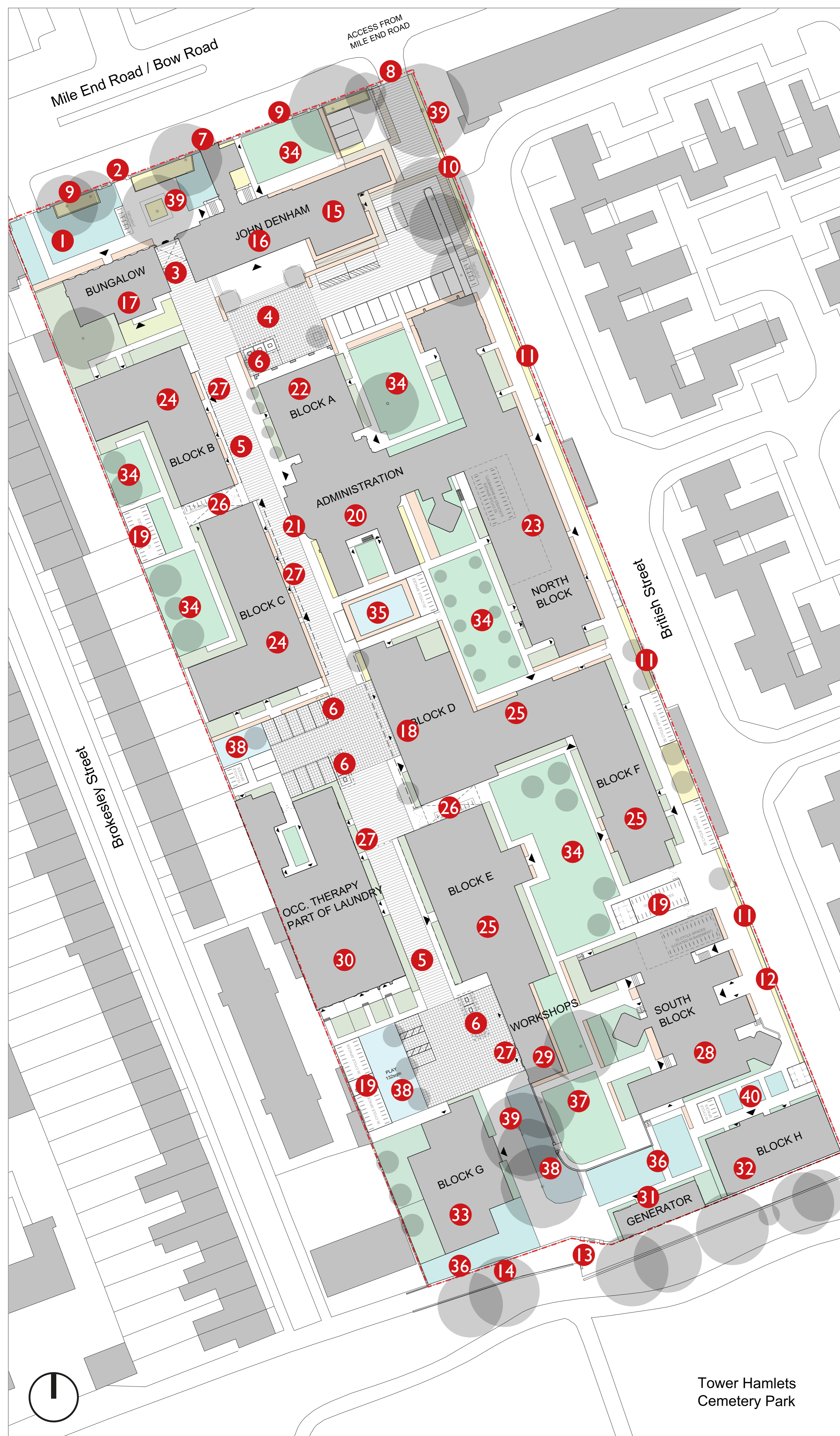
RESIDENTIAL USES

20. Administration Building retained and converted to residential uses with entrance to lobby and grand staircase
21. New lift and stair core conceals building scarring to western elevation of Administration Building and creates 'beacon' on key route
22. New residential building on footprint of former Chapel using entrance to Administration Building (Block A). New building conceals scarring to front of Administration Building
23. North Block retained and converted to residential uses with entrances overlooking British Street
24. New residential building with family duplex dwellings at ground and first floor with private rear gardens (Block B/C)
25. New residential building encloses private garden (Block D/E). Entrances overlooking British Street (Block F)
26. Gated archways through building at lower level providing access to rear shared gardens
27. Front door access to dwellings animates new shared surface street
28. South Block retained and converted to residential uses
29. Existing workshops buildings retained and converted to residential use
30. Occupational therapy building and Laundry (part) retained and converted to residential uses
31. Generator/mortuary to be converted for residential use
32. New residential building on South East boundary wall provides natural surveillance and overlooking to British Street and Hamlets Walk (Block H)
33. New taller residential building creates landmark at new Southern Entrance and provides overlooking on to Hamlet's Way (Block G)

LANDSCAPE

34. Private courtyard garden
35. Play area
36. Communal open space
37. Existing walled garden retained
38. Soft landscaped play area
39. Existing trees retained
40. Allotments and kitchen gardens

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ST CLEMENT'S HOSPITAL

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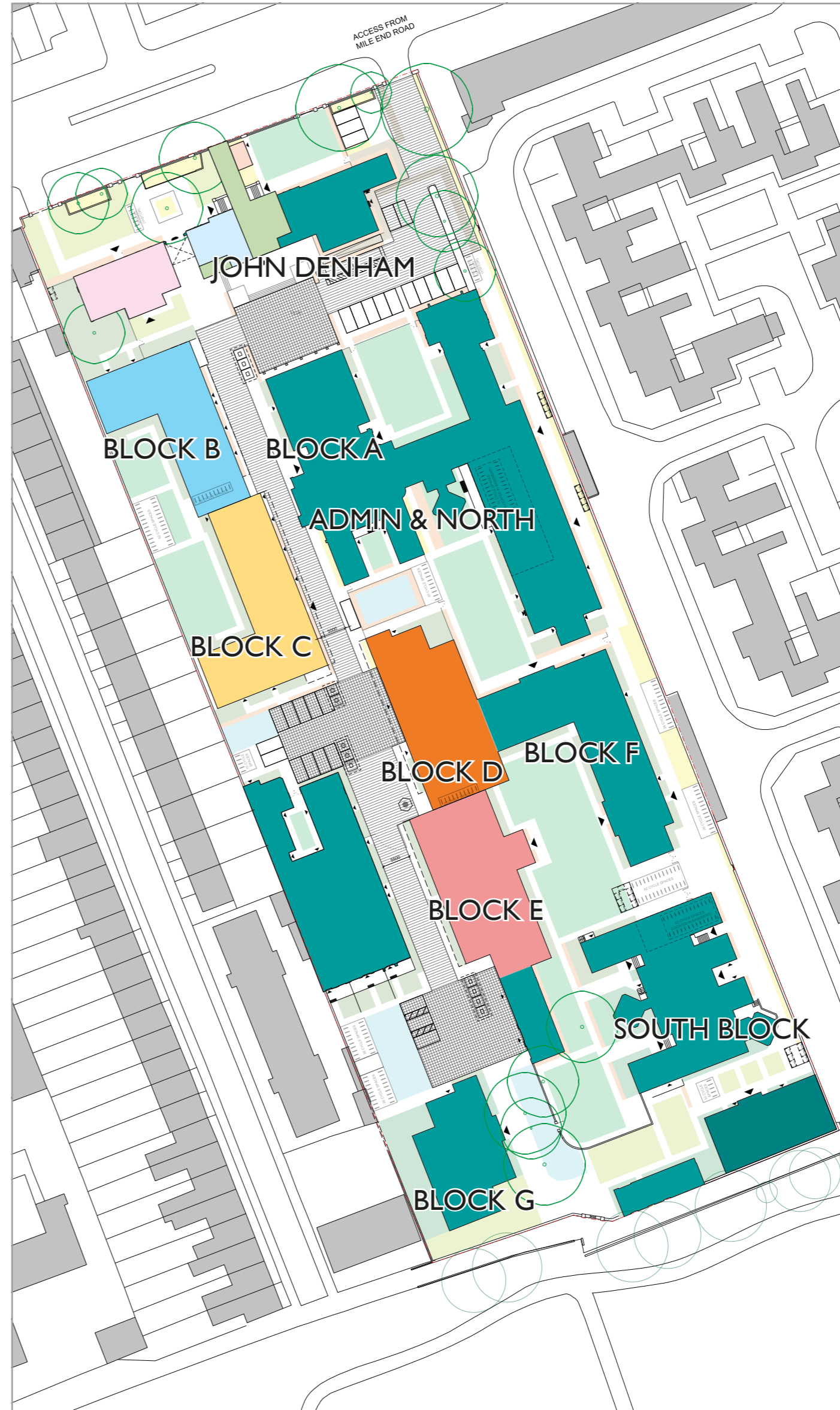
URBAN DESIGN ANALYSIS

