



Our emerging designs for a brand new Whipps Cross Hospital and creation of a new neighbourhood

Whipps Cross Hospital is part of Barts Health NHS Trust and sits within an 18 hectare site (equivalent to around 25 football pitches) in Leytonstone, on the edge of Epping Forest. We have a once in a lifetime opportunity to build a brand new hospital and to transform the wider Whipps Cross site to benefit the local community.

We are seeking your views on our emerging hospital design and car parking, as well as early proposals for the redevelopment of the wider site into a new neighbourhood that will serve local communities for generations to come.

Our vision, shared with our local health and social care partners, is to build a new state-of-the-art hospital providing the same core services as today, including A&E and maternity. The redevelopment of the wider Whipps Cross site gives us an opportunity to position the hospital at the heart of a new neighbourhood, with much needed new homes as well as the potential for other health and wellbeing services, leisure and cultural facilities and green and public spaces, bringing real benefits and investment to the local community.







We have been engaging with staff, patients and the public to develop our proposals for Whipps Cross for many years. This vision has been backed by the Government, with Whipps Cross one of 40 hospitals in the Government's Health Infrastructure Plan (HIP). We recently received endorsement from the Government to further develop our designs for a new hospital.

We are continuing to work on our plans and are sharing our early designs for the hospital, car park and the emerging proposals for the wider Whipps Cross site. We want to hear your views and give you the chance to ask any questions.

Have your say

Your feedback is hugely important to us and will help to shape our plans for the new Whipps Cross Hospital and the redevelopment of the wider site. We want this to be a continual process of gathering your views and feedback. Your initial feedback will help us to update and progress the designs which we will then share again for comment before we submit the plans to the London Borough of Waltham Forest early next year.

You can give us your feedback in the following ways:

-  Join one of our online discussion meetings on:
 - Tuesday 1 December, 6-7pm
 - Wednesday 2 December, 2-3pm
 - Saturday 5 December, 10.30-11.30amTo register your attendance, go to whipps-cross-development.eventbrite.co.uk
-  Complete and return by freepost the feedback form included in this booklet
-  Email us at: FutureWhipps.BartsHealth@nhs.net
-  Call us on freephone: 0800 307 7961
-  Complete the online survey on our website: bartshealth.nhs.uk/future-whipps
-  Engage using [#FutureWhipps](https://twitter.com/FutureWhipps) and [@WhippsCrossHosp](https://twitter.com/WhippsCrossHosp) on Twitter.

Why change?

Whipps Cross Hospital, in Leytonstone, is a cherished part of the local community it serves, and has been for over 100 years. This however means we have a very old and disjointed estate – over 40% pre-dates the NHS – and we now have one of the highest backlog maintenance bills in the NHS. The way the current hospital is spread out is not suitable for the efficient delivery of healthcare, provides a poor environment for our staff and patients and is confusing and time consuming for people to find their way around.

The health care needs of our population are changing and the existing hospital is not able to adapt with its current buildings and poor layout. Designing a hospital from scratch puts us in a unique position to improve how healthcare is provided for local people and improve our patient care and outcomes.

Building a new, state-of-the-art hospital on one part of the site will also enable us to release land not required for the hospital to create a vibrant destination and neighbourhood within the community in this part of Waltham Forest.



A photograph of the site. The blue shaded area shows the proposed hospital and car park site and the red outline shows the boundary of the wider Whipps Cross site

The story so far

We have been engaging with staff, patients and the public to develop our vision and proposals for Whipps Cross for many years.

In October 2019 we published our early thinking in *Building a Brighter Future for Whipps Cross*. In response to this document you told us what matters most about the redevelopment.

We have listened to your feedback, and our programme team has found that building a new hospital on the disused site of the former nurses' accommodation would enable it to be built in a single phase, meaning it would be delivered faster, with the least disruption to existing clinical services, and whilst providing the best value for money. This option has emerged as our preferred way forward for the location of the hospital on the site.

In September 2020 we published *Building a Brighter Future for Whipps Cross* – moving to the next stage, which summarised our Strategic Outline Case and set out our initial assumptions for the size and shape of the hospital and the redevelopment of the wider site.

To support us in developing our plans for the new hospital, we have been holding workshops and focus groups with staff as well as patient and public representatives, and have further sessions planned in the next period, supported by our design team, Ryder Architecture. We have also held three virtual public meetings with residents in Waltham Forest, Redbridge and Epping Forest District in October and November, to discuss our emerging plans and to answer questions. These conversations will continue to inform our thinking and we're now sharing our emerging designs for your feedback.



The existing hospital

Our vision and emerging designs



An illustrative diagram to show our vision to create a hospital in a garden and a garden in a hospital

Our overarching vision is to 'create a hospital in a garden and a garden in a hospital'.

We want to connect the site more strongly into the local area and draw the surrounding landscape

of Epping Forest into the site with new accessible and attractive public green spaces, creating a health and wellbeing setting for the new hospital.

Reconnecting the hospital to the forest will provide therapeutic and

healing benefits for our patients and an uplifting environment for staff, visitors and the wider community.

1

A brand new hospital on the disused site of the former nurses' accommodation

We have considered lots of options for where the hospital could go on the site and the different ways we could lay it out. Building it here, on the disused site of the former nurses' accommodation, means we can deliver it sooner and keep the existing hospital operational, with minimal disruption to clinical services and provide the best value for money.

2

A new multi-storey car park

Replacing the scattered surface level parking with a proper facility that is more accessible and more efficient.

3

Attractive green spaces

Epping Forest is on our doorstep and we want to draw this landscape in by creating new accessible and attractive green public spaces and gardens. This will enhance the biodiversity of the site and re-establish the original ethos of a hospital in a parkland setting, improving everyone's health and wellbeing.

