

Former London Chest Hospital

Statement of Community Involvement

February 2024

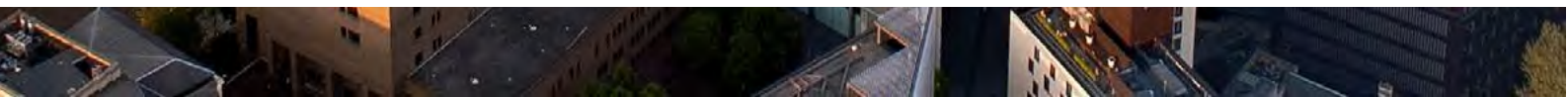


LATIMER
by Clarion Housing Group



FORMER LONDON CHEST HOSPITAL STATEMENT OF COMMUNITY INVOLVEMENT

LATIMER BY CLARION HOUSING GROUP





Proposed designs for the new development

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1. INTRODUCTION

This Statement of Community Involvement (SCI) has been prepared by London Communications Agency on behalf of Latimer by Clarion Housing Group (hereafter 'the Applicant'). It accompanies the planning application for the redevelopment of the former London Chest Hospital site, Bethnal Green, London E2 9JX ('the Site') within the London Borough of Tower Hamlets.

The proposal encompasses the refurbishment of the Grade II listed hospital and the erection of new residential blocks to accommodate a total of 274 homes. Of these, 50% have been designated as affordable housing by habitable room. Furthermore, the site-wide regeneration proposals include provisions for flexible commercial and community floorspace, substantial enhancements to the public realm, strategic landscaping (including the retention of protected trees), tree planting, and the allocation of blue badge parking bays. The veteran Mulberry Tree is retained in its location and will be accessible to the community.

This SCI demonstrates that a considered approach has been taken to consultation around these proposals with local residents and community groups, as well as engagement with local and national political stakeholders and officers at the London Borough of Tower Hamlets (LBTH) and Greater London Authority (GLA).

Specifically, it outlines the pre-application public and stakeholder consultation strategy, the activities and engagement that took place with key stakeholders and the local community, the comments that were received throughout the consultation period and how the Applicant has sought to address the feedback raised.

The Applicant proactively pursued a variety of consultation activities and events to ensure the proposals were widely promoted and a range of residents and interested parties had a chance to share comments.

All engagement activities outlined in this document were undertaken by the Applicant and its core project team, which included the following:

- Lead architect - AHMM
- Planning consultant - HGH
- Landscape architect – LDA Design
- Arboriculturist - Aspect
- Community consultation specialist - London Communications Agency
- Public affairs consultant - Eversleigh
- Heritage advisor – Montagu Evans

The Applicant's consultation activities reflect the principles for engagement in the National Planning Policy Framework (2023), which are outlined below:

- Early engagement with local communities and key stakeholders, so they are able to engage and feedback on developing proposals meaningfully.
- Close engagement with the relevant local authorities – London Borough of Tower Hamlets and the Greater London Authority (GLA),
- Reflect on local feedback and make changes to proposals in response to this, where possible.

The engagement programme has also been in accordance with the London Borough of Tower Hamlets' Statement of Community Involvement (2019), which encouraged:



- The use of traditional and digital methods for consultation, to engage and attract feedback from a wide cross-section of local people.
- The creation of a dedicated project website to act as the consultation hub, where people can see and comment on the developing proposals.
- Extensive promotion of the consultation, through the circulation of posters, flyers and letters to key stakeholders and local residents, in addition to press advertisements (online and print) in local papers.
- Personalised correspondences issued to and individual meetings with key stakeholders, including community and political representatives.
- A range of public events, including in-person exhibitions and online meetings.



2. CONSULTATION AND FEEDBACK AT-A-GLANCE

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Outreach to the local community has included:



8,190

Newsletters and flyers delivered locally promoting the consultation.



4,909

Visitors to our consultation website.



194

Members of the public attended our consultation events.



20

Completed digital surveys.



15

Calls and emails from residents.



7

Meetings held with political and community stakeholders.



101,276

Impressions of our social media adverts.



68

Pieces of written feedback from our consultation events.



3. THE SITE AND PROPOSALS

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THE SITE AND ITS CONTEXT



The Site

The site lies within Bethnal Green East Ward of the London Borough of Tower Hamlets and falls in the boundary of the Victoria Park Conservation Area.

It is approximately 1.61 hectares, comprising the former London Chest Hospital, situated to the southwest of Victoria Park, bounded by Bonner Road to the south, Approach Road to the west and St James's Avenue to the east.

In April 2016, the main hospital building, south wing and dwarf railings became Grade II listed heritage landmarks.

Development history

In the same year, a planning application was submitted by Crest Nicholson to redevelop the site. Changes were made to the scheme as discussions progressed with officers, and Tower Hamlets Council approved proposals to deliver 291 homes (35% affordable housing) and new green spaces in 2020. This involved the demolition of unlisted and a proportion of listed buildings on the site as well.

A legal challenge to overturn the planning permission was approved by the High Court in 2021. In their ruling, the judge noted that the removal of the veteran Mulberry Tree from its current position on the site was itself illegal.

The Applicant completed the purchase of Crest Nicholson's interest in the site in 2022 and is now the sole freeholder.



THE UPDATED PROPOSALS



Proposed designs for the new playspace

The proposals for the site include:

- 274 new homes, including 50% affordable housing by habitable room.
- The retention of the veteran Mulberry Tree in its current location.
- Significant public realm improvements, including play space and publicly accessible open space.
- The restoration of key heritage elements, including the main hospital building, south-wing and sanitary tower.
- New walkways and connections throughout the site, leading to Victoria Park and the wider area.
- A ground floor unit comprising flexible commercial and community floorspace (use classes E(b)/F2 (b)).



4. OUR APPROACH

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LCA was appointed by the Applicant to lead a programme of public consultation on the proposals. This was undertaken alongside engagement with planning officers and statutory consultees.

The objectives of the engagement were:

- a. **To conduct a targeted consultation**, engaging with the residents living close to the site, community organisations, businesses and politicians (at the local, regional and national levels).
- b. **To clearly explain the aims behind the proposals** and how they would benefit the area, exhibiting all the proposals in as much detail as available at the time.
- c. **To be honest and up front**, not least about the issues that are known to be of interest to residents already from the previous proposals, including height, scale and massing, as well as the retention of the veteran Mulberry Tree and other heritage assets.
- d. **To provide opportunities for people to express their views** through various communication channels, including meetings, in-person exhibitions, online webinars, a consultation website, social media campaigns, freephone service and email correspondences.
- e. **To work closely with planning officers and politicians, as well as the Greater London Authority and London Borough of Tower Hamlets**, so that they were aware of the proposed development, key consultation activities and outcomes.

CONSULTATION TIMELINE



5. CONSULTATION ACTIVITIES

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This section details all the consultation activities undertaken as part of the pre-application engagement programme.

The London Borough of Tower Hamlets and the GLA have been consulted and involved in the design process throughout the development of the scheme and have been kept up to date on the public consultation.

This engagement was undertaken in distinct phases, as set out below. A length of time was allowed after each stage for the design team to reflect on feedback and make amendments to the proposals in response to feedback, where appropriate.

- **Early engagement with local politicians and community groups:** August 2022 – January 2023
- **Public consultation, phase 1:** Emerging proposals, March – May 2023
- **Public consultation, phase 2:** Detailed design, June – November 2023

EARLY STAKEHOLDER ENGAGEMENT (AUGUST 2022 – JANUARY 2023)

In August 2022, after acquiring full control of the site, the Applicant wrote to the political stakeholders and community groups listed below, inviting them to meet with the project team. This was an opportunity for the Applicant to share their emerging plans with the stakeholders and better understand residents' priorities for any future redevelopment:

- **Bethnal Green East Ward Members:** Cllrs Sirajul Islam (Labour) / Rebaka Sultana (Labour) / Ahmodul Kabir (Aspire)
- **Bethnal Green West Ward Members:** Cllrs Musthak Ahmed (Aspire) / Abu Chowdhury (Aspire) / Amin Rahman (Aspire)
- Unmesh Desai AM (Labour, City & East)
- East London Garden Society
- East End Preservation Society
- Friends of Victoria Park

Meetings and site tours were subsequently arranged over the coming months, as detailed in the following table:

Stakeholder	Date
East London Garden Society & Friends of Victoria Park	August 2022
East End Preservation Society	September 2022
Bethnal Green West Ward Members	September 2022
Bethnal Green East Ward Members	September 2022
Unmesh Desai AM (City & East, Labour)	January 2023

After these meetings, the project team reflected on feedback from the stakeholders as the designs continued to evolve, and preparations were made for the first phase of public consultation.



PHASE ONE: EMERGING PROPOSALS (MARCH – MAY 2023)

The first phase of public consultation took place between March and May 2023 and set out the Applicant's vision for the site and early designs. The consultation activities undertaken in this stage are set out below and detailed throughout this section:

Overview of activities

- A consultation [website](#) was launched with comprehensive information on the proposals and a digital survey to collect feedback. The website was viewed **3,623 times** over this phase of engagement, and the survey was completed by **13 people**.
- A flyer with information on the consultation events was sent to **3,736 local residents and businesses** in an area surrounding the site that was agreed with planning officers.
- A newsletter was also shared with **over 400 immediate neighbours**, providing more detailed information on the maintenance works that had taken place on-site, as well as the consultation.
- Letters were issued to key political and community stakeholders (as listed in Appendix Q). Two meetings were subsequently arranged with Cllr Kabir Ahmed (Lead Member for Regeneration, Inclusive Development, and Housebuilding, Aspire) and Rushanara Ali MP (Bethnal Green & Bow, Labour).
- Newspaper adverts were placed in the East London Advertiser (print and online).
- Social media adverts were promoted on Facebook and Instagram, leading to **1,762 click-throughs** to the website.
- Posters were shared with several local businesses to promote the public consultation events.
- A public exhibition, held over two days, was attended by **133 people**.
- A webinar (via Zoom) was organised and attended by **7 people**.

PROMOTION

Consultation website

Our consultation website for the proposals, <https://londonchesthospital-consultation.co.uk/>, was launched on 10 March 2023. It included detailed information on the site, its planning history, and the proposals, as well as a timeline for the project going forward. A digital survey was also included, inviting residents to share any feedback to the early plans.

Flyer

A two-page, A5 flyer was sent via door-to-door delivery to 3,736 local addresses around the site on 11 March 2023. The flyer is shown in Appendix C, and its distribution area is in Appendix A.

The flyer introduced the site and invited residents to the consultation events to learn more about the early plans to transform the London Chest Hospital site.



Newsletter

A newsletter (Appendix D) was circulated to over 400 close neighbours, sharing information on the consultation events and an update of the maintenance works that had been taking place at the site.

Local newspaper advertising

The Applicant also started an advertising campaign to raise awareness of the consultation locally. An advert was placed in the East London Advertiser (online and print), which promoted the website and the dates of the consultation events, running for one week (w/c 13.03). A copy of the advertisement is included in Appendix E.

Social media advertising

The Applicant also undertook social media advertising on Facebook and Instagram, which ran from 14 – 28 March 2023. This promoted the consultation website and public events and led to **1,762** click-throughs to the website. Overall, the posts reached **42,965** people, across a range of different age groups.

Email inbox and freephone line

At the launch of the consultation, a freephone line (**0800 096 7217**) and email address (**LCH@londoncommunications.co.uk**) were set up for the public to write to or speak with the project team regarding the scheme. At all times the consultation inbox and freephone line were monitored, with responses answered in a timely manner. During this phase of consultation, **eight emails** were received.

CONSULTATION EVENTS

In-person public exhibitions

Two public exhibitions were held at the times below. The Applicant purposefully held events on a weekday (evening) and weekend (morning – afternoon) to ensure a wide cross section of people would be able to attend the exhibitions.

Date	Time	Number of attendees
Wednesday 22 March	6pm – 8pm	78
Saturday 25 March	11am – 2pm	55
Total	5 hours	133

The exhibitions were held at the **Bethnal Green Methodist Church, Approach Road, Bethnal Green, E2 9JP**, a venue directly opposite the development site.

A series of exhibition boards were displayed at the public events, to highlight the Applicant's early designs. A summary of the materials is included in the table below.

Additionally, A5 feedback forms (shown in Appendix I) were provided at the exhibitions for attendees to leave their contact details and feedback. **51 feedback forms were returned.** The questions included in the form were incorporated into the digital survey on the project website.



Board	Description
Welcome	An introduction to the exhibition and what residents would be able to see and comment on regarding the future development.
A Rich History	A graphic timeline, detailing key events in the hospital's history.
The London Chest Hospital Site	An aerial plan of the site, providing an overview of the current buildings on-site and when they were constructed.
The Opportunity	Detailed information on the site and the surrounding area.
Learning from the past, investing in the future	A comparison between the previous proposals and developing plans, outlining how the Applicant was seeking to address issues raised by local residents.
Our early thoughts	A more detailed comparison between the developing plans and previous application, outlining how the Applicant's early vision had evolved.
New homes and spaces for our community	Provided an overview of the key statistics and design inspiration for the homes.
A green heart at the London Chest Hospital	Information on the proposed green public spaces, including the future of the veteran Mulberry Tree.
Creating a sustainable future	Expanded on the environmental credentials of the scheme, including the steps the Applicant is taking to become a net-zero organisation.
Next steps	A summary of the key benefits the project will bring locally, and timeline on the next steps.

Webinar

The Applicant held an online webinar on Zoom for those who could not attend the in-person events. This took place on 23 March 2023 and was **attended by 7 people**.

The webinar was attended by representatives of the project team, who provided an overview of the proposals. A question-and-answer session was held thereafter, where attendees were encouraged to share any comments or questions they had.

A recording of the webinar, showing the presentation on the developing proposals, was uploaded to our consultation website for the public to view.

Stakeholder meetings

Following the public events, meetings were arranged with Cllr Kabir Ahmed (Aspire) and Rushanara Ali MP (Labour) at the dates listed below. At these meetings, the stakeholders were provided with an update on the developing proposals and when a planning application would likely be submitted.

Stakeholder	Date
Rushanara Ali MP, Labour (Bethnal Green & Bow)	May 2023
Cllr Kabir Ahmed, Aspire (Lead Member for Regeneration, Inclusive Development and Housebuilding)	



PHASE TWO: DETAILED DESIGN (JUNE – NOVEMBER 2023)

The second phase of public consultation took place between June and November 2023 and set out how the scheme had evolved, providing more detail on the design and vision. The consultation activities undertaken in this stage are set out below and detailed throughout this section.

Overview of activities

- The consultation website was updated with the advanced plans and a new survey. The website was viewed **971 times** over this period, and the survey was completed by **eight people**.
- A flyer was sent to **3,736** local residents and businesses, the same distribution area as used previously.
- Letters were issued to political and community stakeholders to update them on the proposals and the next phase of engagement. Two one-to-one meetings were subsequently arranged and are detailed below.
- Newspaper adverts were again placed in the East London Advertiser, both in print and online.
- A public exhibition, held over two days, was attended by **61 people**.