PROPOSED STOREY HEIGHTS



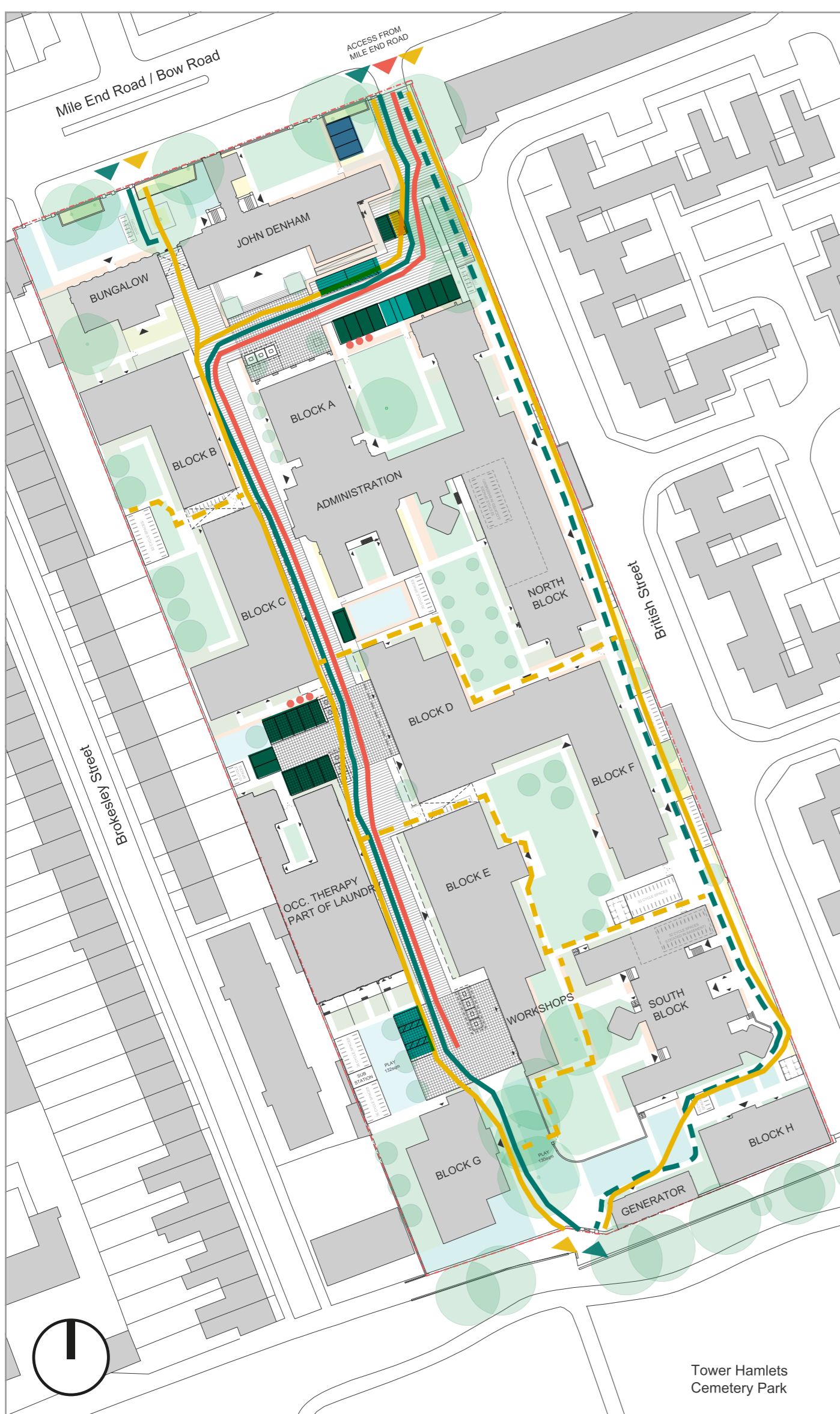
- 2 Storey
- 3 Storey
- 4 Storey
- 5 Storey
- 6 Storey
- 7 Storey
- 9 Storey

MIXED USES AND RESIDENTIAL TENURE



- shared ownership & private
- social rented
- shared ownership & social rented
- shared ownership & private
- private
- Commercial
- Cafe
- Community use
- Concierge

MOVEMENT & TRANSPORT



- vehicular access
- cycle access
- pedestrian access
- vehicular movement
- primary cycle movement
- secondary cycle movement
- primary pedestrian movement
- secondary pedestrian movement
- mixed use parking
- residential parking
- wheelchair adaptable parking
- pool car space
- electric charging point

