

Creating a New Vision for St Clement's

Report Back

December 2012



A New Vision for St Clement's

Around 350 people participated in the Creating a New Vision for St Clement's Hospital Community Planning Workshops to help plan a new vision for the site and its relationship to neighbouring areas.

There was widespread support for the regeneration of the former hospital site with a high quality, sensitively designed residential-led development. St Clement's was seen to offer an opportunity to create a new heart for this part of Bow, linking Mile End Road to the area's "hidden gem" Cemetery Park. There was much discussion about how a mix of community and commercial uses in the John Denham building could bring vibrancy to the area, so long as they are financially viable. The new housing shall be a mixed tenure and foster an inclusive community with strong links to the surrounding neighbourhoods.

The event was opened by Rick Blakeway, Deputy Mayor of London for Housing, Land and Property, who welcomed the opportunity for people of all ages to help shape this landmark project. Pupils from Wellington School then presented their ideas for the site to the assembled audience.

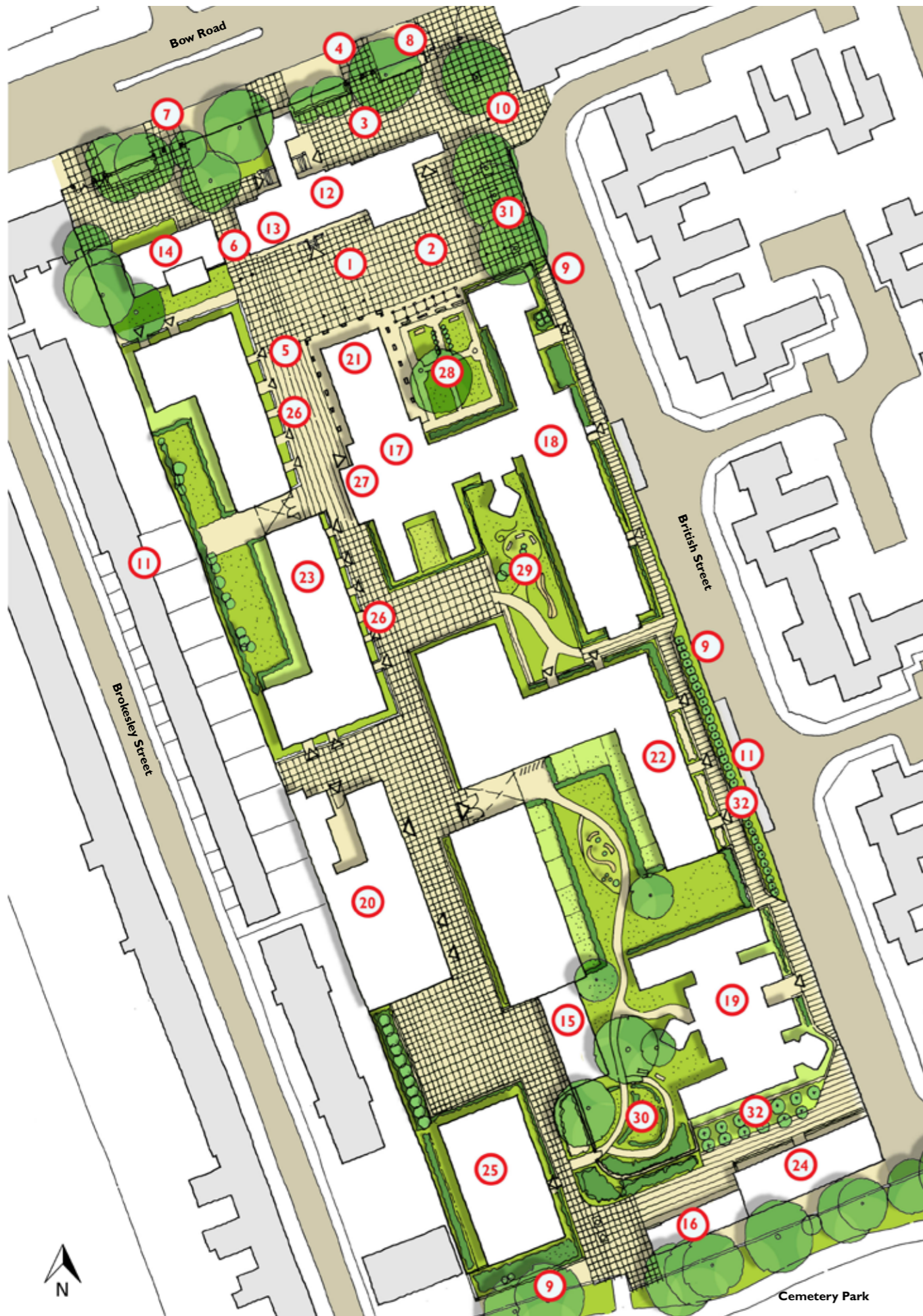
Over the two days participants took part in guided site walkabouts, discussion workshops and hands-on planning design groups. Following the public sessions the team from JTP analysed and summarised the outcomes and prepared an illustrated vision for St Clement's which was reported back to the community on Thursday 13 December.

A key desire amongst the local community was to continue to be involved in the development of the proposals. In response to this it was announced at the Report Back that the first meeting of the St Clement's Community Forum will be held at 7pm on Thursday 17 January 2013 at Bow Road Methodist Church. Everyone is welcome.