PROMOTION

Consultation website

The consultation website was updated on 9 June 2023, to include the latest project plans and a new survey asking for people's feedback to different aspects of the development.

Flyer

As the website was launched, a flyer was delivered to 3,736 local addresses around the site (using the same distribution area as in phase one) on 11 June 2023. This included details on the next series of public events. A copy of the flyer is shown in Appendix L.

Local newspaper advertising

Adverts promoting the website and consultation events were again placed in the East London Advertiser, running for one week, in the edition dated 12 June 2023. The advert is shown in Appendix M.

Email inbox and freephone line

The consultation email inbox and freephone continued to be monitored. As before, any queries or questions were responded to promptly. In total, 7 emails were received and responded to.



CONSULTATION EVENTS

In this phase of engagement, two in-person public events were arranged, at the times listed below. For consistency, the exhibitions were again held at the Bethnal Green Methodist Church.

Both sessions were open for three hours and held across an evening in a weekday and late morning / early afternoon, on a weekend. A decision was taken not to hold a webinar, as the previous event held in the last stage of engagement was not well-attended.

Date	Time	Number of attendees
Saturday 24 June 2023	11am – 2:30pm	40
Wednesday 28 June 2023	5pm - 8pm	21
Total	6.5 hours	61

The updated proposals were displayed on a set of 10 A1 and A0 sized exhibition boards, setting out in detail the advanced plans, and the changes made to the scheme. A copy of these boards is shown in Appendix N and set out below.

Board	Description
Welcome	An introduction to the exhibition and what residents would be able to see and comment on regarding the future development.
A Rich History	This board was used in the previous phase of engagement and detailed the history of the hospital.
The London Chest Hospital Site	This board was also used at the previous public events and outlined the current buildings on the site and their former uses.
The next chapter	This included the key features of the scheme, and a more detailed comparison between the deliverables for the current plans, and the previous application.
Design evolution	Set out how the team had evolved the plans in response to local feedback from the previous public events.
New homes and commercial space	Included more detailed information on the number of homes that will be provided in the development and what types of businesses the new commercial space might be able to support.
High-quality, local design	Outlined the building heights of the new development and how the architecture had been influenced by the local area.
Re-imagining our public spaces	This focused on the new public spaces within the scheme, as well as the activities and play facilities that would be available to the community.
Sustainability	An overview of the sustainability benefits of the development and the improvements that had been made from the previous application.
Next steps	A summary of the scheme benefits was included on this board and information on when the planning application would be submitted.

Similar to the previous public events, A5 feedback forms (shown in Appendix P) were available at the exhibitions for attendees to leave their contact details and comments. **17 feedback forms were returned**, and the feedback from them has been integrated into the summary in the next section.

In November 2023, further meetings were held with Rushanara Ali MP and Cllr Kabir Ahmed, to provide them with an update on the evolution of the proposals.



FURTHER ENGAGEMENT

STAKEHOLDER ENGAGEMENT

Ahead of submitting a planning application, the Applicant met again with Cllr Kabir Ahmed in January 2024 to discuss the changes made to the proposals in response to feedback from local residents and officers.

STORIES OF LONDON CHEST HOSPITAL

Following the public events, the Applicant compiled a public repository to showcase and celebrate the history of the London Chest Hospital. This has involved:

- Interviews with former staff members at the hospital, including a nurse and the local London Assembly Member, Unmesh Desai AM (Labour, City & East).
- Regular visits to the archival database at St Bartholomew Hospital, to assess and use any historic materials related to LCH.

This work was subsequently displayed on an interactive page on the consultation website, detailing the evolution of the hospital and its importance to the community, since its establishment in 1865.

The information is being reviewed and continually updated by the project team, who are looking into the possibility of using the materials for a display within the development.

POST-SUBMISSION COMMUNICATIONS

Following submission of the application, personalised emails were issued to key stakeholders and near neighbours to keep them informed of the project progress. This also included information on how people could share any final comments they have, as part of Tower Hamlets Council's statutory consultation.



6. FEEDBACK SUMMARY



6. FEEDBACK SUMMARY

PHASE 1 FEEDBACK

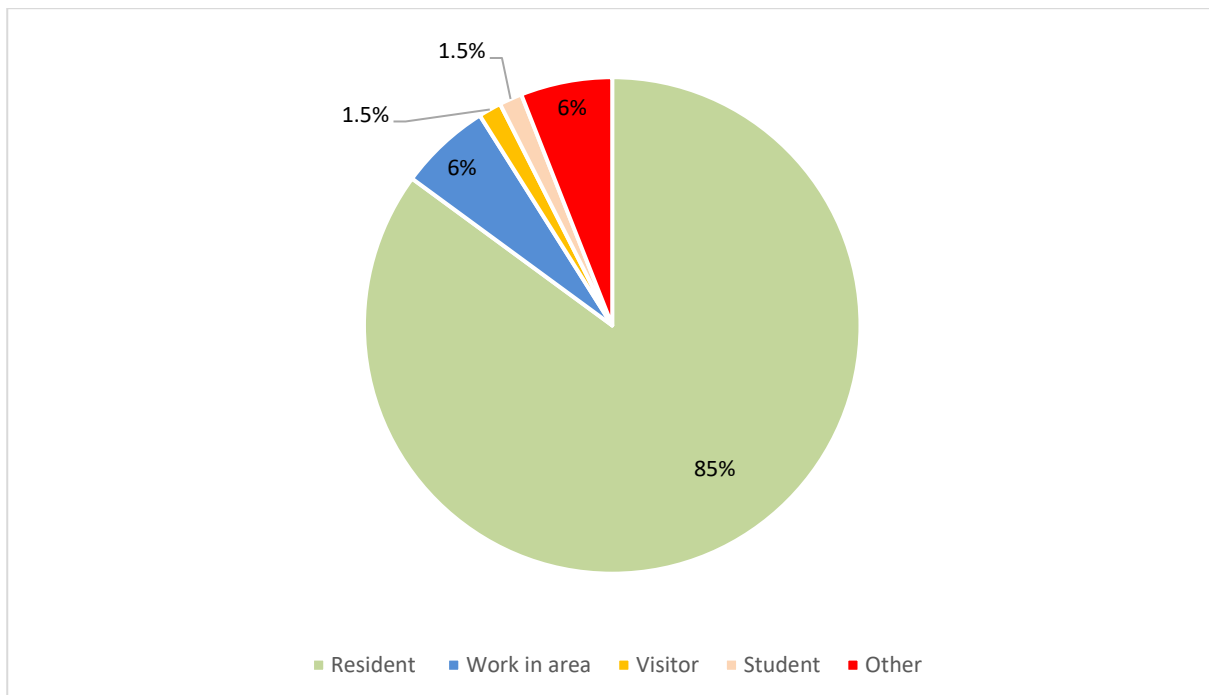
This section includes a summary and analysis of all feedback received throughout the first phase of the pre-application consultation.

All the comments received were analysed and fed back to the project team to inform the designs for the site. Any questions asked were responded to by the team via the freephone line, email or at the in-person public events

SURVEY RESULTS

This survey was open from 22 March to 16 April 2023. The questions were also included in the feedback forms at the public events. In total, **59 people** completed the survey (either digitally or at the public events).

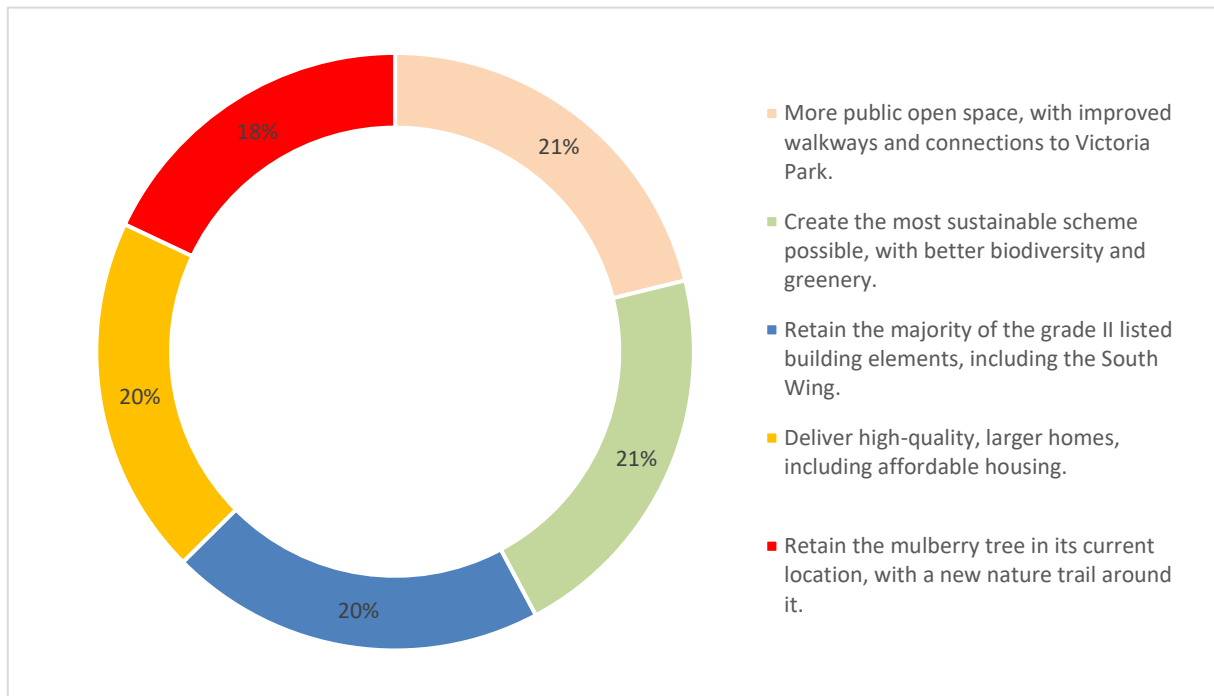
QUESTION 1: What best describes your connection to the area?



A majority of people (85%) identified themselves as local residents while 6% of respondents indicated they worked in the local area, with 3 people stating they previously worked at the London Chest Hospital. 3% of people said they were either students or visitors.



QUESTION 2: Which of our commitments for the site is most important to you?

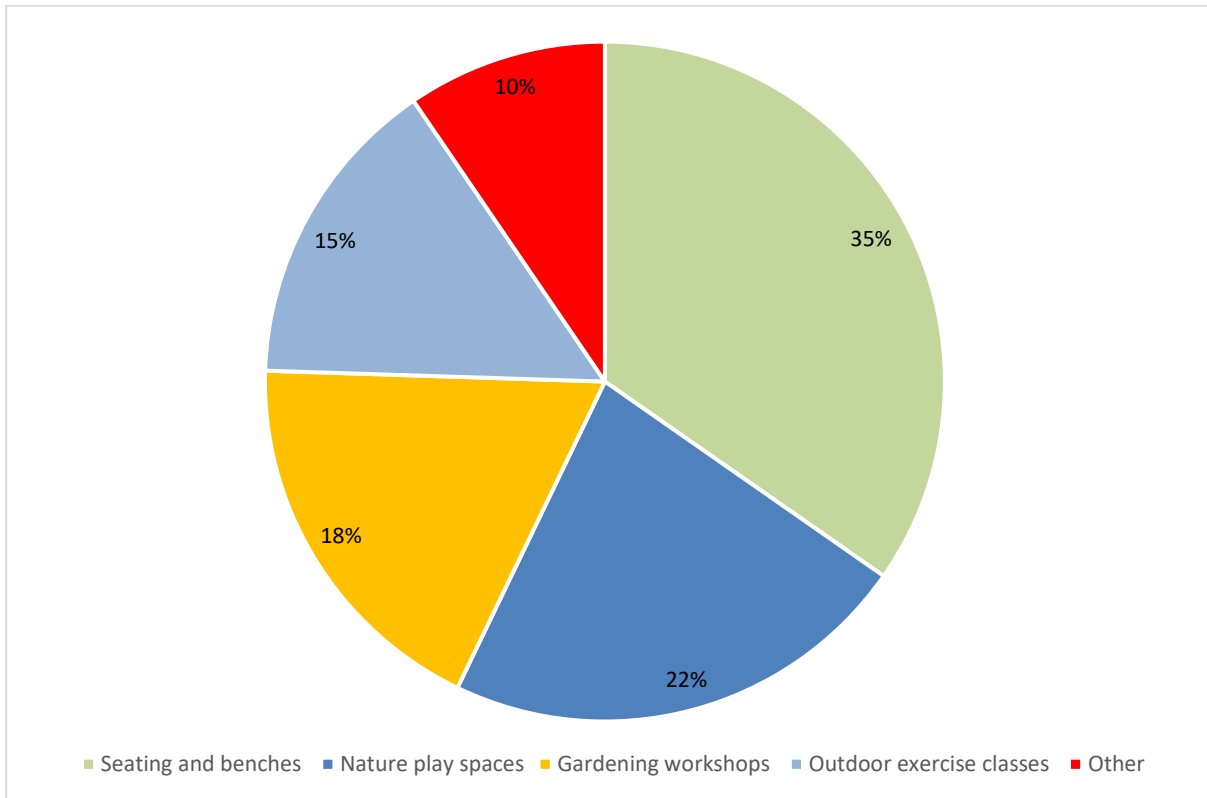


There were mixed responses to this question, with each priority receiving broadly similar support – demonstrating that the Applicant had correctly identified local people’s priorities in its review of feedback to the earlier scheme proposed for this site. Of the options listed, investment in more public open spaces with improved pedestrian routes, and sustainability enhancements were identified as the most popular commitments (21% each).

The protection of the Grade II listed elements on the site and delivery of more family-sized affordable homes were equally popular (20%) and reflected verbal discussions with residents. It is however noticeable that the retention of the veteran Mulberry Tree was the least popular option (18%), which was also highlighted in the wider feedback where some people said they would not have objected to its potential removal.



QUESTION 3: What amenities and activities would you like to see delivered across the public green spaces?



In responding to this question, residents filled out multiple options, highlighting the popularity of the proposed amenities in the emerging proposals. Of those listed, seating and benches was the most popular (35%). Indeed, during discussions with the project team, residents mentioned there was a lack of spaces for people to socialise at in the area, outside of Victoria Park.

Nature play spaces was the second most popular option (22%), with some people stating they would be a welcomed addition alongside new walkways and trails across the site.