REFUSE STRATEGY



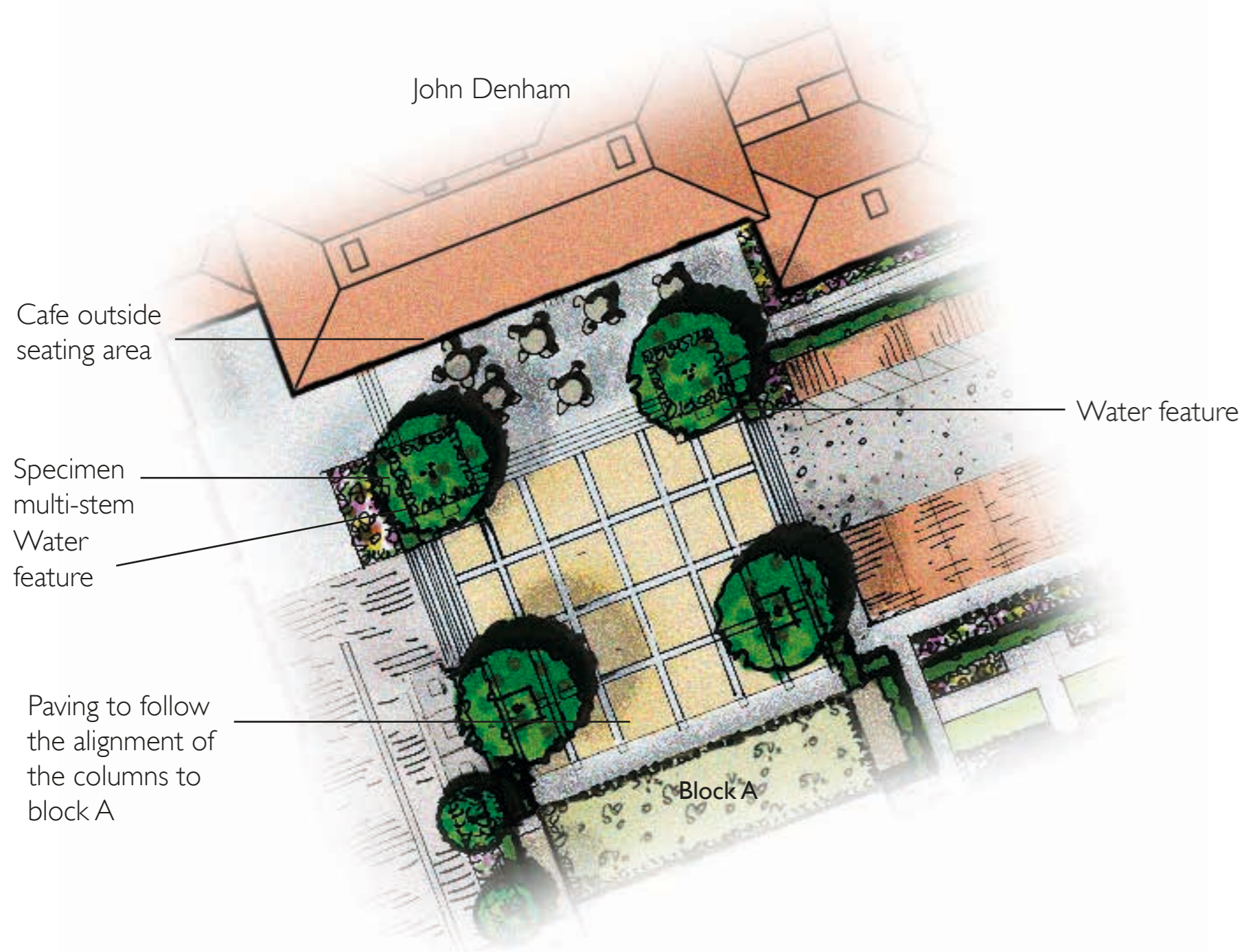
- 5000L Underground Refuse System (URS) Rubbish Bin
 - 5000L Underground Refuse System (URS) Dry-Recycling Bin
 - 1100L EUROBIN to supplement URS Refuse Strategy for property entrances that exceed 25m
 - Properties within 25m of URS
 - Management strategy which delivers refuse to URS points from local bin stores
- Notes: Part John Denham is mixed use and has an alternative refuse strategy

ST CLEMENT'S HOSPITAL

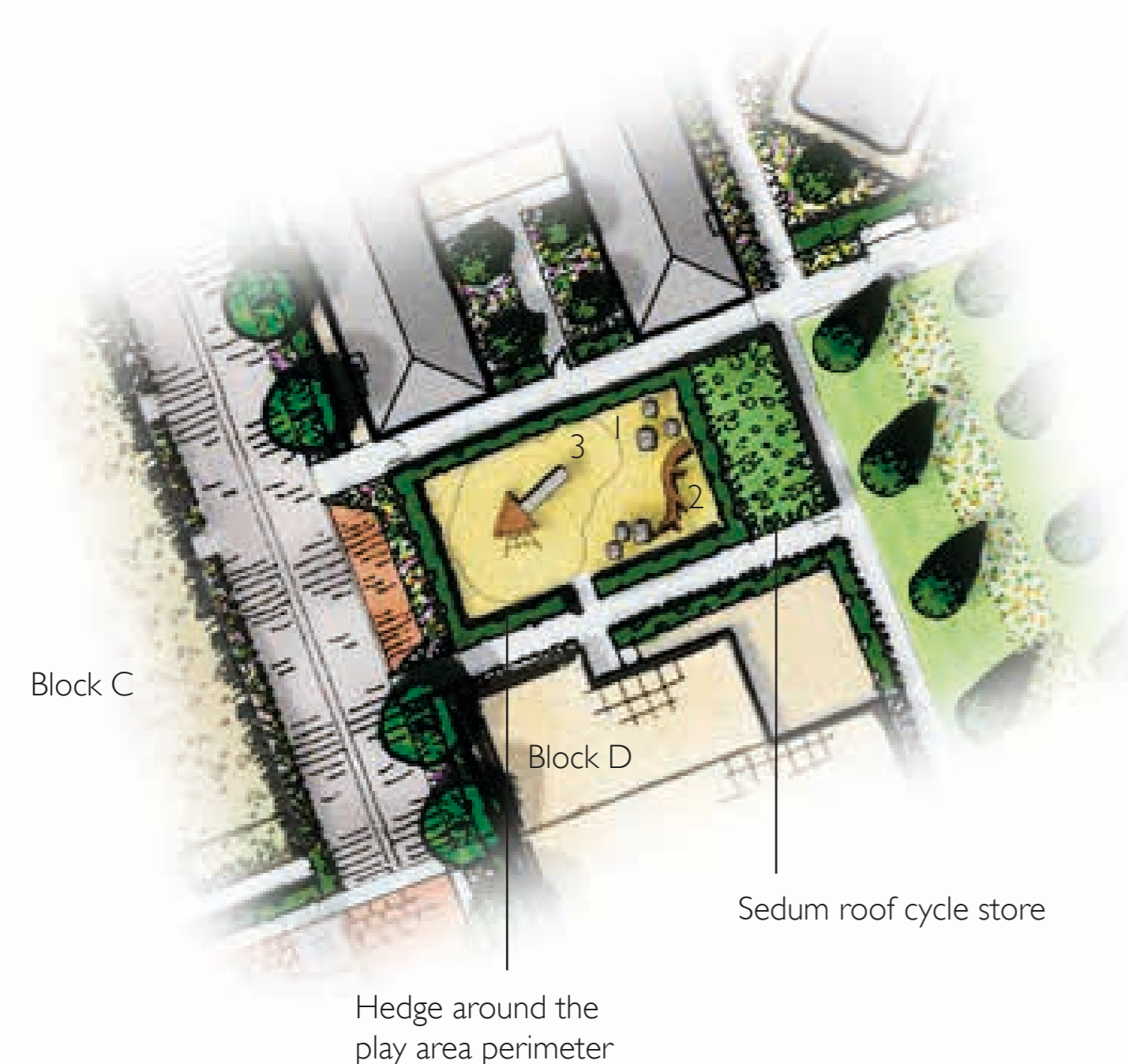
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LANDSCAPE STUDIES