Background

Last year, the Mayor of London decided to establish London's first ever Community Land Trust (CLT) on the St Clement's Hospital site. Appointed developers, Galliford Try/Linden, and their architects, John Thompson & Partners (JTP), have worked closely with East London CLT and the local community to co-create a new vision for the site. The vision now forms the basis for working up a planning application for the site, to be submitted in spring 2013.

A New Vision for St Clement's - Illustrative Masterplan



Creating A New Vision for St Clement's Masterplan Key

Public Realm

1. New south-facing public realm with opportunity for a fountain/water feature
2. Shared and flexible space for curated events e.g. markets, art installations and exhibitions
3. New public realm in front of John Denham Building addressing Bow Road
4. Explore opportunity for public realm improvements on Bow Road to denote key location
5. North-south pedestrian route linking Bow Road to Cemetery Park
6. Existing arches to Bungalow Building opened up to create new pedestrian access from Bow Road into the site

Boundary Walls & Railings

7. Existing ornamental gates opened to provide pedestrian access
8. Explore alternative options for plinth wall and railings to improve openness of the frontage
9. Explore alternative options for boundary wall including removal, partial removal and lowering with railings
10. Potential removal of boundary wall to open-up visibility to new public space
11. Potential locations for 'greening' of existing boundary wall

Mixed Uses

12. John Denham Building retained and converted for mixed and community uses to potentially include studios, offices, business hub, library, community shop and cafe
13. Board of Guardians Room retained as single space for potential uses including gallery, meeting room, events space for hire etc.
14. Bungalow Building retained and converted for office/studios. New extension to rear.
15. Existing workshop buildings retained and converted to studios/workshops
16. Explore the opportunity for the generator/mortuary to be converted for commercial use

Residential Uses

17. Administration Building retained and converted to residential uses with entrance to lobby and grand staircase
18. North Block retained and converted to residential uses with entrances overlooking British Street
19. South Block retained and converted to residential uses
20. Occupational therapy building retained and converted to residential uses
21. New residential building on footprint of former Chapel hides scarring
22. New residential building encloses private garden. Entrances overlooking British Street
23. Family duplex dwellings with private rear garden
24. New residential building provides natural surveillance and overlooking to British Street and Hamlets Walk
25. New residential building set back to open-up views into site
26. Front door access to dwellings animates new street
27. New lift and stair core conceals building scarring to western elevation of Administration Building and creates 'beacon' on key route

Landscape

28. Private courtyard garden
29. Private courtyard garden
30. Existing walled garden retained
31. Existing trees retained
32. Potential location for productive landscape e.g. orchard, edible hedge or herb garden

Summary

- Between 230 and 250 houses and apartments
- 35% of total habitable homes to be affordable consisting of 70% homes for social rent and 30% for shared ownership

A glimpse of the future?



Bow Road frontage and new route through St Clement's



A new public space to the south of the John Denham Building



The eastern entrance to St Clement's off Bow Road



View into St Clement's from Hamlet's Way



View along the new north-south route leading to Cemetery Park

Creating A New Vision for St Clement's Key Themes

1 Support for Regeneration

The site is well known locally and people are keen to see it regenerated with a high quality, sensitive and transformational housing-led development that opens up the site and helps meet local needs.

"We shouldn't have another sub-urban estate - successful parts of the city are high density with a great mix of uses!"

2 New Community Heart

This part of Bow lacks a public focal point. Participants saw the potential for St Clement's to fulfil this role and provide a new active heart for the whole community, centred around the John Denham Building, and linking to Cemetery Park. Subject to viability assessment, the John Denham Building could become the "new front door", with a mix of commercial and community uses bringing life to this section of Mile End Road. A new public square could accommodate a range of activities such as a farmers' market and performing arts.

"It's a prime site in the middle of the East End, there's the opportunity to create a centre here."

3 A Variety of Housing

Participants were keen to see a range of homes on the site to meet local need and create a balanced community. Discussion centred on how to encourage owner occupation of the for sale homes as opposed to buy-to-let investment. The design of housing should be "tenure blind" making it impossible to distinguish affordable from housing for sale.

"We want homes for long term sustainable occupation, either owner occupied or secure affordable rent for families."

4 Build for Sustainability

St Clement's should be developed with all aspects of sustainability in mind. It should become an inclusive community, responding to the needs of diverse cultures, all ages and abilities. It should be designed to a high quality, provide renewable energy and deliver homes with flexible space that can be adapted over time.

"Make it somewhere to be proud of in 50 to 100 years!"

5 Accessible, Responsive Design

The design and layout should respect the heritage, character and structure of the site. A public north-south route could link a mix of vibrant and peaceful spaces, incorporating water features and sensitive planting. Pedestrians, cycling and vehicles should be accommodated in the right balance, responding to the different character of each area.

"It needs a public route through a fascinating place, linking Mile End Road to Cemetery Park."

6 The Boundary Wall

The treatment of the boundary wall has important implications for the connectivity, openness and security of St Clement's. It will be important to balance heritage and planning issues with the desire to open up views and create access to the site.

"Let's create openings whilst retaining the wall's character."

7 Community Participation and Trust

The local community are keen to stay involved in the regeneration process. Devising the right participation and communication structures will build trust and encourage wide ranging engagement. Responding to the communities initial ideas, such as restoring the clock on the tower, will create "early win-wins" and send important signals to the community and beyond.

"A dead clock makes it look like a dead place!"