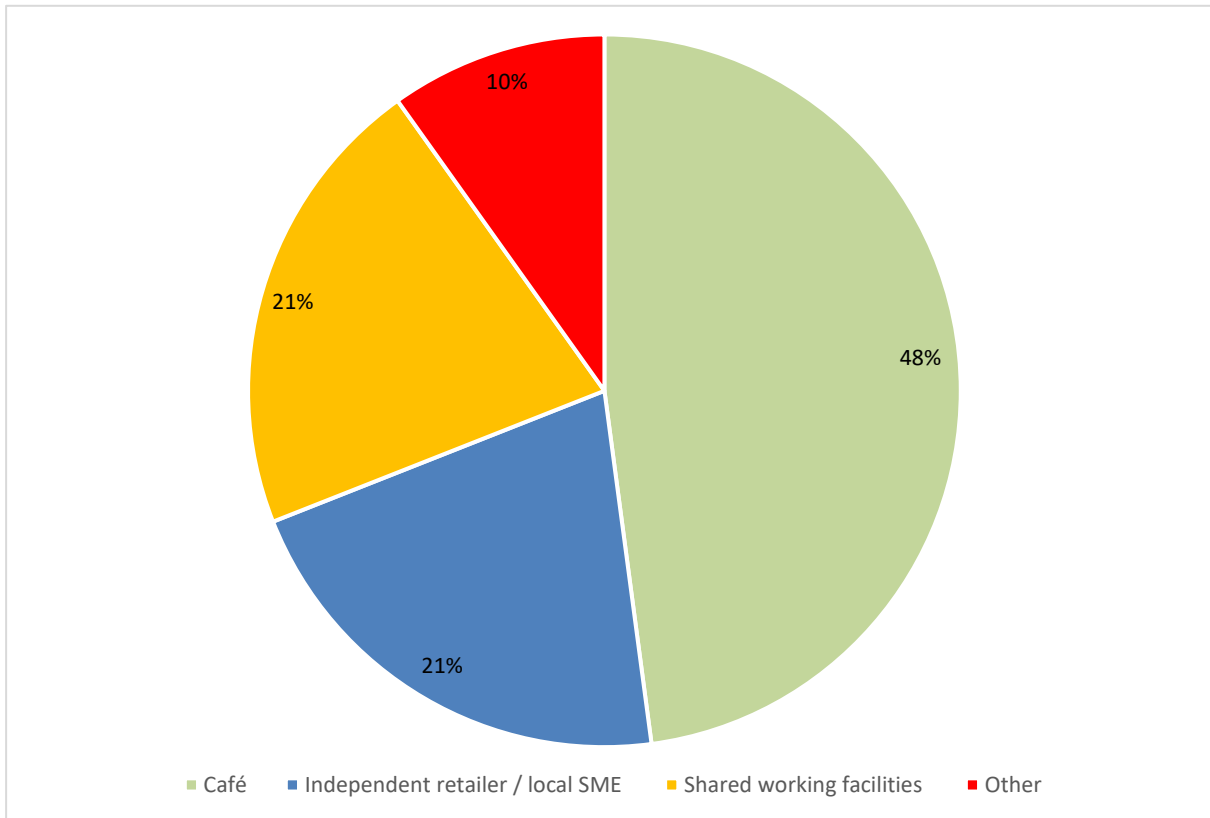
Other options were less popular, with gardening workshops and outdoor exercise classes receiving support from fewer than half of those who responded.

Of the 10% of residents that selected 'other' and provided additional comments, they expressed support for:

Comment theme	Mentions
Community spaces and activities	5
Green spaces	2
Investment to improve transport links i.e. buses and cycling	2



QUESTION 4: What type of potential businesses would you like to see in the commercial space?



On the new commercial space, it was noticeable that almost half of the respondents (48%) expressed support for a café. This contrasts with the verbal feedback from some residents, who said there were too many eateries in the local area.

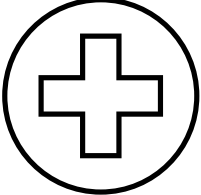

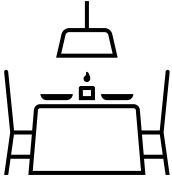

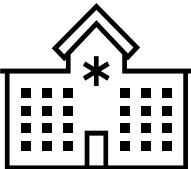
There was equal interest for a new local SME and shared working facilities (21%). On the latter, some residents said there would be more demand locally for remote working services for professionals.

Those who stated 'other' listed a variety of options, including potential maker space for creatives and a dedicated community area for existing residents to use. There was also support for a new supermarket.



QUESTION 5: We know how important the Mulberry Tree is to our community. Are there any other ways that you'd like to see us celebrate the history of the site and neighbourhood in our plans?

45 people replied to this question, demonstrating a high degree of participation and interest. Several ideas were raised, as detailed in the table below:

Feedback theme	Description	Frequency
 Hospital Heritage	<ul style="list-style-type: none">• Some people asked for the future buildings to be named after former wings used in the hospital while it was operational.• Several people said they'd like to see plaques or a memorial included in the plans to mark key milestones in the hospital's history.• Several residents expressed interest in an exhibition or museum being created to celebrate the history of the London Chest Hospital.	19
 Public realm	<ul style="list-style-type: none">• A number of respondents expressed support for more planting and community gardens.	12
 Public spaces	<ul style="list-style-type: none">• There was support for a café on the site. Other people said they'd welcome a gallery, exhibition or bookshop.	4
 Community artwork	<ul style="list-style-type: none">• A few people mentioned they'd like to see public art or a sculpture on the site celebrating the community of Bethnal Green.	3
 Re-opening the former hospital	<ul style="list-style-type: none">• Two residents said the hospital should be reopened, claiming there was an urgent need for more investment in local services.	2



QUESTION 6: We'd love to know what you thought about our event today. Have you found this session informative? Do you have any suggestions of what you'd like to see next time?

This open-ended question generated 43 responses from those who filled out feedback forms, again indicating a high degree of participation and interest. Some excerpts from the feedback can be found below:

"Very satisfied and pleased with how the proposals have been explained. Very happy with the scheme and what is going to happen - I have a clear understanding."

"Very pleasant and informative staff, only too willing to answer questions & chat / discuss about the plans and the site."

"More definite plans and ideas to make this site truly sustainable. Clearly identify inputs from the community."

"I think we deserve better than this, especially the detail of ground plans."

"It was very informative. Would appreciate a second one presenting the application to local residents."



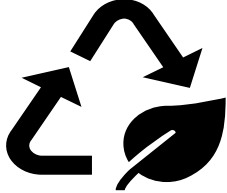




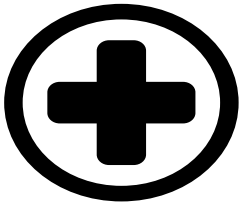
QUESTION 7: Please let us know any other comments you might have about our proposals.

Comment theme	Frequency
Comments about the local need for affordable housing	4
Comments on the proposed designs	4
Positive comments about plans coming forward to redevelop the site	4
Positive comparisons noting these plans are an improvement to those in the previous application	3
The need for more housing locally	3
Concerns over the proposed building heights	3
Requests for new local facilities to be included in the plans, such as GPs and schools	2

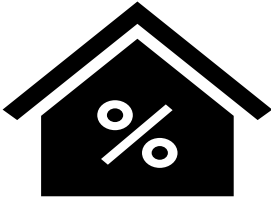
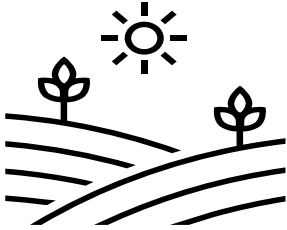



VERBAL FEEDBACK

Verbal feedback shared by local residents at the public events and webinars has been summarised below:

Feedback theme	Description
 <p>Sustainability</p>	<ul style="list-style-type: none">Some people enquired at length about the sustainability benefits of the scheme.
 <p>Local road impact</p>	<ul style="list-style-type: none">A few residents expressed concerns over the impact the scheme would have on local roads, especially during the construction phase of works.
 <p>Veteran Mulberry Tree</p>	<ul style="list-style-type: none">Residents expressed mixed views about the veteran Mulberry Tree, with some supportive of its retention and others suggesting it should be removed.
 <p>Proposals</p>	<ul style="list-style-type: none">Attendees were pleased to see the scheme brought forward on this site after a number of years where the site was empty.
 <p>Building heights</p>	<ul style="list-style-type: none">There was mixed feedback to the building heights, with some suggesting they were too high, and others suggesting they would be consistent with buildings in the area.
 <p>Health centre</p>	<ul style="list-style-type: none">A number of residents queried what investment would be made in new infrastructure, especially a potential health centre.



Social infrastructure	
 <p>New homes</p>	<ul style="list-style-type: none">• Many questions were asked about the future plans for the homes, especially the sizes, tenures and amount of affordable housing.
 <p>Public realm</p>	<ul style="list-style-type: none">• The new landscaping and public realm improvements were seen as positive elements of the plans.
 <p>Former Nurses' Accommodation</p>	<ul style="list-style-type: none">• Some questioned if it would be possible to retain and refurbish the former nurses' accommodation.



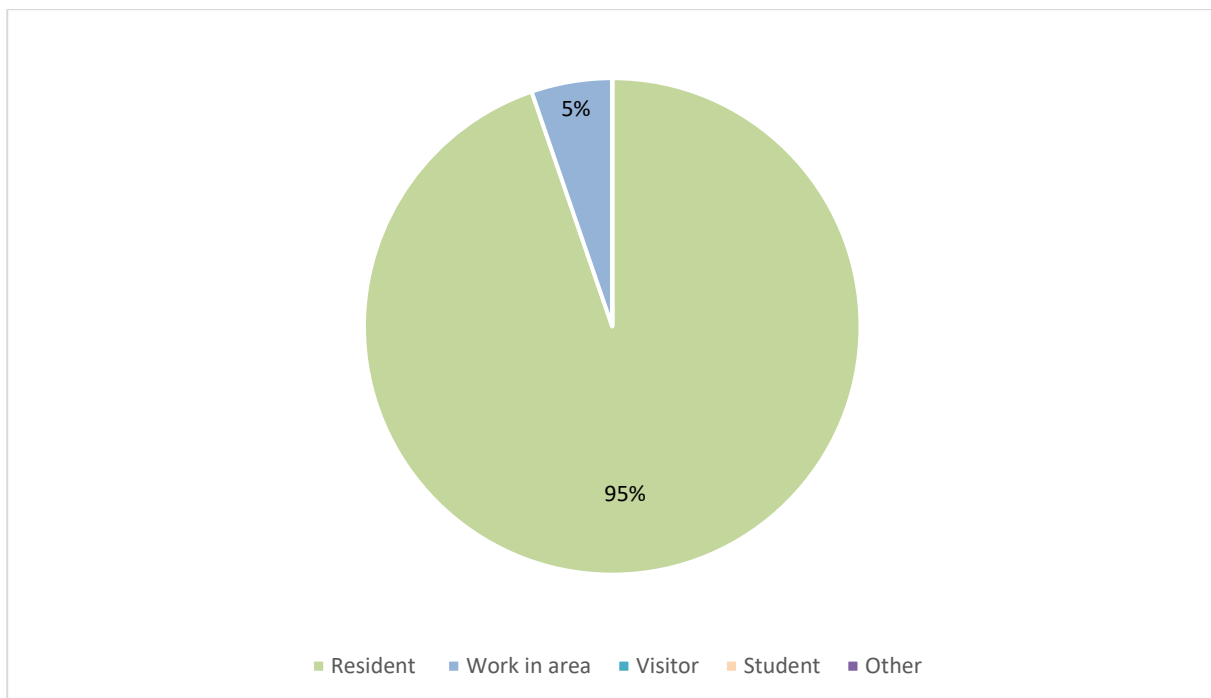
PHASE 2 FEEDBACK

This section includes a summary and analysis of all feedback received throughout the second phase of consultation. All comments received in this stage of engagement were analysed and discussed with the project team to inform the designs where possible.

SURVEY RESULTS

The survey was open from 23 June to 30 September 2023, and feedback forms were available at both public exhibition events. A total of **21 people** completed the survey – 17 were returned at the exhibitions, and four were completed online.

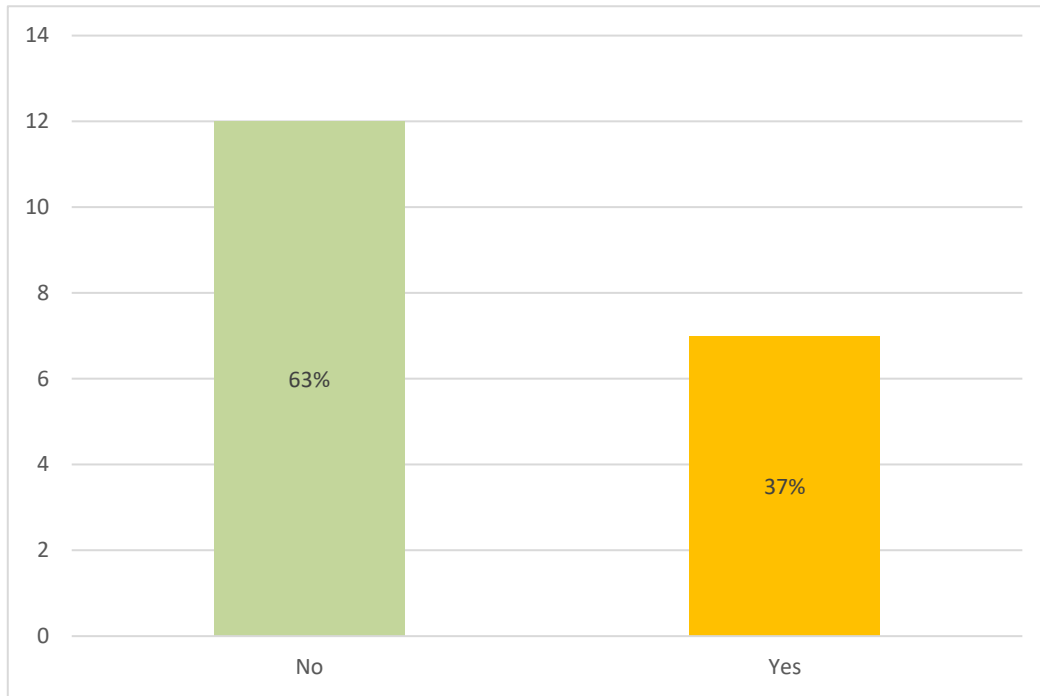
QUESTION 1: What best describes your connection to the area?



A majority of people (95%) identified as local residents with one person (5%) indicating that they worked in the local area.



QUESTION 2: Did you attend our first series of consultation events in the spring?





Of the 19 people that responded to this question, 63% (12) said they had not attended the first consultation events in the spring. However, during their conversations with the project team, a number of them mentioned they had seen the exhibition materials via the project website.


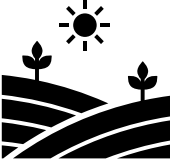


Of the 37% (7) that ticked 'yes', most acknowledged that there had been good progress with the proposals, especially with regards to the visual images.

QUESTION 3: What do you think of our updated plans to deliver new homes and public spaces at the London Chest Hospital site?