Square Landscape Vignette
Scale 1:250



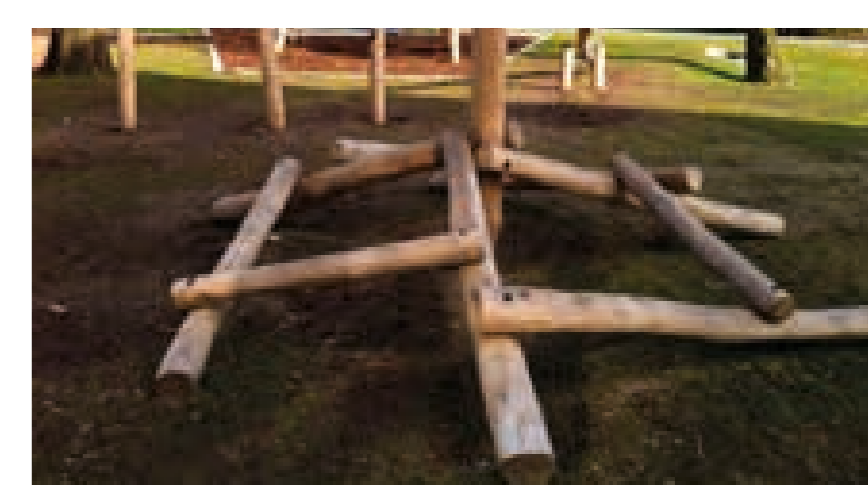
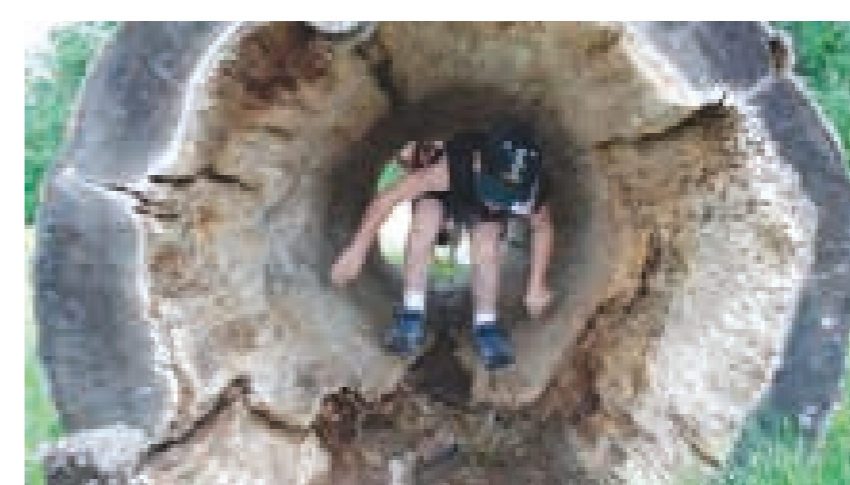
Play Vignette A
Scale 1:250

Play Vignette A - Examples of natural landscape elements creating playable spaces



Play Vignette B
Scale 1:250

Play Vignette B - Examples of play equipment and natural landscape elements



ST CLEMENT'S HOSPITAL

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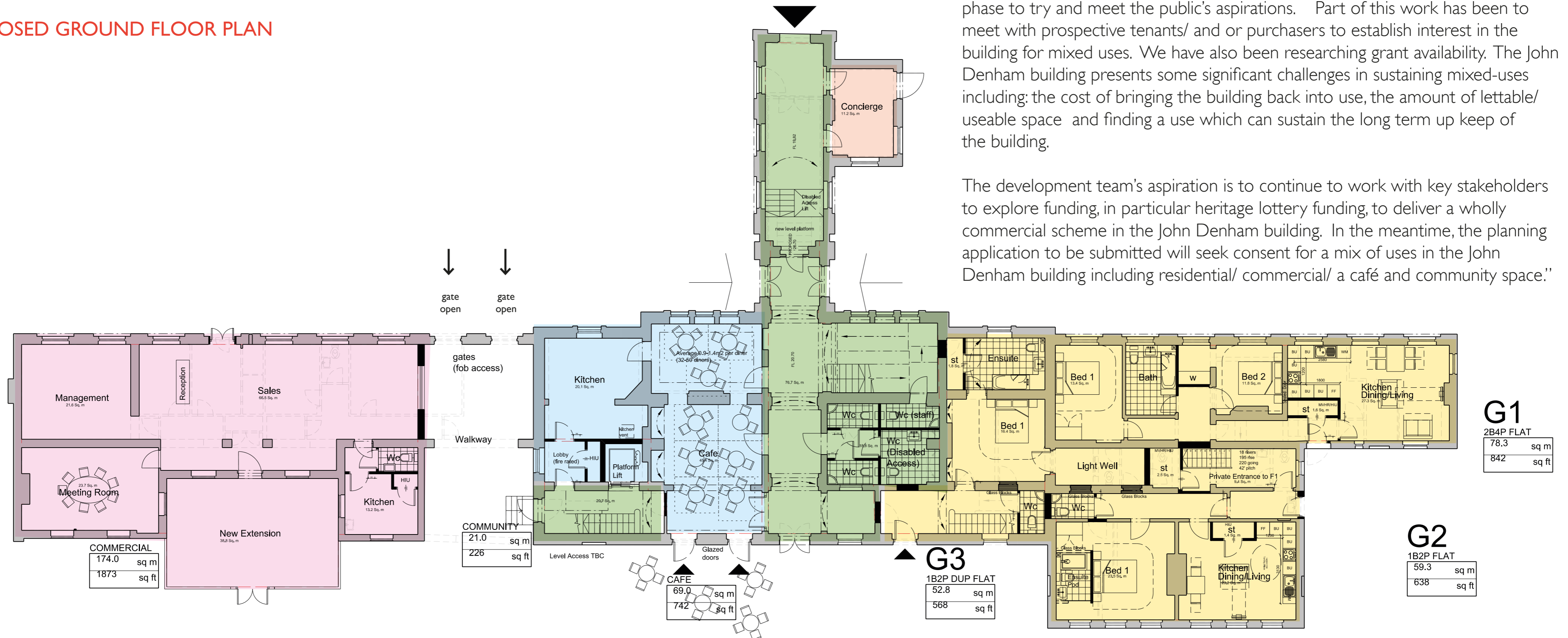
JUNE 2013

THE JOHN DENHAM BUILDING

PROPOSED GROUND FLOOR PLAN

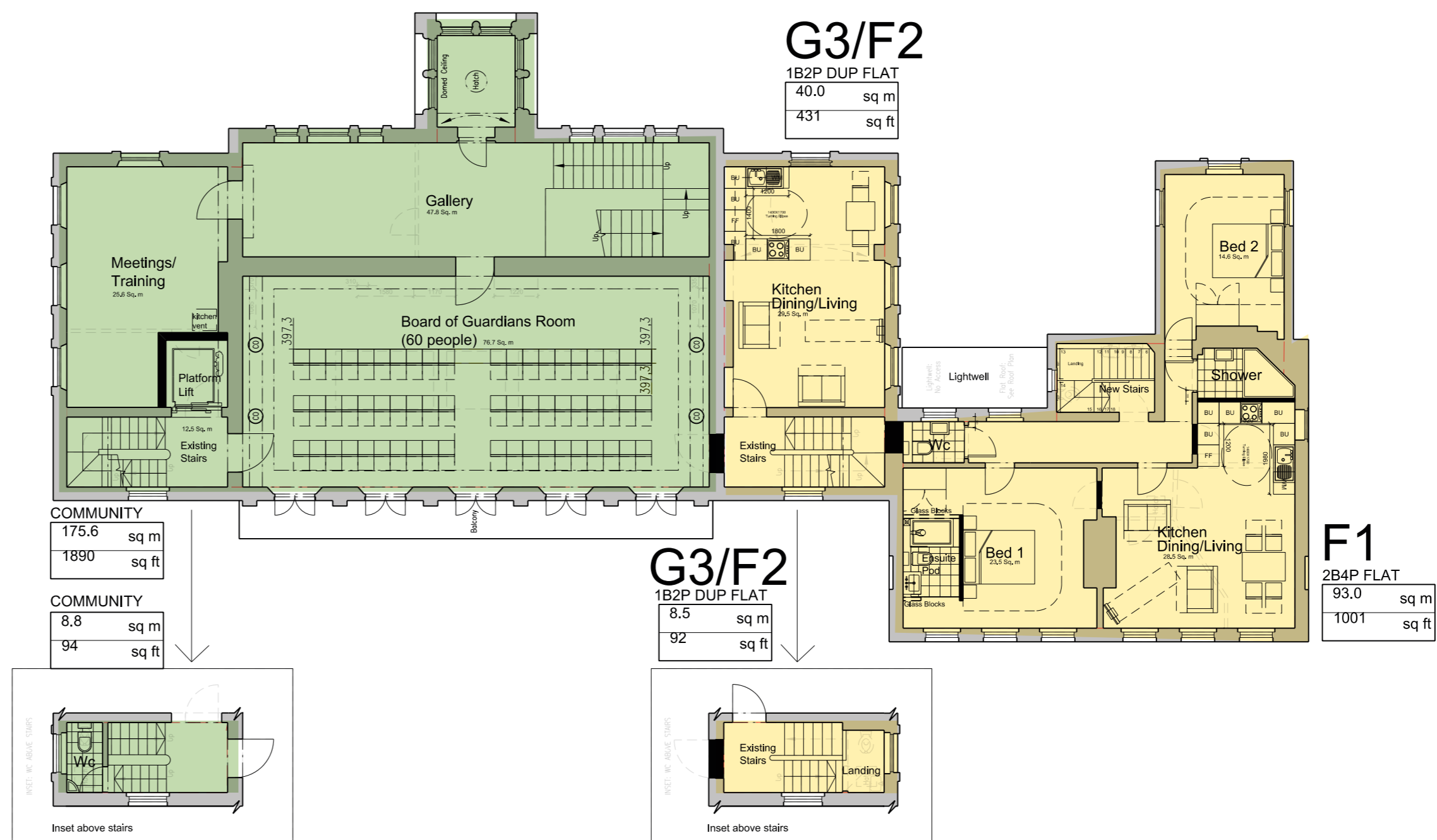
"The original concept for St Clement's was a wholly residential scheme. Having undertaken extensive consultation with the public it became evident that there was a desire to create an active frontage to St Clement's and allow public access, in some form, to the John Denham building. Galliford Try/ Linden Homes has recognised this desire and has been working through the design development phase to try and meet the public's aspirations. Part of this work has been to meet with prospective tenants/ and or purchasers to establish interest in the building for mixed uses. We have also been researching grant availability. The John Denham building presents some significant challenges in sustaining mixed-uses including: the cost of bringing the building back into use, the amount of lettable/ useable space and finding a use which can sustain the long term up keep of the building.

The development team's aspiration is to continue to work with key stakeholders to explore funding, in particular heritage lottery funding, to deliver a wholly commercial scheme in the John Denham building. In the meantime, the planning application to be submitted will seek consent for a mix of uses in the John Denham building including residential/ commercial/ a café and community space."