20 respondents answered this question, and their comments have been summarised in the table below:

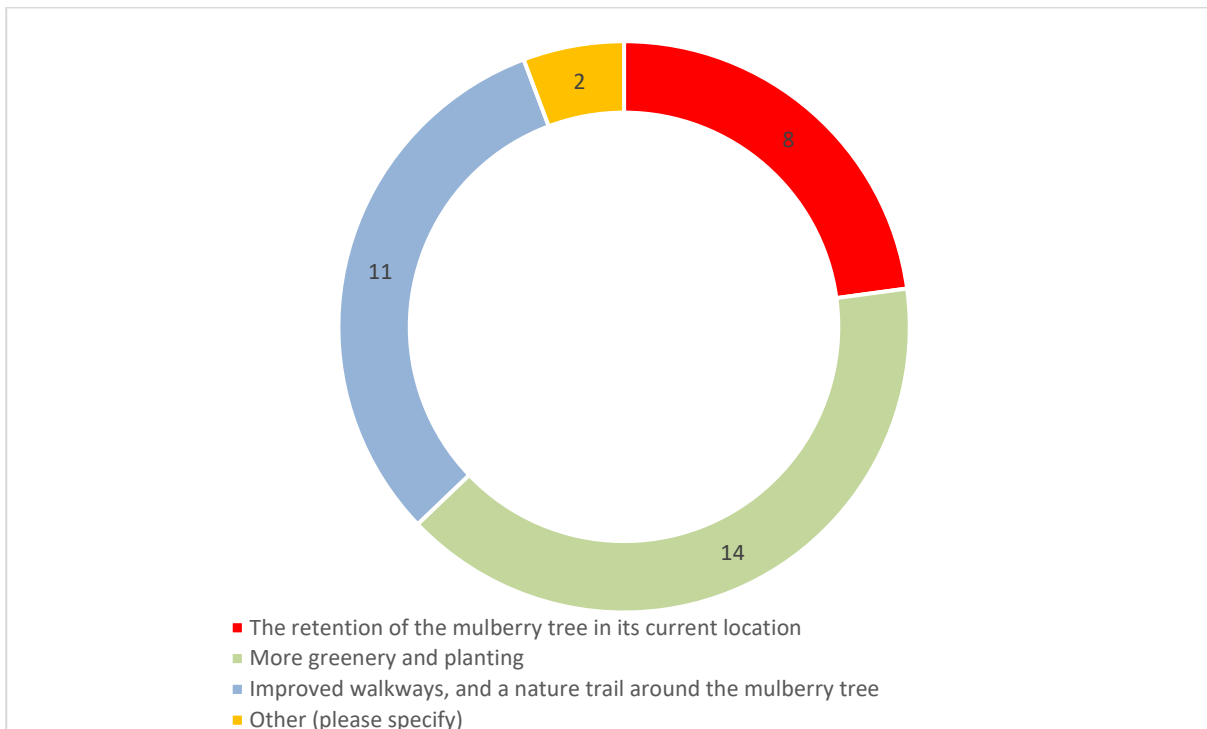
Feedback theme	Description	Frequency
 Sentiment	<ul style="list-style-type: none"> 55% of respondents were supportive of the plans, stating they looked 'great', 'well thought out' and 'very nice'. One person added that it was 'good that you keep neighbours updated'. 	11
 Height	<ul style="list-style-type: none"> 35% of respondents expressed concerns over the building heights. One person suggested 9 storeys was 'too high for the neighbourhood'. 	7



 <p>Affordability</p>	<ul style="list-style-type: none">• Two people commented on the affordable housing provision proposed, with one stating relief that 35% of the new homes would be affordable and the other expressing concern about the true affordability of 'affordable homes'.	2
 <p>Public space</p>	<ul style="list-style-type: none">• One respondent expressed particular support for the new community facilities, especially open space and the woodland play area.	1
 <p>Architectural style</p>	<ul style="list-style-type: none">• One person enquired if it would be possible to utilise different types of brick in the designs.	1
 <p>Parking</p>	<ul style="list-style-type: none">• One respondent expressed concerns about the lack of parking facilities and queried if 100sqm was sufficient to support a future retailer or commercial space.	1



QUESTION 4: Which of the following are you most excited to see as part of our evolving plans for Mulberry Gardens?



17 responses were received for this question. Responses varied, with residents selecting multiple options in most instances. It was however clear that the majority (14 people) expressed a preference to see more greenery and planting at Mulberry Gardens.


There was equally strong support (from 11 people) for improved walkways and a potential nature trail around the veteran Mulberry Tree.

Of the 8 people that said they'd like to see the veteran Mulberry Tree retained in its current location, some said it was an important local landmark for the community, that should be more celebrated once the site is redeveloped.





Those who stated 'other' (2 people) did not specify what they'd like to see as part of the proposals.

QUESTION 5: The site is an important cultural and historical landmark in our community. In addition to protecting all the Grade II listed elements and Mulberry Tree, is there anything else you'd like to see to celebrate the history of the site?

All but one respondent answered question 5, with eight listing 'N/A' as their answer. The main answer themes are shown below:

Feedback theme	Description	Frequency
 History and heritage	<ul style="list-style-type: none">A commemoration, memorial or acknowledgement to the history and staff of the London Chest Hospital was suggested.	8



 <p>Common space</p>	<ul style="list-style-type: none">• One resident suggested the consideration of a common space.	1
 <p>NHS accomodation</p>	<ul style="list-style-type: none">• One respondent suggested offering housing to NHS workers.	1
 <p>New GP surgery</p>	<ul style="list-style-type: none">• There was a request for a new GP surgery.	1
 <p>Veteran Mulberry Tree</p>	<ul style="list-style-type: none">• One further resident requested improved walkways and a nature trail around the veteran Mulberry Tree.	1



QUESTION 6: Have you found this consultation event informative? Do you have any suggestions of what we can do differently next time?

This question was answered by 20 people and some of their comments have been included below:

“Yes, very. Really clear on the plans, especially the mock-up”

“Yes. Displays good and clear.”

“Very good. Staff were approachable and knowledgeable. Thanks!”

“Good to have the 3D model. Perhaps a video of the presentation of the site and plans – walk through?”

“Just continue. Enjoyed having chats about the plans etc. Lovely people.”

“Yes! Looking for more updated information on plants and greenery and green places to walk and sit.””



QUESTION 7: Please let us know any other comments you might have about our proposals.

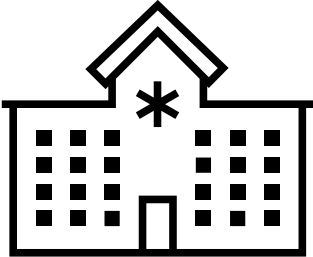

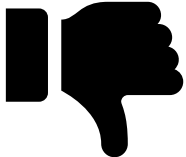


20 respondents filled out answers for this question, with eight answering as 'N/A'.

Response	Frequency
Requests to see more detailed information (breakdown of housing tenures, number of retained trees etc.)	3
Concerns and requests to reduce the building heights (from 9 storeys max)	2
Asked for the project team to confirm the scheme will benefit existing residents	2
A request from residents for the Applicant to engage with TfL and London Borough of Tower Hamlets to create an electric fleet of buses around Bethnal Green	2
A resident asked whether any further engagement events would be arranged before an application is submitted	1
A person said they'd like to see more investment in local services and parking facilities to support new residents	1
Concerns over local anti-social behaviour and how it would be addressed through the designs	1
A request that the homes are sold to local people 'that would live in them'	1






VERBAL FEEDBACK

Verbal feedback shared by local residents at the public events has been summarised in the table below:

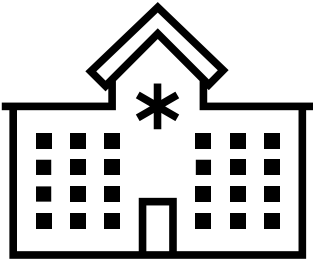
Feedback theme	Description
 <p>Support for regeneration</p>	<ul style="list-style-type: none">• There continued to be broad support for the regeneration of the site and proposals.
 <p>Tree retention</p>	<ul style="list-style-type: none">• Residents were supportive of the plans to retain more mature trees and provide greater public open space compared to the previous proposals.
 <p>Anti-social behaviour concerns</p>	<ul style="list-style-type: none">• Residents noted that anti-social behaviour had increased, referencing the vandalism of the site hoardings.
 <p>Construction programme</p>	<ul style="list-style-type: none">• A number of people were interested in the construction programme and how disruption would be managed. Others commented they would like to see the site developed 'as soon as possible'.
 <p>Height</p>	<ul style="list-style-type: none">• Building heights were one of the most discussed topics. Residents expressed concerns over the heights rising to nine storeys, and the impact to their daylight/sunlight levels (especially those living along St James's Ave / Bonner Road).







 <p>Home affordability</p>	<ul style="list-style-type: none">• Similar to the first phase of consultation, residents again questioned the 'true affordability' of the homes, especially for local people.
 <p>Infrastructure</p>	<ul style="list-style-type: none">• As referenced in the written feedback, some people enquired if local services would be able to support the influx of up to 200 more residents. They also asked if the project team would be making any investment to improve the infrastructure.
 <p>Local road impact</p>	<ul style="list-style-type: none">• Residents again queried how the project team will ensure new residents did not bring vehicles when moving into the development.

STAKEHOLDER FEEDBACK

Below, we have outlined the key issues raised by stakeholders, during their meetings and correspondence with the project team, regarding the redevelopment of the former London Chest Hospital site.

Feedback theme	Description
 <p>Support for regeneration</p>	<ul style="list-style-type: none">• Most stakeholders were encouraged that plans were coming forward to redevelop the site.• In their meetings with the Applicant, some noted that anti-social behaviour had increased in the area, following the closure of the hospital in 2015.



 <p>Tree retention</p>	<ul style="list-style-type: none">• Stakeholders shared broad support for the retention of the veteran Mulberry Tree, including efforts to protect it and prevent its demise.• One stakeholder enquired if the Applicant would be willing to provide additional planting at Victoria Park.
 <p>Home sizes</p>	<ul style="list-style-type: none">• One stakeholder expressed support for the delivery of larger homes (3-5 beds), noting there was a lack of such properties in the local area and that smaller 'flats' were not required locally and would not be in keeping with existing character.
 <p>Designs</p>	<ul style="list-style-type: none">• One stakeholder suggested the designs for the new development should focus on 'contemporary architecture' and not include 'Victorian influences', like the buildings in the local area.
 <p>Former nurses' accommodation</p>	<ul style="list-style-type: none">• A number of stakeholders enquired whether the former nurses' accommodation could be retained as part of the development.• Some commented on the architecture of the building and cited environmental concerns, in arguing against its potential demolition.



7. RESPONDING TO FEEDBACK AND DESIGN EVOLUTION

7. RESPONDING TO FEEDBACK AND DESIGN EVOLUTION

Early in the design process, the Applicant carefully considered the feedback to the previous application to redevelop the site. This influenced the developing plans and guided their overall vision, to ensure they delivered a scheme that met the needs of the community.

This continued throughout the public consultation, as the project team reflected on local feedback after each stage of engagement. Alongside continued engagement with planning officers, this informed the evolution of the masterplan and resulted in changes to the scheme, which have been outlined in the Design and Access Statement.

Feedback theme	Applicant response
<p>Potential refurbishment of the former Nurses' Accommodation building</p>	<p>The Applicant explored a number of options to incorporate and potentially retain the former nurses' accommodation.</p> <p>Options studies were undertaken to determine whether the Nurses' Accommodation could be retained and converted for residential use. However, to achieve a viable scheme, the required conversion and extension of this building would necessitate the removal of valuable trees located along the boundary line with St James's Avenue, whilst simultaneously compromising its historical significance.</p> <p>For these reasons, the Applicant has concluded it would be best to demolish the building, recycling materials from it for the wider development, where possible.</p>
<p>Changes to the building heights</p>	<p>The proposed building heights are generally consistent with those included in the previous plans for the site, that were approved by Tower Hamlets Council.</p> <p>The taller elements – building A (7 storeys) and building E (9 storeys) have been set back from the site boundary, where they will be screened by mature trees and greenery, to minimise the potential impact on neighbours.</p>
<p>Prioritisation of affordable housing</p>	<p>The housing will be 50% affordable by habitable room.</p>
<p>Sustainability and contribution to net-zero</p>	<p>The Applicant has looked to develop the most sustainable scheme possible, achieving 81% reduction in on-site carbon emissions.</p> <p>Further investment in greenery and landscaping will also mean the scheme will deliver a biodiversity net gain of 15.21% for area habitats and 15.60% for linear habitats (hedgerows).</p>
<p>Retention of the historic assets on-site</p>	<p>Key listed elements are to be retained, including the main hospital building, south wing and sanitary tower.</p>



	<p>The Applicant has also updated their plans to provide balconies at the corner of the main hospital and South Wing, which were part of the original design for the hospital.</p>
Potential removal of existing trees	<p>The Applicant has agreed to extend the Tree Preservation Order, to protect more existing, mature trees across the site.</p> <p>The veteran Mulberry Tree will also be retained in its current location.</p>
Concerns over new residents parking on local roads	<p>This will be a largely car-free development, apart from up to ten spaces (nine would be prioritised for local residents with disabilities and one space would be available for the operator or users of the flexible commercial / community space).</p> <p>As part of their agreement, future residents will not be permitted to park any vehicles on the site or around neighbouring roads.</p> <p>Anyone found to have done this will be reported to Tower Hamlets Council, who will take the appropriate action.</p>
Daylight and sunlight levels	<p>Following extensive studies of the site, the proposed scheme will not result in unacceptable levels of daylight and sunlight for neighbouring or future residents.</p> <p>Further information can be found in the assessments submitted with the planning application.</p>
Investment in local infrastructure	<p>As part of the s106 agreement and community infrastructure levy (CIL), the Applicant will make a financial contribution to improve services and infrastructure in the local area.</p> <p>The Applicant is also committed to initiatives which shall increase job opportunities for local people. Please refer to Appendix 5 of the Planning Statement for further details.</p>
Café / Community use	<p>The consultation feedback indicated a strong preference for a café as the ideal use for the Ground Floor unit in the South Wing. The scheme seeks to introduce a flexible commercial and community unit (Use Class E(b)/F2(b)). The planning use class for the commercial element (Use Class E(b)) lends itself to a potential café at the site. This decision was strongly influenced by the feedback received at the public consultation.</p>
Opening a 'closed off' site to the public	<p>In response to public consultation feedback a primary emphasis has been placed on delivering public realm that caters to the community's needs, with a specific aim to create attractive, safe, and purposeful spaces. The access points and pedestrian routes will create permeability whilst the new squares will establish vibrant hubs for community activities.</p>
Concerns over anti-social behaviour	<p>In response to concerns regarding potential anti-social behaviour, the project team has proactively engaged the Designing Out Crime Officer to comprehensively address all design considerations within the scheme.</p>



	<p>Furthermore, the central courtyard and the play spaces to the south of the site will be gated, open from dawn to dusk, as a strategic measure to discourage anti-social behaviour.</p>
Celebrating and protecting the veteran Mulberry Tree	<p>The local community's desire to cherish the veteran Mulberry Tree has played a pivotal role in shaping the design and landscaping of the scheme, resulting in the addition of a dedicated garden space that complements the tree's surroundings.</p> <p>A barrier/wind shield is to be positioned to the north of the veteran Mulberry Tree to offer shelter and protection. This represents a blank feature which has the potential for a future artistic mural.</p>
Architectural design and materiality	<p>Both members of the public and LBTH officers expressed a strong desire for the design to cultivate a distinct sense of place that honours the historical and local context. The incorporation of red brick establishes a unified aesthetic across the blocks, while each block is thoughtfully infused with its own unique identity through nuanced design features, textures, and forms.</p>



8. CONCLUSION



8. CONCLUSION

The Applicant has undertaken an extensive programme of consultation, including pre-application discussions with the London Borough of Tower Hamlets, GLA, as well as meetings with the site's neighbours, political stakeholders, the local community and interest groups.

Our consultation programme has followed the principles for best practice outlined in the NPPF (2023) and LB Tower Hamlets' Statement of Community Involvement (2019), utilising a range of digital and physical engagement tools, including face-to-face consultation events and online meetings. Our comprehensive project website was kept updated with the latest information on the scheme and an email address and phone number for residents to engage directly with the project team.

The consultation was well advertised with a mix of digital and physical promotion, including flyers, letters, social media advertising, newspaper adverts and emails. Those who were not confident using the internet were sent a flyer on the proposals via the post. They were also given the opportunity to provide feedback over the phone, in written form or at our in-person public exhibitions if they preferred.

The Applicant has sought to address local residents' concerns to the previous proposals regarding the scale of development and designs, through the evolution of the masterplan.

Overall, the feedback received showed that there was broad support for the development, especially the investment being made in new public spaces, play space and greenery. A number of local residents highlighted the importance of the site being reopened to the community, with better connections to the local area and Victoria Park.

Throughout the engagement process, local affection for the site and the former hospital has been clear. To that end, the Applicant has compiled a public repository of materials celebrating the storied history of the London Chest Hospital, since its establishment in 1865. These will form part of a potential exhibition space within the development, that would be open to the whole community.

An ongoing dialogue will be maintained throughout the lifetime of the project with local residents, including regular updates during the construction phase of works.

The Applicant would like to thank all members of the local community and others who have taken the time to participate in the consultation, ask questions and provide feedback for the redevelopment of the former London Chest Hospital site.



9. APPENDICES



9.APPENDICES

Phase 1 materials (March – May 2023)

Appendix A: Phase 1 newsletter and flyer distribution area

Appendix B: Phase 1 stakeholder letters / emails

Appendix C: Phase 1 flyer

Appendix D: Phase 1 newsletter

Appendix E: Phase 1 local newspaper adverts

Appendix F: Phase 1 exhibition boards

Appendix G: Phase 1 project website

Appendix H: Phase 1 webinar

Appendix I: Phase 1 exhibition feedback forms

Phase 2 materials (June – November 2023)

Appendix J: Phase 2 flyer distribution area

Appendix K: Phase 2 stakeholder letters / emails

Appendix L: Phase 2 flyer

Appendix M: Phase 2 local newspaper advert

Appendix N: Phase 2 exhibition boards

Appendix O: Phase 2 project website

Appendix P: Phase 2 exhibition feedback forms

Appendix Q: Stakeholder Database



Appendix A: Phase 1 flyer distribution area





Appendix B: Phase 1 stakeholder letters / emails



Dear Neighbour,

RE: London Chest Hospital – an update

I hope you are keeping well.

I am writing with an update on the London Chest Hospital site and to introduce myself. My name is Tom Oluade, a Development Manager at Latimer, the housebuilding arm of the housing association Clarion Housing Group.

Latimer recently acquired Crest Nicholson's interest in the London Chest Hospital site, and I wanted to let you know that we will shortly be undertaking some maintenance works around the site. This will include:

- Erecting new hoardings and replacing damaged panels where needed;
- Pruning trees across the hospital grounds to clear public footpaths and walkways;
- Clearing overgrown vegetation, planting and weeds, to make the area more accessible;
- Removing debris and improving the overall security provisions of the site.

These works will take place over the coming weeks and are expected to be completed by end of August, with the exception of the hoarding replacement which will extend into September. I will keep you updated regarding their progress.

We are also in the very early stages of considering new proposals for the site as the lead developer. These plans will require a new planning application and need to be approved by Tower Hamlets Council.

As part of the evolution of these proposals, we are firmly committed to engaging with you, neighbouring residents, community groups and a range of other stakeholders with an interest in the site.

After the summer, we will be organising a series of initial public consultation events to share our early thinking and to hear your feedback. This will be one of many opportunities for you to comment on the proposals and we will be holding further exhibitions later in the year as the plans evolve.

Although we are at an early stage of developing our vision, we want to bring forward a scheme which is sensitive to the site's history and delivers greater benefits to the local area than the previous proposals. We are therefore committed to:

- Retaining the mulberry tree in its current location;
- Providing more genuinely affordable homes that meet local need;
- Making this the most sustainable scheme possible, proactively supporting the climate recovery.

I will keep you regularly updated about the next steps and look forward to meeting you at a consultation event soon. In the meantime, if you have any questions, please get in touch via:

Email: LCH@londoncommunications.co.uk
Phone: 08000 967 217

Tom Oluade, Development Manager
Latimer Developments Ltd



Dear Neighbour,

RE: London Chest Hospital – site maintenance works

I hope you are well.

Following our last update in the summer, we have made good progress with the site maintenance works, and have now:

- Erected new hoardings, to replace damaged panels;
- Pruned trees to clear public footpaths and walkways;
- Cleared overgrown vegetation and planting to make the local area more accessible.

Over the coming weeks, we will be undertaking works to remove a dead tree located on Bonner Road. Its current location poses a significant health and safety risk to anyone walking along the pedestrian footpath, as well as the on-site team. These works have been approved by LB Tower Hamlets and are expected to be completed this month.

Should you have any questions about these works or other operations taking place on site, please speak with our temporary Site Manager, Jim McDonnell via:

- **Email:** Jim@wooldridgegroup.co.uk
- **Phone:** 07827 279765

In the coming months, we will be in touch with information on public events to share our early vision to transform the London Chest Hospital site.

Kind Regards,

Tom Oluade, Development Manager
Latimer Developments



New plans to transform the London Chest Hospital

Join us to learn about our early plans to transform the former site of the London Chest Hospital, Bethnal Green

As we develop our plans for this important site, we are making some key commitments to our community. Whatever we deliver here, we will:



Retain the mulberry tree in its current location



Retain and refurbish the historic Grade II listed main hospital building



Create the most sustainable scheme possible, establishing a healthier environment with better biodiversity and greenery



Deliver more public open space with nature trails around the site and better connections to Victoria Park as well as the wider area



Deliver high-quality homes including a significant proportion of affordable homes



LATIMER
by Clarion Housing Group



Public exhibitions

Join us at our drop-in events at Bethnal Green Methodist Church, Approach Road, E2 9JP on:

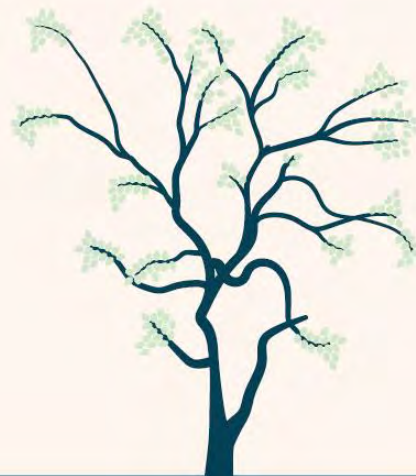
Wednesday 22 March | 6pm to 8pm

Saturday 25 March | 11am to 2pm

Online webinar

Via Zoom | Thursday 23 March | 6 pm–7pm

Register on our website to book your place.



Get in touch

✉ LCH@londoncommunications.co.uk

☎ 0800 096 7217

👉 londonchesthospital-consultation.co.uk



Scan to learn more



New plans to transform the London Chest Hospital

Join us to learn about our early plans to transform the former site of the London Chest Hospital, Bethnal Green

In this newsletter, you will find the following updates:



How our vision for the site has evolved



Maintenance works that have been taking place



Our upcoming public events



Our vision

As you may know, Latimer acquired Crest Nicholson's interest in the London Chest Hospital site last year.

Since then, we have taken time to reflect on the previous plans and look at how we can best learn from these to deliver a scheme that suits the needs of the local community.

We have been working alongside Tower Hamlets Council to refine our emerging plans in recent months and are excited to share our early ideas with you.



The London Chest Hospital is a cultural landmark in the heart of Bethnal Green. The site has an important place in the community and we see the potential to create something special here.

As our plans evolve, we want to make certain key commitments to you. Whatever we look to deliver, we will focus on:



Retaining the mulberry tree in its current location



More public open space, with nature trails around the site and better connections to Victoria Park



High-quality homes, including a significant proportion of affordable homes



Retaining, refurbishing and repurposing the historic Grade II listed Main Hospital building



Creating the most sustainable scheme possible, with better biodiversity and greenery



Site update

Since last summer, we have undertaken maintenance work around the site to ensure it is in a safe condition. We have:

Erected new hoardings

Pruned trees

Ensured footpaths and walkways remain clear

Removed debris

Improved the overall security of the site

If you have any questions about the works, you can get in touch with us using the details on the back page.



Timeline

Spring 2023
First exhibition on early plans

Later this year
Application submission

Late Spring / Early Summer
Sharing our advanced designs with you



Public exhibitions

Join us at our drop-in events at
Bethnal Green Methodist Church, Approach Road, E2 9JP on:

Wednesday 22 March | Resident preview 4pm to 5.30pm
Public drop-in 6pm to 8pm

Saturday 25 March | 11am to 2pm

Online webinar

Via Zoom | Thursday 23 March | 6pm to 7pm
Register on our website to book your place.



Get in touch



Scan to learn more

- ✉ LCH@londoncommunications.co.uk
- ☎ 0800 096 7217
- 👉 londonchesthospital-consultation.co.uk



Appendix E: Phase 1 local newspaper advert

eastlondonadvertiser.co.uk March 16, 2023

17

love LOCAL business IN&OUTSIDE YOUR HOME

To advertise: 020 8478 4444 or email: sehub@localiq.co.uk

love LOCAL business OTHER SERVICES

To advertise: 020 8478 4444 or email: sehub@localiq.co.uk

Aerial & Satellite Services

BEST TV PICTURE GUARANTEED & INSTALLED TODAY!
Freeview • TV Wall Mounting • Sky/Freesat

FAST LOW COST LOCAL TRUSTED FREE ESTIMATES FULLY INSURED

0203 815 9574 | 07700 178 630
DOCKLANDS & EAST LONDON AERIAL & SATELLITE

YOUR GUTTERS CLEANED & REPAIRED TODAY!
Guaranteed To Turn Up on Time & No Mess

FAST LOW COST LOCAL TRUSTED FREE ESTIMATES FULLY INSURED

0800 001 4003 | 07482 856 248
GUTTER GUYS

AERIALBASE.COM
AERIAL FULLY FIXED FROM £59.99

Aerial dish/repair/home-up/feet-up £29.99

- Same day service where possible
- Local Engineer
- Free call to advise/quote/quote
- We will beat any quotation

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Local 0203 921 9344

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07906 201346
or email
fredselectrics@yahoo.co.uk

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NO JOB TOO SMALL QUALIFIED
15 years experience and Quality workmanship
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Plumbing & Heating

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City of Guild, Qualified and insured
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Leaks, Taps, Showers, Bathrooms
26 years experience | (mask/gloves worn)

Russell 07739 357498

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e: sehub@localiq.co.uk

LOCALIQ

Whats On



New plans to transform the London Chest Hospital

Join us to learn about our early plans to transform the former site of the London Chest Hospital, Bethnal Green

Public exhibitions
Join us at our drop-in events at Bethnal Green Methodist Church, Approach Road, E2 9JP on:
Wednesday 22 March | 6pm to 8pm Saturday 25 March | 11am to 2pm

Online webinar
Via Zoom | Thursday 23 March | 6pm to 7pm
Register on our website to book your place.

londonchesthospital-consultation.co.uk
LCH@londoncommunications.co.uk
0800 096 7217

Scan to learn more

Is your boiler on the blink?

Trusted tradespeople are just around the corner. Visit your local website and click on 'Local Listings'.

t. 020 8478 4444

e. sehub@localiq.co.uk

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Appendix F: Phase 1 exhibition boards



image of the current London Chest Hospital site

Welcome

Bringing the London Chest Hospital site back to life

Welcome to our public exhibition on the early plans to create new homes, public spaces, and amenities at the London Chest Hospital site.

Today, you will be able to:

- | Learn about our early vision for the project
- | Speak to members of the project team
- | Share your feedback

Project team

 LATIMER Freeholder & Developer	 ALLFORD HALL MONAGHAN MORRIS Lead architect.	 hgh Planning consultant.
 MONTAGU EVANS Heritage and townscape consultant.	 EVERSLEIGH Public affairs consultant.	 LONDON COMMUNICATIONS AGENCY Community consultation specialist.
 aspect Arboricultural consultant.	 LD&A DESIGN Landscape architect.	



CLARION HOUSING

About Clarion Housing Group

Latimer, the housebuilding arm of Clarion Housing Group, is bringing forward new plans for the London Chest Hospital site

We do much more than manage homes. We are passionate about improving lives through great places and communities. At Clarion, we:

- Have a rich history of supporting communities, dating back to the **19th century**
- Are the largest affordable housing provider in the country**
- Work with **170 local authorities** nationally
- Manage over **125,000 properties**, which are home to more than **350,000 residents**
- Work with **16 community organisations and charities** in Tower Hamlets alone
- Have secured partnerships with small businesses, creatives, and educational institutions**

Recent projects completed by Clarion Housing Group





Historic photos of the former hospital building



A rich history

The London Chest Hospital is an important historical landmark in the heart of Bethnal Green

1855

The London Chest Hospital (LCH) opened, specialising in treatments for lung and heart ailments

1865 – 1871

The South and North Wings are added to the hospital

1937

Other buildings, including a surgical wing, are built



Map of the hospital from the property deed, 1867 (Source: Royal London Hospital Archives)

1970s - 1990s

New North Wing and ward to the south was built, along with other buildings on the site perimeter

1948

LCH joined the National Health Service

1939 – 1945

LCH was badly damaged during the Blitz in WW2

Late 1990s

LCH became part of the Royal London Hospital NHS Trust

1990s

The Trust opened discussions to transfer all services from LCH over concerns it was no longer capable of meeting the needs of modern medical facilities

2015

The hospital was closed and sold to the joint venture between Crest Nicholson and Latimer

2022

Latimer acquired Crest's interest in LCH, becoming the sole owner of the site



The London Chest Hospital site

Following the closure of the hospital, the site has remained inaccessible and vacant for almost eight years



Mulberry Tree
Although the exact age of the Mulberry Tree is unknown, we recognise the significant cultural value that the tree possesses and the desire for it to be retained.



Main Hospital Building

Constructed over 160 years ago, the original hospital was Grade II listed in April 2016, with historic engineering. It was a building of significant historic and architectural value.