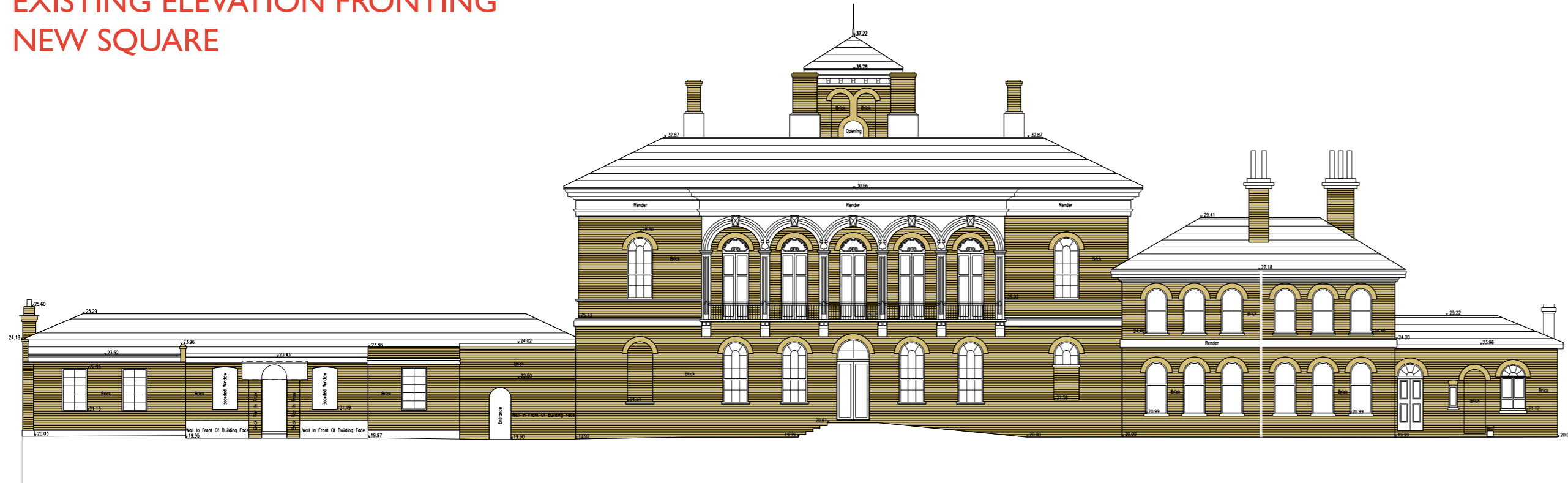


PROPOSED FIRST FLOOR PLAN

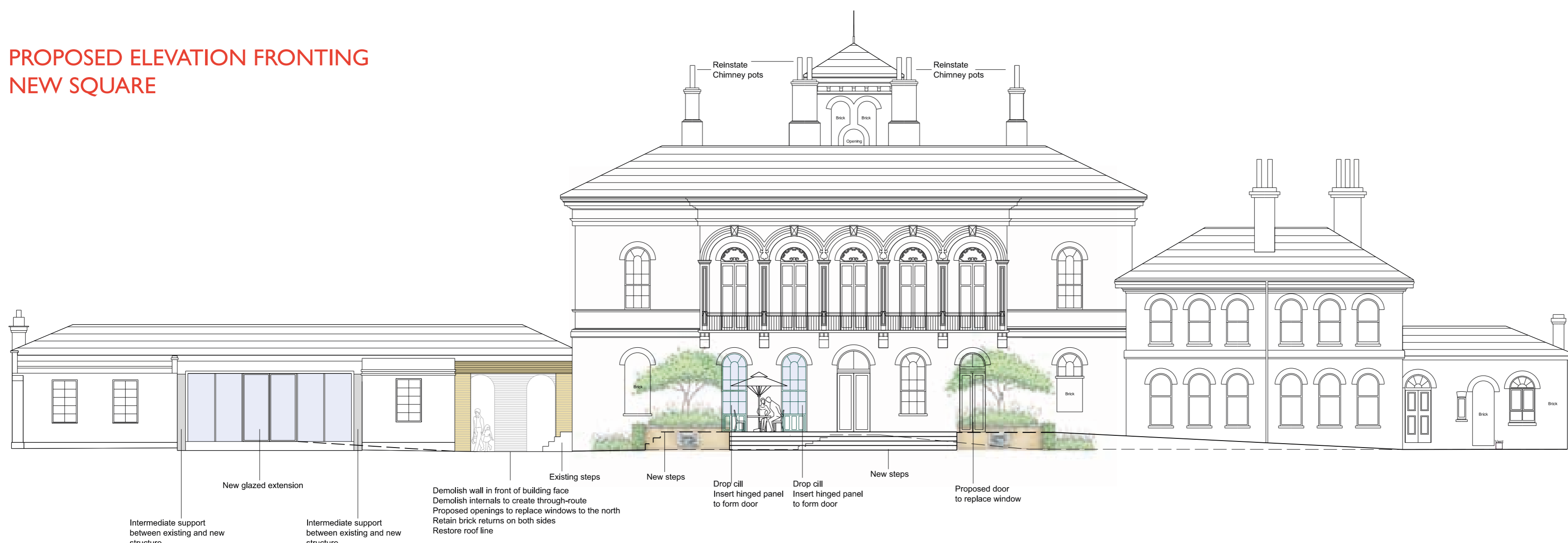
- Commercial
- Cafe
- Community use
- Residential
- Concierge