South Wing

Added as part of the hospital expansion in 1865, the South Wing was also Grade II listed. It was originally used for respiratory treatment, later becoming a specialist theatre for cardiac and vascular patients.



Theatre Wing

Constructed in 1931, the building was gradually expanded over the next thirty years as the hospital continued to grow. Although theatre facilities, it was also fitted with clinical rooms and laboratories.



North Wing

Originally built in 1871, the North Wing was demolished in the middle of the last century, before being rebuilt in the 1980s.



Linen Department

Surrounded by mature trees in the eastern part of the site, the building was used to clean patient linen.



Additional Facilities

At the corner of St James's Avenue and Approach Road, new facilities were constructed in 2004, providing further accommodation for staff and meeting spaces.



Institute Building

Located just behind the Mulberry Tree, the building, constructed in 1984, was used for offices and meeting spaces.



Outpatients' Building

The octagonal tower located on the eastern part of the site was constructed in 1972 as the outpatients' department.



Nurses' Accommodation

Located in the north-west of the site, the building provided accommodation for medical staff working at the hospital and graduate training rooms for newly qualified doctors. Built in 1905, the building was partially destroyed during WW2. Parts of it were subsequently restored throughout the 20th century.



Sanitary Tower

Built between 1890 - 1892, the tower originally provided sanitary facilities for other wards in the hospital and was later used for patient recreation. The tower was also listed as Grade II.



Flats and Offices

In 2003, a series of buildings were created on the western side of the site, to provide accommodation for clinical staff as well as offices and consulting rooms.



The opportunity

The London Chest Hospital site has an important place in this community. Working with our neighbours and local partners, we see the potential to create something truly special here.



Aerial image of the site, with a red line site boundary



Local context

The London Chest Hospital is in a thriving part of East London and we have a fantastic opportunity to contribute to its growth. It is a beautiful neighbourhood to live in and we want to ensure our proposals enhance this further.

- The site is set within the Victoria Park Conservation Area and is a short walk from Victoria Park and Regent's Canal.
- It is a cultural hub in the heart of the East End, with a thriving local business community.
- The site has excellent transport connections, with efficient bus and tube services.
- It has been identified as 1.6 hectares of brownfield land that has the potential to deliver high-quality new homes and public spaces for the community to enjoy.

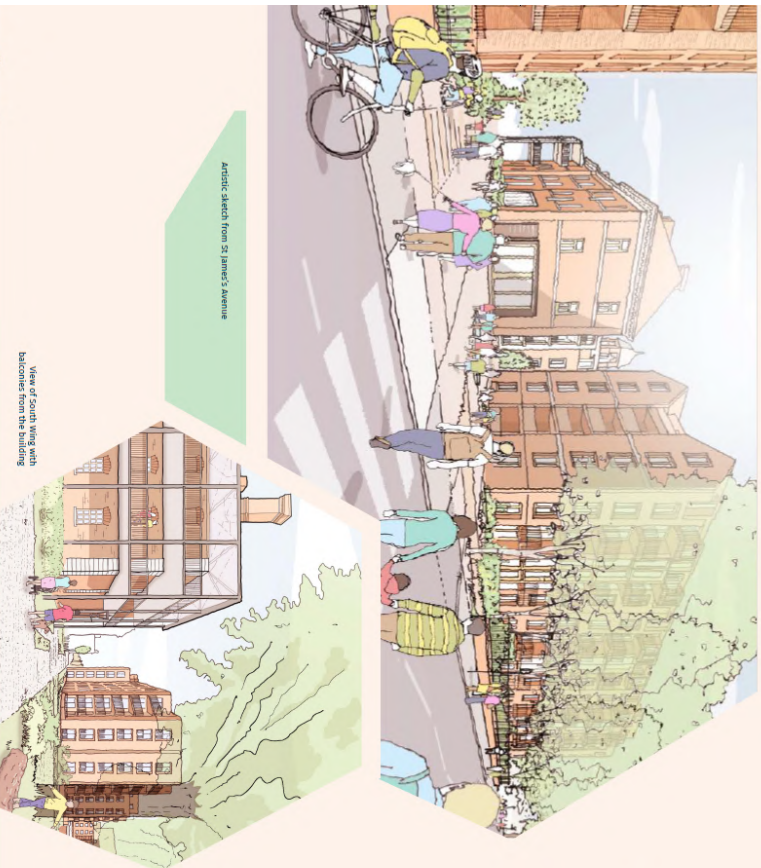


LATIMER

Learning from the past, investing in the future

A new approach

After acquiring full control of the London Chest Hospital site, we have taken time to reflect on the previous plans, and how we can best learn from them.



Artistic sketch from St James's Avenue

View of South Wing with balconies from the building

We want to do things differently; working collaboratively with the community to create something special that delivers tangible local benefits. As our plans continue to evolve over the coming months, we want to make certain key commitments to our community. Whatever we deliver here, we will:



Deliver more public open space, with walking routes around the site and better connections to Victoria Park

We want to see more greenery and public spaces at the London Chest Hospital

We are

- Designing a landscape-led masterplan to maximise public open space
- Creating green areas where local people can meet, socialise and relax
- Protecting and enhancing local habitats and wildlife



Retain the Mulberry Tree in its current location

It is important the Mulberry Tree is protected in any future plans

We are

- Retaining the Mulberry Tree in its current location with plans to safeguard its future
- Providing the opportunity for public appreciation of the Mulberry Tree
- Preserving more mature trees across the site



Deliver high-quality homes, including affordable

It is important that new homes are affordable and available for local people

We are

- Looking to provide more larger homes (2, 3 and 4 beds) to meet local demand
- Delivering as many affordable homes as possible on site
- Providing a range of tenures, including more social-rented homes



Be sensitive to the site's history and the wider conservation area

The previous plans were an overdevelopment of the local area

We are

- Reducing the total number of homes in the plans
- Creating more public spaces to make this an inclusive place that can be enjoyed by the whole community
- Ensuring the heights of the buildings are appropriate for the local area and set back from our neighbours to protect their privacy
- Retaining more of the listed building elements across the site including the Southern Wing and creating a masterplan that is built around the heritage fabric



Create the most sustainable scheme possible, to establish a healthier environment with better biodiversity and greener

Deliver a more sustainable scheme for the site

We are

- Looking to reduce carbon emissions, through the delivery of an all-electric, low energy scheme; providing on-site renewables where possible; and designing thermally efficient buildings that retain heat in winter and prevent overheating in summer
- Designing a heritage and landscape-led masterplan to maximise public open space and respect the unique setting
- Retaining and refurbishing the Grade II listed buildings, whilst delivering a wide range of family homes in line with local and regional planning policy guidelines

Our early thoughts



As our plans have continued to develop in conversations with Tower Hamlets Council and the Greater London Authority (GLA), we have outlined below a comparison between our early thoughts and the 2018 application:

2018 Plans	Our emerging proposal
Homes	
291	Around 280 (-11), as we are now retaining more of the buildings currently on site
Affordable Housing	
35%	To deliver at least 35% affordable housing, and look at opportunities to exceed this where possible
Parking	
9 spaces	Car-free, with the exception of some blue badge parking spaces Electric vehicle charging points provided for all blue badge spaces
Public Open Space	
6,130 sqm	Increased public open space Three new public green spaces, with seating and areas to relax Better connections to the local area, including Victoria Park Nature trails around the site, creating a healthier local environment
Sustainability	
Retain 58 mature trees	Greater retention of mature trees
Relocate the mulberry tree	Keep the Mulberry Tree in its current location
Gas boilers to heat the buildings and homes	Air source heat pumps to heat the buildings and homes A sustainable community with a range of homes
Heritage Building	
Retain and refurbish Grade II listed main hospital building only	Retain and refurbish: <ul style="list-style-type: none"> The Grade II listed main hospital building Grade II listed South Wing building Boundary wall and railings
Demolition of the Grade II listed south wing	



New homes and spaces for our community

We are looking to provide up to 280 new homes on the site. These homes will be designed to complement the wider area and will meet the local demand for larger, family sized homes.

Key Stats



Up to **280** high-quality homes



Delivering **affordable housing** across the site



Larger **family homes** to meet local demand



200sqm commercial space to support new activities and events, celebrating the local area

Homes fit for modern living

The homes we deliver will be fit for modern living by:

- Creating shared resident amenities and gardens
- Providing high-quality, bright modern homes
- Creating a mix of homes suitable for everyone
- Delivering more 2-, 3- and 4- bed family homes, to meet the local demand

Commercial space for the community

A new space in the development could potentially be transformed into a modern, quality commercial space for the community.

200sqm of commercial floorspace, that could be used as a cafe or workspace for local residents.



Artistic sketches from James Pennington Square



A green heart at the London Chest Hospital

This isn't just about building new homes. We want to create public spaces for the whole community to enjoy



Tell us what you think

We want to make sure that the green areas on site offer something for everyone – so let us know what types of activities and provisions you'd like to see!

Examples of woodland play

A green heart

We are developing a landscape-led masterplan to maximise green open space on the site, helping to make the London Chest Hospital site an important part of our neighbourhood again.

We are looking to:



Deliver significantly more open space than the previous plans



Create three new gardens, with a range of community activities, seating and relaxation spaces, as well as high-quality play spaces



Retain more of the local mature trees, protecting the beautiful green surroundings of the hospital grounds

Bethnal Green Mulberry Tree

The Mulberry Tree is an important local landmark to us and our neighbours.

We understand that local people are passionate about its protection.

Since taking full control of the site our arboricultural consultants, Aspect Arboriculture, have been working hard to preserve the tree so it can be enjoyed by residents in the future.

As part of any future plans, we have already made a commitment to:

- Retain the Mulberry Tree in its current location
- Continue to protect and safeguard the future of the tree
- Provide opportunity for public appreciation of the Mulberry Tree



Artistic view of the Sanitation Tower



Creating a sustainable future

It is important we all do our part to protect and improve the world around us

In all our communities, we consider our impact on the environment, helping to improve local areas and support the climate recovery where possible.

We are looking to create the most sustainable scheme possible, achieving at least a **75% reduction in carbon emissions**.

We will preserve the diverse habitats and wildlife that the site is home to and are looking to secure over **10% biodiversity net gain** across the scheme.

The site is home to some of the oldest trees in the neighbourhood. We are looking to enhance the Tree Preservation Order to **protect more of the mature trees**, maintaining the beautiful green surroundings of the area.



Clarion has set an ambition to become a 'net-zero' organisation by 2050. As part of this commitment, we will:



Promote the use of renewable energy sources



Deliver a car-free project, apart from blue badge spaces, with electric vehicle charging points



Embed circular economy principles into the design



Retaining and refurbishing where possible

The **Grade II listed buildings** on the site, including the main hospital building, South Wing, boundary wall and railings **will be retained** as part of our developing plans.

We will only demolish buildings on site which we cannot retain because they are no longer fit for purpose.

However, **we will recycle materials** where possible and promote other sustainable building materials to **further reduce our carbon footprint**.



Next steps

Thank you for attending our exhibition

Our early thinking



Up to 280 new, high-quality homes, including affordable housing



Keep the Mulberry Tree in its current location



Reinvigorate and recharge the site, with green spaces and even more biodiversity



Create the most sustainable scheme possible, establishing a healthier environment



Open the site to the community with better connections to Victoria Park and the wider area



Restore the Grade II listed buildings on the site, including the main hospital building, South Wing, boundary wall and railings





More affordable homes for local people

Tell us what you think

We want to hear from you about how we can create a thriving, inclusive community at the London Chest Hospital site.

Let us know by filling out one of our feedback forms or getting in touch

 [Londonchesthospital-consultation.co.uk](https://londonchesthospital-consultation.co.uk)

 LCH@londoncommunications.co.uk

 0800 096 7217

Timeline

Spring 2023

First exhibition on early plans

Late spring / early summer 2023

Sharing our advanced designs with you for feedback

Summer 2023

Application submission





London Chest Hospital

Welcome to the consultation website for the London Chest Hospital site in Bethnal Green.

We are committed to a new approach and to doing things differently. We want to engage and collaborate with the community - with residents, schools, businesses, and local groups - to create something here which delivers tangible local benefits. The community will have many opportunities to influence the new plans at every stage.

We are committed to a new approach and to doing things differently. We want to engage and collaborate with the community - with residents, schools, businesses, and local groups - to create something special here which delivers tangible local benefits. The community will have many opportunities to influence the new plans at every stage.

You can find out more about the history of the site and our vision for what's next, as well as our upcoming consultation events, on this website.

If you have any questions, you can get in touch with our consultation team via email or by calling 0800 096 7217.



Appendix H: Phase 1 webinar

The London Chest Hospital site

Following the closure of the hospital, the site has remained inaccessible and vacant for almost eight years



Paul Jones, AEMA

Main Hospital Building

Constructed over 160 years ago, the original hospital was Grade II listed in April 2016, with Historic England stating it was a building of significant historic and architectural value.

South Wing

Added as part of the hospital expansion in 1885, the South Wing was also Grade II listed. It was originally used as a ward for respiratory treatment, later becoming a space for surgical facilities and treating cardiovascular patients.

Theatre Wing

Constructed in 1921, the building was gradually expanded over the next thirty years as the hospital continued to grow.

North Wing

Originally built in 1871, the North Wing was demolished in the middle of the last century.

Linen Department

Surrounded by mature trees in the eastern part of the site, the building was used to clean patients' linen.

Additional Facilities

At the corner of St James's Avenue and Approach Road, new facilities were constructed in 2006, providing further

Institute Building

Located just behind the Mulberry Tree, the building, constructed in 1983, was used for offices and meeting spaces.

Outpatients' Building

The original tower located on the eastern part of the site was constructed in 1972 as the outpatients' department.



Mulberry Tree

Although the exact age of the Mulberry Tree is unknown, we recognise the significant cultural value that the tree possesses and the desire for it to be retained.

Sanitary Tower

Built between 1880 - 1892, the tower originally provided sanitary facilities for other wards in the hospital and was later used as a ward for infectious diseases. The tower was also listed as Grade II.

Nurses' Accommodation

Located in the north-west of the site, the building provided accommodation for nurses and staff. It was used as a nurses' residence and graduate training room for newly qualified doctors. Built in 1905, the building was partially destroyed during WW2. Parts of it were subsequently restored throughout the 20th Century.

Flats and Offices

In 2003, a series of buildings were created to provide accommodation for clinical staff as well as offices and consulting rooms.



Appendix I: Phase 1 exhibition feedback forms

London Chest Hospital

Name _____

Email _____

Postcode _____

I agree to be kept up to date with the London Chest Hospital plans. We will keep your information on file until the project is complete. We will not pass your details to any third party and you can be removed from the mailing list by contacting lch@londoncommunications.co.uk. For more information on our privacy policy please visit londoncommunications.co.uk/privacy-policy

1. What best describes your connection to the area?

Local resident

Work in the area

Visitor

Student

Other (please specify) _____

2. Which of our key commitments for the site is most important to you?

Put a number from 1 to 5 in the below boxes – 1 being the lowest priority and 5 the highest.

More public open space, with improved walkways and connections to Victoria Park

Retain the Mulberry Tree in its current location, with a new nature trail around it

Deliver high-quality, larger homes, including affordable housing

Create the most sustainable scheme possible, with better biodiversity and greenery

Retain the majority of the Grade II listed building elements, including the South Wing





3. What amenities and activities would you like to see delivered across the public green spaces?

- Seating and benches
 - Nature play spaces (for all age groups)
 - Gardening workshops
 - Outdoor exercise classes
 - Other (please specify)
-
-
-

4. What type of potential uses would you like to see within the commercial space?

- Café
 - Independent retailer / local company
 - Shared working facilities
 - Other (please specify)
-
-

5. We know how important the Mulberry Tree is to our community. Are there any other ways that you'd like to see us celebrate the history of the site and neighbourhood in our plans?

.....

.....

.....

.....

6. We'd love to know what you thought about our event today. Have you found this session informative? Do you have any suggestions of what you'd like to see next time?

.....

.....

.....

.....

7. Please let us know any other comments you might have about our proposals.

.....

.....

.....

.....





Appendix J: Phase 2 flyer distribution radius





Appendix K: Phase 2 stakeholder letters /emails



Letter to tier one stakeholders:

- Local businesses / schools – as noted in the database
- Neighbours / residents that registered for updates
- Geoffrey Juden (East London Garden Society)
- Richard Desmond (Friends of Victoria Park)
- Rupert Munday (East End Preservation Society)

Letter to tier one stakeholders:

- Bethnal Green East and West Ward Members
- Unmesh Desai AM (Labour, City & East) |
- Rushanara Ali MP (Labour, Bethnal Green & Bow)

Dear [stakeholder name],

RE: Latimer's evolving plans for the London Chest Hospital site – an update

I hope you are well.

I am writing to you on behalf of Latimer, the housebuilding arm of Clarion Housing Group, to inform you that we will shortly be launching our second stage of public consultation on proposals to create new public spaces and high-quality homes at the London Chest Hospital site.

Thank you for attending / At our first series of events in the spring (which attracted over 100 visitors), we shared our early plans and priorities for the site. We received constructive and helpful feedback from the local community which we have looked to incorporate into the evolving designs where we can.

We are now ready to share our updated designs and have further conversations with the community to shape the final proposals. The next events will be taking place at the Bethnal Green Methodist Church (E2 9JP) as follows:

- **Public Exhibition 1, Saturday 24 June | 11am – 2:30pm**
- **Public Exhibition 2, Wednesday 28 June | 5pm – 8pm**

You are welcome to come early to one of these events for a preview, but we ask that you please let us know which you're planning on attending so we can accommodate accordingly.

I have enclosed a flyer which contains further information. This will be issued to over 4,000 local neighbours and businesses shortly.

In advance of the exhibitions, we'd welcome the opportunity to meet with you to discuss our plans and how we might be able to promote the consultation events through your channels. With that in mind, do let me know when you are available for a meeting over the coming weeks.

—

Our commitments

As a reminder, as we develop our proposals, we remain committed to:

- Retaining the mulberry tree in its current location;
- Retaining and refurbish the historic Grade II listed main hospital building and south wing;
- Delivering high-quality homes, including a significant proportion of affordable homes;
- Creating the most sustainable scheme possible, establishing a healthier environment with better biodiversity and greenery;
- Delivering more public open space, with nature trails around the site and better connections to Victoria Park.

—

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Should you have any questions in the meantime, do get in touch or visit our [website](#) to find out more about our vision for the site.

Look forward to hopefully seeing you soon.

Kind Regards,

Bronwen Thomson,
Latimer by Clarion Housing Group



LATIMER

Latimer Developments Limited

Level 6
6 More London Place
Tooley Street
London SE1 2DA

Telephone: 0200 100 0309
latimerhomes.com



Letter to Mayor Rahman Cllr Kabir Ahmed (Lead Member for Regeneration, Inclusive Development and Housebuilding):

Dear **Mayor Rahman/Cllr Ahmed,**

RE: Latimer's evolving plans for the London Chest Hospital site – an update

Firstly, thank you for meeting with us last month. It was great to speak to you about our plans for the London Chest Hospital site, and wider estates across Tower Hamlets.

After sharing our early plans with the community in the spring, we will shortly be launching our second stage of public consultation on the proposals to create new public spaces and high-quality homes at the London Chest Hospital site.

The next events will be taking place at the Bethnal Green Methodist Church (E2 9JP) at the following times:

- **Public Exhibition 1, Saturday 24 June | 11am – 2:30pm**
- **Public Exhibition 2, Wednesday 28 June | 5pm – 8pm**

I have enclosed a flyer which contains further information about the plans, which will shortly be issued to over 4,000 local residents and businesses.

Our commitments

As a reminder, as we develop our proposals, we remain committed to:

- Retaining the mulberry tree in its current location;
- Retaining and refurbish the historic Grade II listed main hospital building and south wing;
- Delivering high-quality homes, including a significant proportion of affordable homes;
- Creating the most sustainable scheme possible, establishing a healthier environment with better biodiversity and greenery;
- Delivering more public open space, with nature trails around the site and better connections to Victoria Park.

We'll be sure to share the updated materials with you in advance of the events. Should you have any questions in the meantime, do get in touch.

Kind Regards,

Bronwen Thomson,
Latimer by Clarion Housing Group



Letter to tier two Stakeholders:

- Malcolm Tucker (Regent's Canal Conservation Area Advisory Committee)
- Mulberry House TRA
- Parkview Residents' Association
- Patriot Square and Mayfield House TRA
- Hereford RA
- Spitalfields Trust
- East London Historical Society

Dear [stakeholder name],

RE: Latimer's evolving plans for the London Chest Hospital site – an update

I hope you are well.

I am writing to you on behalf of Latimer, the housebuilding arm of Clarion Housing Group, to inform you that we will shortly be launching our second stage of public consultation on proposals to create new public spaces and high-quality homes at the London Chest Hospital site.

At our first series of events in the spring (which attracted over 100 visitors), we shared our early plans and priorities for the site. We received constructive and helpful feedback from the local community which we have looked to incorporate into the evolving designs where we can.

We are now ready to share our updated designs and have further conversations with the community to shape the final proposals. The next events will be taking place at the Bethnal Green Methodist Church (E2 9JP) as follows:

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- Delivering high-quality homes, including a significant proportion of affordable homes;
- Creating the most sustainable scheme possible, establishing a healthier environment with better biodiversity and greenery;
- Delivering more public open space, with nature trails around the site and better connections to Victoria Park.

Should you have any questions in the meantime, do get in touch or visit our [website](#) to find out more about our vision for the site.

Look forward to hopefully seeing you at the exhibitions.

Kind Regards,

Avnesh
LCH Consultation Team



Letter to tier three stakeholders to be sent by LCA on Friday 9 June:

- Cranbrook TRA
- Columbia TRA
- St Peter's Square TRA
- Teeside & Hollybush TRA
- London Cycling Campaign
- Tower Hamlets Wheelers
- Friends of Regent's Canal

Dear [stakeholder name],

RE: Latimer's evolving plans for the London Chest Hospital site – an update

I hope you are well.

I am writing to you on behalf of Latimer, the housebuilding arm of Clarion Housing Group, to inform you that we will shortly be launching our second stage of public consultation on proposals to create new public spaces and high-quality homes at the London Chest Hospital site.

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—

Our commitments

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- Retaining the mulberry tree in its current location.
- Retaining and refurbish the historic Grade II listed main hospital building and south wing.
- Delivering high-quality homes, including a significant proportion of affordable homes.
- Creating the most sustainable scheme possible, establishing a healthier environment with better biodiversity and greenery.
- Delivering more public open space, with nature trails around the site and better connections to Victoria Park.

—

Should you have any questions in the meantime, do get in touch or visit our [website](#) to find out more about our vision for the site.

Look forward to hopefully seeing you at the exhibitions.

Kind Regards,

Avnesh
LCH Consultation Team



Update on plans to transform the London Chest Hospital

Following our first series of events in the spring, we're excited to be hosting two events in June to share our updated plans for this important Bethnal Green site.

As our plans have continued to develop in dialogue with the local community, we have reiterated our commitment to:



Retain the mulberry tree in its current location



Retain and refurbish the historic Grade II listed main hospital building



Create the most sustainable scheme possible, establishing a healthier environment with better biodiversity and greenery



Deliver more public open space with nature trails around the site and better connections to Victoria Park as well as the wider area



Deliver high-quality homes including a significant proportion of affordable homes



LATIMER
by Clivion Housing Group



Public exhibitions

We will be holding our second phase of drop-in events at the Bethnal Green Methodist Church, Approach Rd, Bethnal Green, London E2 9JP on:

Saturday 24 June | 11am to 2.30pm

Wednesday 28 June | 5 to 8pm

These events are an opportunity to come and see the new designs, which provide a more detailed look at what the site will look like in the future, and ask any questions you may have.



Get in touch



Scan to learn more

✉ LCH@londoncommunications.co.uk

☎ 0800 096 7217

👉 londonchesthospital-consultation.co.uk



New plans to transform the London Chest Hospital

Join us at our upcoming public events to learn more about our updated plans to transform this important site in Bethnal Green.



LATIMER
by Clarion Housing Group


Public exhibitions


We will be holding our second phase of drop-in events at the Bethnal Green Methodist Church, Approach Rd, Bethnal Green, London E2 9JP on:

Saturday 24 June | 11am to 2.30pm

Wednesday 28 June | 5 to 8pm

 londonchesthospital-consultation.co.uk

 LCH@londoncommunications.co.uk

 0800 096 7217



Scan to
learn more



An image of the current main hospital building



Welcome




Bringing the London Chest Hospital site back into our community

Welcome to our public exhibition on Latimer's latest plans to create new homes and green public spaces at the London Chest Hospital site.

Today, you will be able to:

- See how our plans for the project have evolved since our last consultation events
- Speak to members of the project team and ask any questions
- Share your feedback on the developing proposals

Project team

 LATIMER by Clarion Housing Group	ALLFORD HALL MONAGHAN MORRIS	hgh
Freeholder & Developer	Lead architect	Planning consultant
 MONTAGU EVANS	EVERSLEIGH	LONDON COMMUNICATIONS AGENCY
Heritage and townscape consultant	Public affairs consultant	Community consultation specialist
 aspect	LD&A DESIGN	wsp
Arboricultural consultant	Landscape architect	Engineering consultant



About Latimer

(by Clarion Housing Group)

We do much more than manage homes. We are passionate about improving lives through great places and communities. At Clarion, we:

Have a rich history of supporting communities, dating back to the **19th century**

Are the **largest affordable housing provider** in the country

Work with **170 local authorities** nationally

Manage over **125,000 properties**, which are home to more than **350,000 residents**

Work with **16 community** organisations and charities in Tower Hamlets alone

Have secured partnerships with **small businesses, creatives, and educational institutions**



Recent projects completed by Latimer





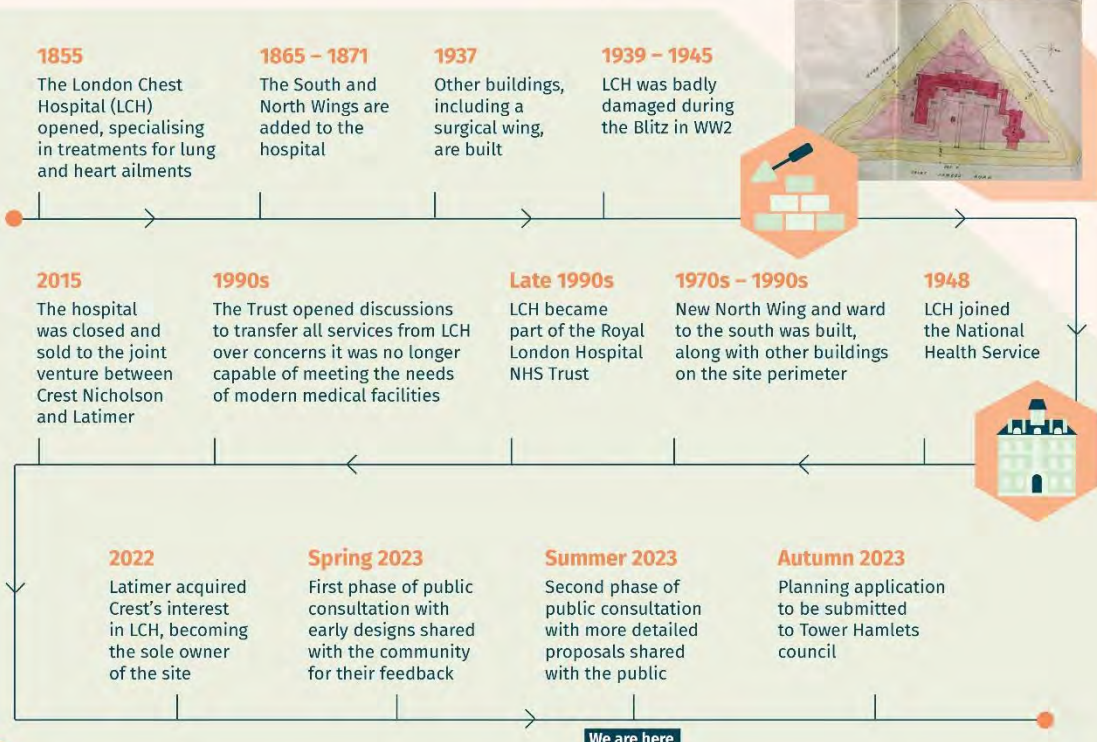
Historic photos of the former hospital building

A rich history

The London Chest Hospital is an important historical landmark in the heart of Bethnal Green



Map of the hospital from the property deed, 1867 (Source: Royal London Hospital Archives)



We are here



The London Chest Hospital site

The site has remained inaccessible and vacant for almost a decade



Main Hospital Building

Constructed over 160 years ago, the original hospital was Grade II listed in April 2016, with Historic England stating it was a building of significant historic and architectural value.



South Wing

Added as part of the hospital expansion in 1965, the South Wing was a 300 Grade II listed. It was originally used for respiratory treatment. Later becoming a space for surgical facilities and treating cardiovascular patients.



Theatre Wing

Constructed in 1977, the building was gradually expanded over the next thirty years as the hospital continued to grow. Alongside theatre facilities, it was also fitted with clinical rooms and storerooms.



Mulberry Tree

Although the exact age of the Mulberry Tree is unknown, we recognise the significant natural value that the tree possesses and the desire for it to be retained.



Nurses' Accommodation

Located in the north-west of the site, the building provided accommodation for medical staff working at the hospital and graduate nursing trainees for newly qualified nurses. Built in 1905, the building was partially destroyed during WW2. Parts of it were subsequently restored throughout the 20th century.