EXISTING ELEVATION FRONTING NEW SQUARE



PROPOSED ELEVATION FRONTING NEW SQUARE



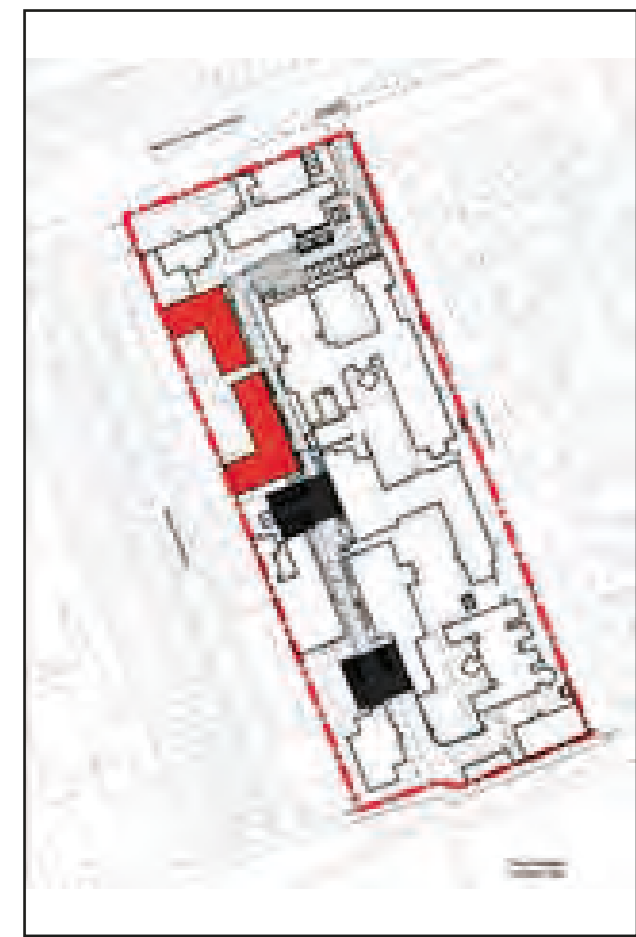
ST CLEMENT'S HOSPITAL

PUBLIC EXHIBITION

JUNE 2013

SAMPLE PLANS & ELEVATIONS

PROPOSED BLOCK B & C



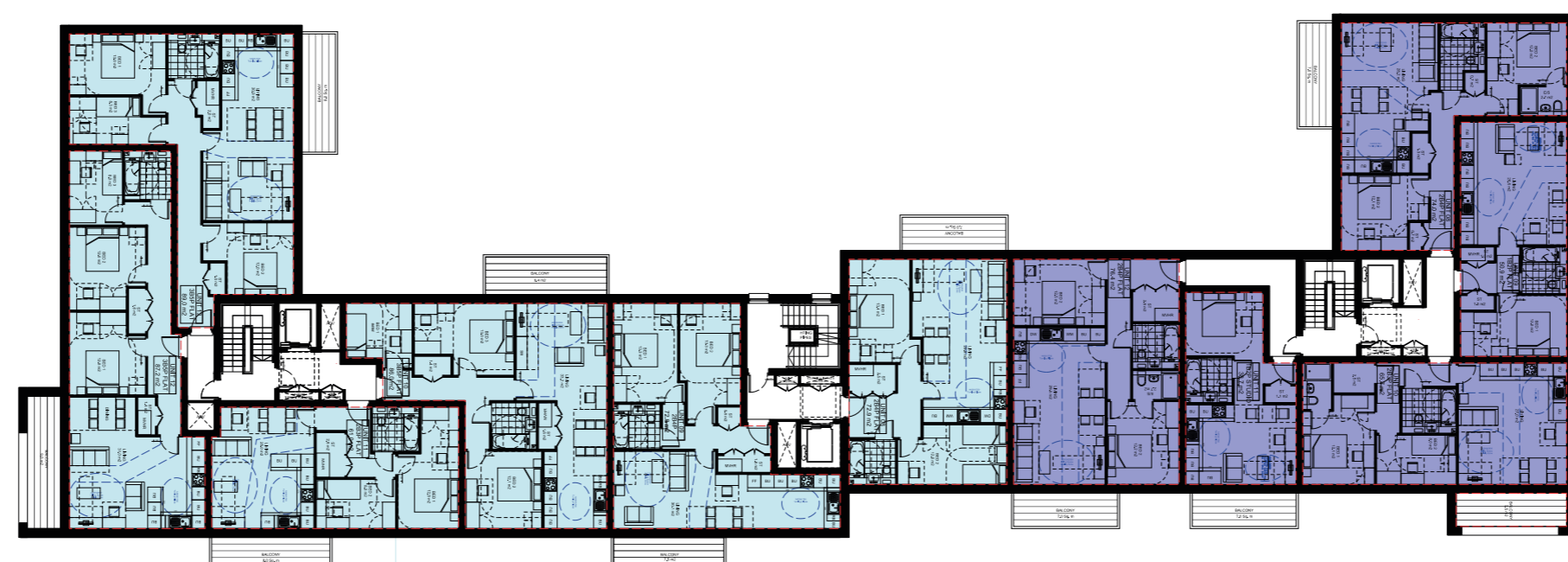
GROUND FLOOR



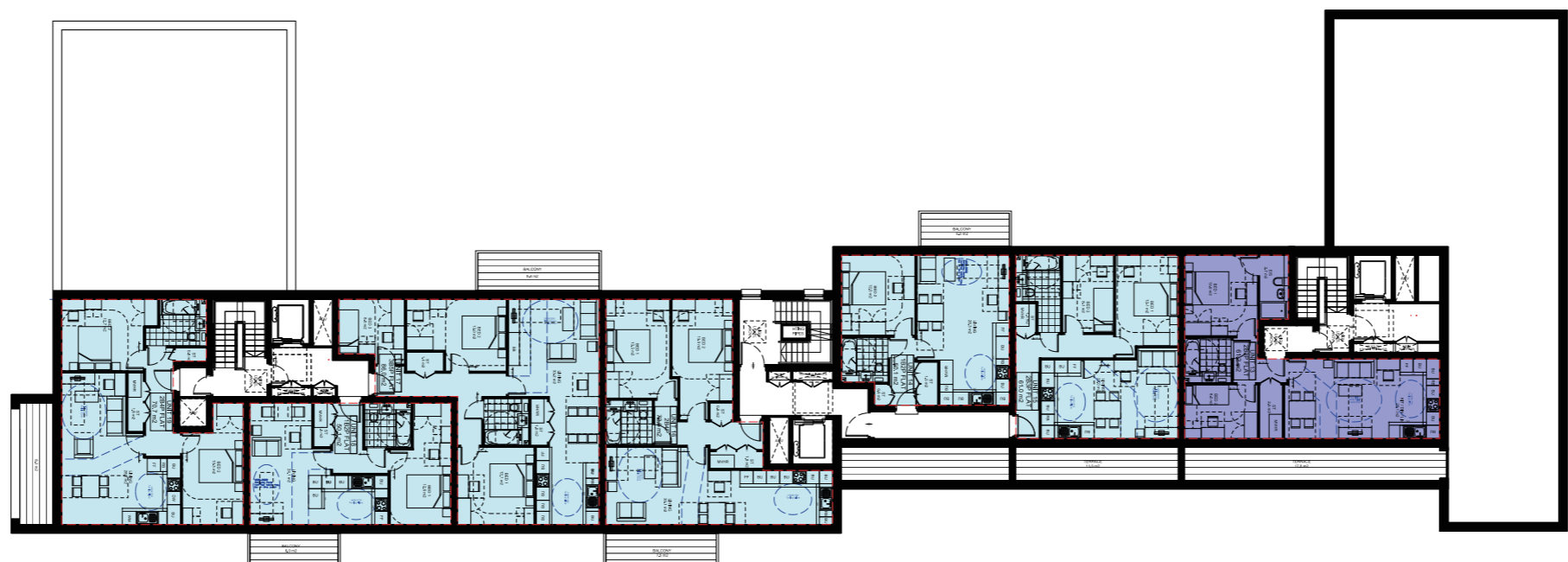
FIRST FLOOR



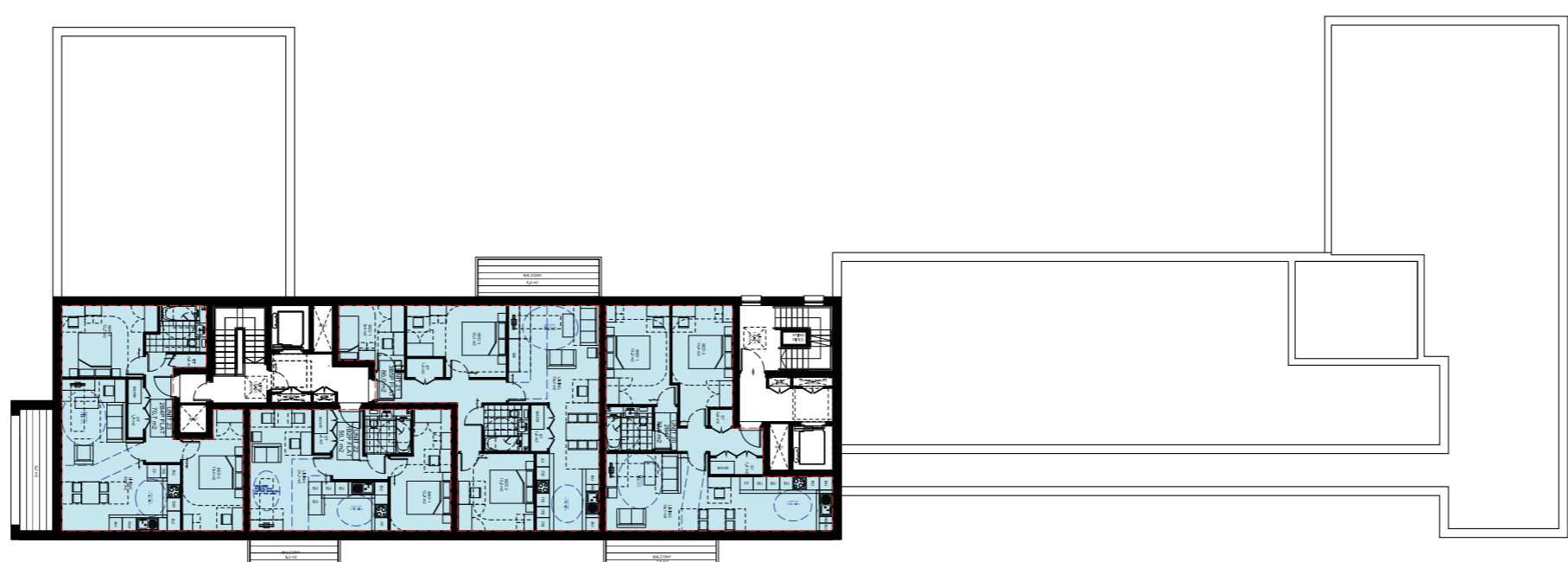
SECOND FLOOR






THIRD FLOOR



FOURTH FLOOR



-  Social rented dwellings
-  Shared ownership dwellings
-  Private dwellings

BLOCK B & C - FRONT ELEVATION



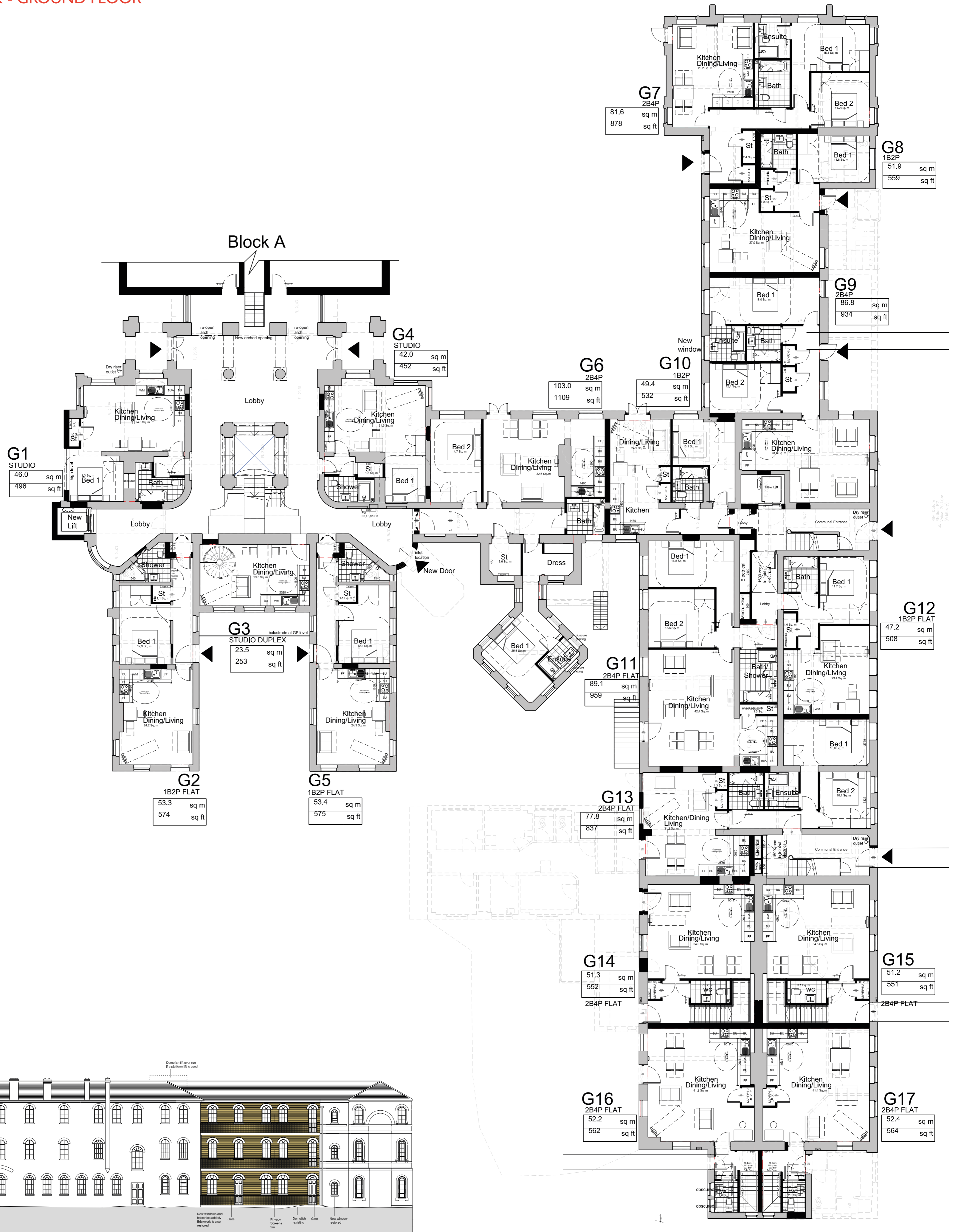
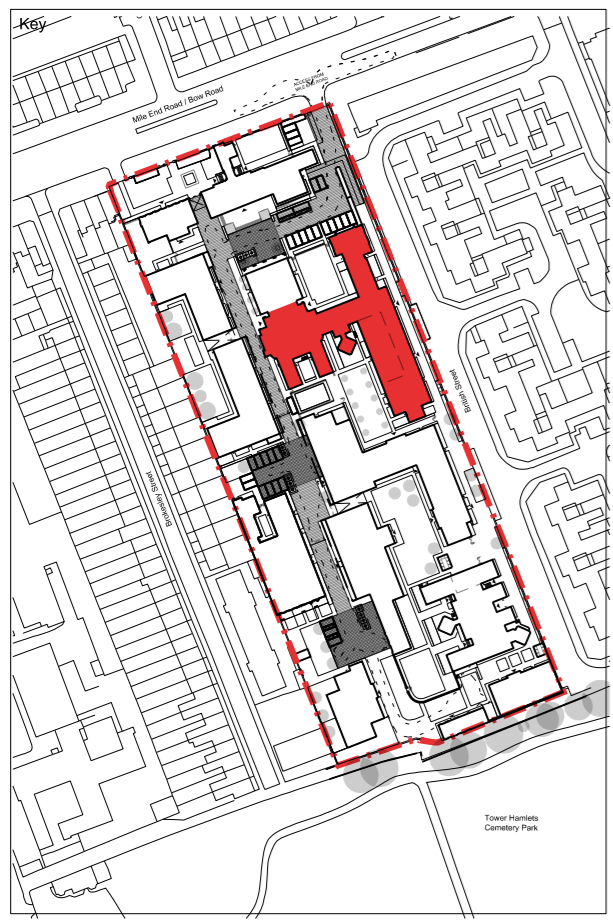
ST CLEMENT'S HOSPITAL

PUBLIC EXHIBITION

JUNE 2013

SAMPLE PLANS & ELEVATIONS

ADMINISTRATION NORTH BLOCK - GROUND FLOOR



PROPOSED EAST ELEVATION



PROPOSED NORTH ELEVATION



PROPOSED WEST ELEVATION



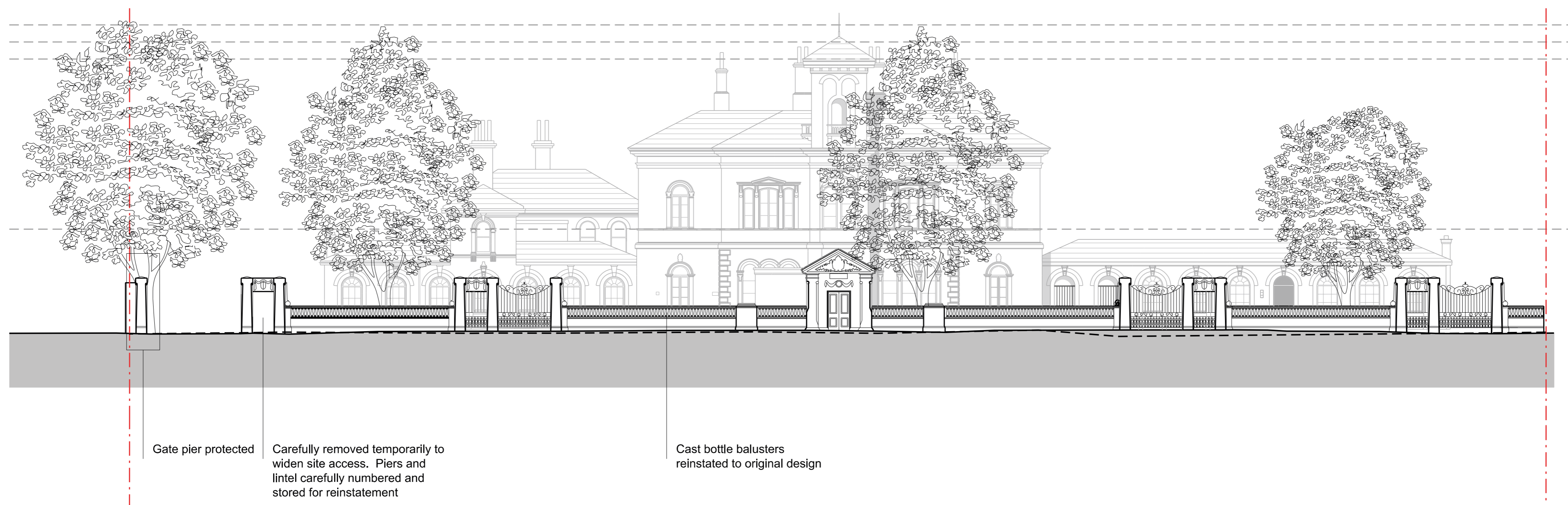
ST CLEMENT'S HOSPITAL

PUBLIC EXHIBITION

JUNE 2013

PROPOSALS FOR THE 3 BOUNDARY WALLS

PROPOSED NORTHERN BOUNDARY WALL - MILE END ROAD



PROPOSED EASTERN BOUNDARY WALL - BRITISH STREET



PROPOSED SOUTHERN BOUNDARY WALL - HAMLET'S WAY