Sanitary Tower

Built between 1890 - 1892, the tower originally provides sanitary facilities for white men in the hospital and was later used for patient recuperation. The tower was also listed as Grade II.



Flats and Offices

In 2021, a series of buildings were created on the western side of the site to provide accommodation for clinical staff as well as offices and consulting rooms.



North Wing

Originally built in 1871, the North Wing was completed in the middle of the last century, before being rebuilt in the 1980s.



Linen Department

Surrounded by mature trees in the eastern part of the site, the building was used to clean patient linens.



Additional Facilities

At the corner of St James's Avenue and Approach Road, new facilities were constructed in 2006, providing further accommodation for staff and meeting spaces.



Institute Building

Located just behind the Mulberry trees the building, constructed in 1968, was used for offices and meeting spaces.



Outpatients' Building

The optional tower located on the eastern part of the site was constructed in 1972 as the outpatients' department.

The next chapter

We are the long-term custodians of this important local site and see an opportunity to create something truly special here.

We are delighted to bring this important site back into use and to improve the area for the community.

As our plans have continued to evolve, they have been underpinned by our core commitments to:

- Retain the mulberry tree in its current location and improve the existing trees around the site
- Retain and refurbish all the Grade II listed elements, including the main hospital building, south wing, boundary walls and railings
- Deliver high-quality homes including a significant proportion of affordable homes
- Create the most sustainable scheme possible, with better biodiversity and greenery
- Deliver more public open space, with nature trails and improved connections to Victoria Park



- Key:**
- Building A: 7 storeys (inc. setback floor)
 - Building B: 6 storeys
 - Building C: 6 storeys
 - Building D: 5 storeys
 - Building E: 9 storeys (inc. setback floor)
 - Building F: 4 storeys (no change)

2018 application	Our developing plans
Homes and parking	
• 291 Homes	• Up to 280 homes, with at least 35% affordable housing
• 9 spaces and 1 Class E space	• 31% 1 beds, 49% 2 beds
	• 20% 3 and 4 bed family homes to help meet local demand
	• Car-free scheme, with up to 9 blue badge spaces (meeting DUA requirements), all fitted with electric charging points

2018 application	Our developing plans
Heritage and commercial space	
• Commercial space not included	• 109sqm of flexible floorspace, to provide a cafe for the community
• Retain the main hospital building	• Retain and refurbish all the Grade II listed elements on-site
• Demolition of the south wing, boundary walls and railings	

2018 application	Our developing plans
Public space and landscaping	
• Limited spaces and greenery	• Three new public greens, and significantly more open space
• Little protection for local wildlife	• Better connections to Victoria Park, with nature trails around the site
• Retain fewer mature trees	• Extend the Tree Preservation Order, protecting 55 trees
• Relocate the mulberry tree	• Retain the mulberry tree in its current location
	• Better protection for local wildlife, achieving a 10% biodiversity net gain on-site

Design evolution

Creating a special place, working with the community

Your feedback from our consultation events in the spring has helped to shape our plans.



Heritage and local landmarks

Most residents said the heritage elements across the site should be protected

We will:

- Retain and refurbish the Grade II listed main hospital building, south wing, boundary walls and railings.
- Restore the balconies included in the original designs for the south wing.
- Keep the mulberry tree in its current location and maximise opportunities for public appreciation of it.



A greener, more sustainable development

Over a third of residents said the plans should be more sustainable, provide better 'natural' playspaces, greenery and public open space

We will:

- Achieve at least a 50% reduction in carbon emissions.
- Enhance habitats, and support local wildlife, creating a 10% biodiversity net gain.
- Extend the Tree Preservation Order, protecting 55 mature trees.
- Recycle materials from the existing buildings where possible.
- Deliver three high-quality public greens.
- Create a communal courtyard at the heart of the site.
- Create a dedicated woodland play area for new and existing residents.
- Provide high-quality facilities that are a suitable for children of all ages.



More family homes

Some residents wanted to see more affordable homes, and larger properties for local families

We will:

- Provide a minimum of 35% affordable homes on site, more if we can secure grant funding.
- Provide more family-sized homes than in the original plans, with a better mix of 1 and 2 bed properties as well.

Emerging proposals along St James Ave, setback further from the street to protect more trees

Design development updates, exploring tiered massing to reduce impact



We still want to hear from you!

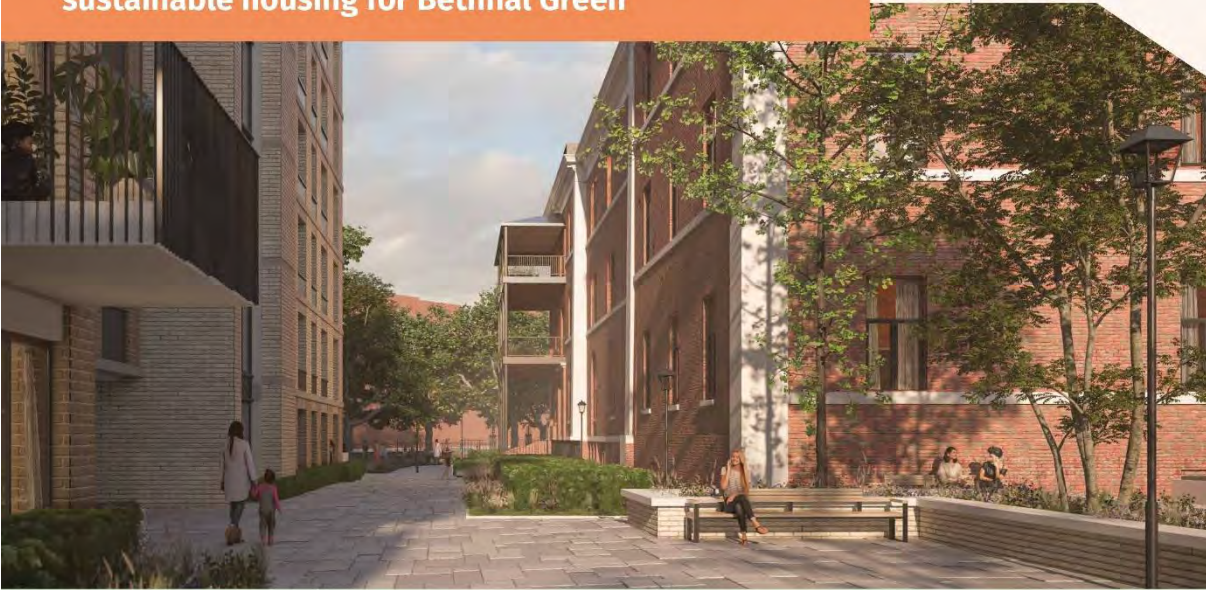
It's not too late to share your feedback – tell us what you think by completing one of the feedback forms provided or via our website.



New homes and commercial space

The London Chest Hospital will provide high-quality, sustainable housing for Bethnal Green

Proposed designs for the new development



Our new plans will provide a variety of housing types to suit the needs of the local community.



Up to 280 homes of various sizes



Commercial space flexible to accommodate different operators, including local businesses



Significant public space improvements, with three public greens fitted with benches and relaxation areas for residents



At least 35% affordable housing



A better mix of 1, 2, 3 and 4 bed homes



More family homes to help meet local demand



High-quality, local design

We want the future of the London Chest Hospital to honour its heritage and local context. Our new designs draw heavily on the existing architectural features of the heritage buildings, as well as the materiality of buildings in the surrounding roads



Proposed designs for the new development



Sketch showing materiality of local buildings



Red brick

London Stock

Others

History of the site

We plan to preserve and restore all the Grade II listed buildings to their former grandeur.

Local inspiration

We have chosen materials that suit the local environment, including red brick and London Stock brick, to ensure the new buildings fits seamlessly into the neighbourhood.



Building heights

To preserve the formal setting of the main hospital building, the new homes will be located to the east of the site along St James's Avenue. The taller buildings will be placed towards Victoria Park, in keeping with the scale of the local architecture.

All new buildings will be located away from the edge of the streets and the existing trees. The northern and southern buildings have been carefully designed to allow natural daylight to reach the new homes. This will reduce the buildings' silhouettes against the sky and help them to complement the local landmarks.



Design development updates, exploring tiered massing to reduce impact



LATIMER

Reimagining our public spaces

The site will remain central to the community with open public spaces for everyone to enjoy

Public space is central to our new plans. The site will provide permeable spaces which allow connections between the homes and the surrounding roads, as well as Victoria Park.

Proposed building footprint in a central public space



1. Mulberry Tree to be retained and protected
2. Existing Trees to be retained
3. 0-4 years play area
4. 5-11 years play area
5. Woodland play trail
6. Amenity Lawn
7. Raised seating edge
8. Ornamental planting restoring historic setting
9. Accessible Parking



Examples of the way that we will use the public spaces



Sustainability

Our plans represent a reduction in emissions of over 50%, compared to the previous proposals, as well as a significant biodiversity net-gain, bringing nature back to this site



Proposed designs for the main hospital building and Welcome Lawn

2018 Plans

- Retain and refurbish Grade II listed main hospital building only. Demolition of Grade II listed south wing.
- Retain fewer mature trees.
- Relocate the mulberry tree.
- Gas boilers to heat the buildings and homes.
- Up to 9 parking spaces provided for development.



Our new proposals

- All the Grade II listed elements will be retained, and where possible, materials from the demolished buildings will be recycled.
- Greatest possible retention of mature trees.
- Extension of Tree Preservation Order.
- Keep the mulberry tree in its current location.
- Air source heat pumps to heat the buildings and homes.
- Car-free scheme, with up to 9 blue badge spaces (meeting DDA requirements), all fitted with electric charging points.



Nature trails will be included around the site, creating a healthier local environment



LATIMER



Next steps

Proposed designs of the new development, looking from St James's Avenue

Thank you for attending our exhibition



Our proposals at a glance



Up to 280 high-quality homes, including affordable housing



Keep the mulberry tree in its current location and extend the Tree Preservation Order



Significant public realm improvements, including three new public open spaces



A significantly more sustainable project, creating a healthier environment



Restore all the Grade II listed buildings on the site



New commercial space, that will become a hub for our community

Timeline

Spring 2023

Public events on our emerging plans

Summer 2023

Advanced designs shared with the local community

Autumn 2023

Planning application submitted to Tower Hamlets Council

Early 2024

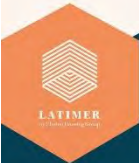
Planning application is determined (expected)

Late 2024

Constructions begins on the new scheme (subject to planning approval)

2026/2027

Constructions works are completed (subject to planning approval)



Tell us what you think!

You can still have your say to help us create a thriving, inclusive community at the London Chest Hospital site.

[Londonchesthospital-consultation.co.uk](https://londonchesthospital-consultation.co.uk) LCH@londoncommunications.co.uk 0800 096 7217

New plans to transform the London Chest Hospital



Lattimer, the housebuilding arm of Clarion Housing Group, is bringing forward plans for new homes and public spaces at the London Chest Hospital site.

Thanks to everyone who attended our summer consultation events and provided feedback on our developing plans.

If you were unable to attend the exhibitions, you can view our latest proposals [here](#) and share any comments you have under the "Contact us" tab.

[View our updated plans](#)

[Contact us](#)

Get in touch

If you have any questions, you can contact our consultation team using the following details:



LCH@londoncommunications.co.uk



0800 096 7217

London Communications Agency (LCA) are our community engagement specialists and are supporting us on our community consultation for this project. As part of this, LCA will be the controller of your personal information. For more information on how LCA will use your personal information, please visit their Privacy Policy.





Appendix P: Phase 2 exhibition feedback forms



Have your say

Fill out our short survey below to share any thoughts you have on our developing plans to transform the London Chest Hospital site. You can also get in touch with a member of the team via:

✉ LCH@londoncommunications.co.uk ☎ 0800 096 7217

Name _____	Phone _____
Email _____	Postcode _____

London Communications Agency (LCA) are our community engagement specialists and are supporting us on our community consultation for this project.
As part of this, LCA will be the controller of your personal information. For more information on how LCA will use your personal information, please visit their privacy policy: <https://londoncommunications.co.uk/consultation-privacy-policy>

1. What best describes your connection to the area?

Resident
 Worker
 Visitor
 Student

Other (please specify) _____





2. Did you attend our first series of consultation events in the Spring?

- Yes No Don't know

3. What do you think of our updated plans to deliver new homes and public spaces on the London Chest Hospital site?

4. Which of the following are you most excited to see as part of our evolving plans for Mulberry Gardens?

- The retention of the mulberry tree in its current location
 More greenery and planting
 Improved walkways, and a nature trail around the mulberry tree
 Other (please specify)

5. The site is an important cultural and historical landmark in our community. In addition to protecting all the Grade II listed elements and mulberry tree, is there anything you'd like to see to celebrate the history of the site?

6. Have you found this consultation event informative? Do you have any suggestions of what we can do differently next time?

7. Let us know if you have any other comments on our proposals.





Appendix P: Stakeholder Database

Type	Name	Role
POLITICAL STAKEHOLDERS	Lutfur Rahman	Mayor of Tower Hamlets
	Cllr Ohid Ahmed	Cabinet Member for Safer Communities
	Cllr Kabir Ahmed	Cabinet Member for Regeneration, Inclusive Development and Housebuilding
	Cllr Sirajul Islam	Bethnal Green East Ward Councillor
	Cllr Rebaka Sultana	Bethnal Green East Ward Councillor
	Cllr Ahmodul Kabir	Bethnal Green East Ward Councillor
	Cllr Musthak Ahmed	Bethnal Green West Ward Councillor
	Cllr Abu Chowdhury	Bethnal Green West Ward Councillor
	Cllr Amin Rahman	Bethnal Green West Ward Councillor
	Unmesh Desai AM	London Assembly Member for City and Westminster
	Rushanara Ali MP	Member of Parliament
COMMUNITY GROUPS	East End Preservation Society	
	East London Garden Society	
	Friends of Victoria Park	
	Greater London Industrial Archaeology Society	
	The Spitalfields Trust	
	Regent's Canal Conservation Area Advisory Committee	
	East London Historical Society	
	Mulberry House TRA	
	Parkview Residents' Association	
	Patriot Square and Mayfield House TRA	
	Hereford Residents' Association	
	Cranbrook TRA	
	Columbia TRA	
	St Peter's Square TRA	
	Teesdale & Hollybush TRA	
London Cycling Campaign		
Tower Hamlets Wheelers		
Friends of Regent's Canal		
FAITH AND EDUCATION	Raine's Foundation School	
	Saint Elizabeth Roman Catholic Primary School	
	Gatehouse School	
	Globe Primary School	
	Bonner Primary School	
	St John's C of E Primary School	
	Bethnal Green Methodist Church	
	St James-the-Less Church	
East End Church		
BUSINESSES	The Approach Gallery	
	The Approach Tavern	
	Fish and Ships	
	Mulberry Food and Wine	
	Sunwave News & Off Licence	
	Enhance by EB	
Hair Lounge		



For further information please contact lca@londoncommunications.co.uk, call 020 7612 8480 or visit www.londoncommunications.co.uk