4

A new neighbourhood

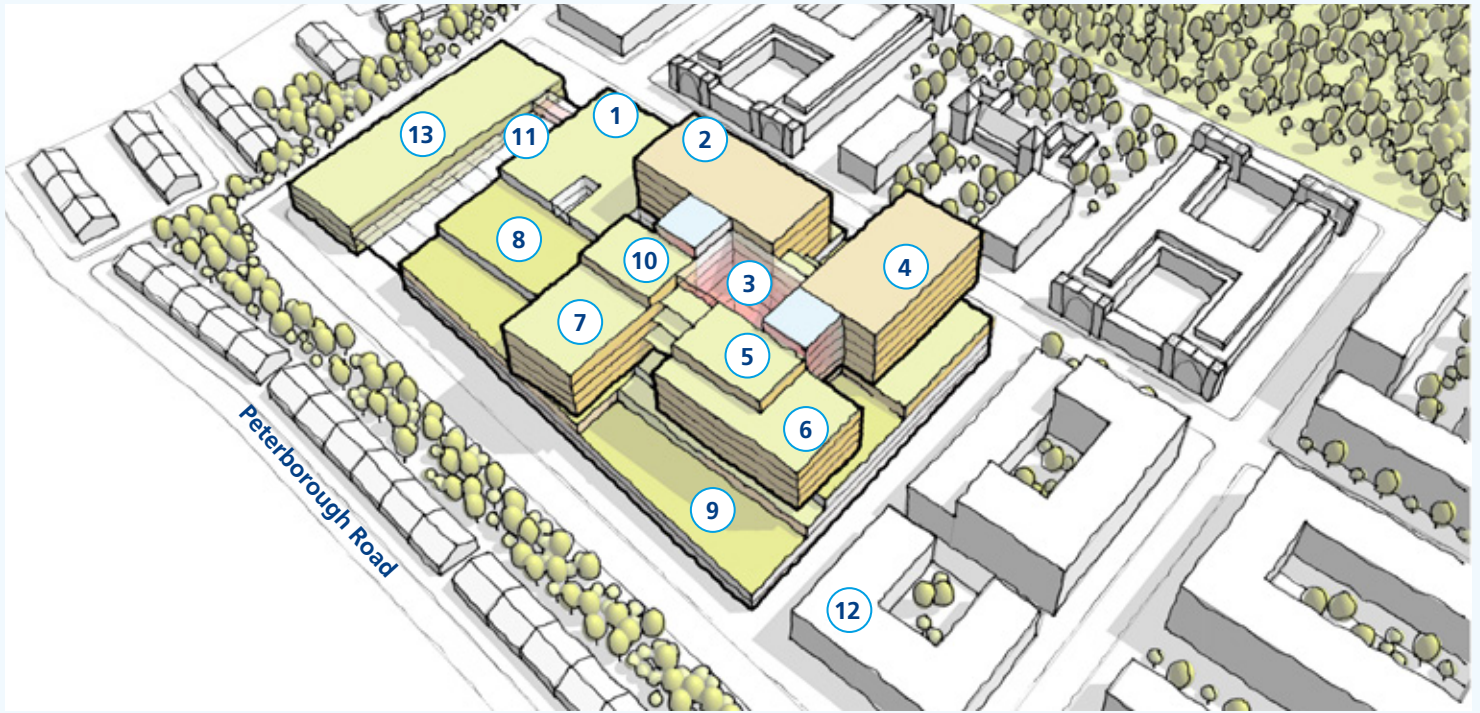
The Whipps Cross Hospital site has been identified in Waltham Forest Council's Local Plan as an opportunity to deliver much needed new homes, including affordable homes. There is also the potential for new community health and wellbeing facilities, public and green spaces as well as culture, retail and leisure. Taken together, this could mean a new neighbourhood could be created that complements and serves the communities around it.

5

Improved access

We want to create a much more accessible site, with new walking and cycling routes better connecting the site to the forest, town centres and wider local environment such as the Lee Valley Regional Park. We want to provide an improved approach to vehicle access routes to and from the site, especially for buses, and entry and exit for the new car park. This will also improve the safety of the site compared to today.

Creating a new hospital



Proposed design of the new hospital

We want to create a brand new state-of-the-art hospital providing the same core services as today, including A&E and maternity, as well as becoming a centre of expertise for the treatment and care of frail and older people.

A modern hospital building will enable us to deliver better care and experience for our patients and a better environment for our staff to provide care in. A key benefit of designing a new hospital building is that we can ensure it has the flexibility and adaptability to respond to changing healthcare needs in the future. We have seen how important this has been during the response to COVID-19.

Our current proposed design features:

- 1 Clear and legible entrances off a new street, for patients and visitors to easily access A&E and the main reception.
- 2 A cluster of ward modules around a central hub, helping to minimise walking distances for patients and staff, making the hospital easy to get around.
- 3 A central hub where natural light pours in, providing the social heart of the hospital with the reception area and connections to external gardens.
- 4 More space for clinical activity and a layout which allows different departments to work together more effectively and is easier and quicker to get to for the frail and older patients.
- 5 Modern wards with more single occupancy rooms to improve privacy and dignity for patients, as well as making infection control easier for our staff.
- 6 A flexible layout to allow spaces to be planned efficiently and to provide long term adaptability.
- 7 A building of varying heights with taller elements of around nine storeys towards the centre of the overall site and the scale reduced and set-back on the western boundary to reduce its impact on neighbouring homes.
- 8 A series of garden terraces on the lower level floors.
- 9 Access to the open air, views of nature and green spaces.
- 10 An exemplar sustainable building that is designed to achieve the target of net zero carbon.
- 11 A separate ambulance entrance safely away from pedestrians.
- 12 Potential space for future health uses.
- 13 A multi-storey car park.

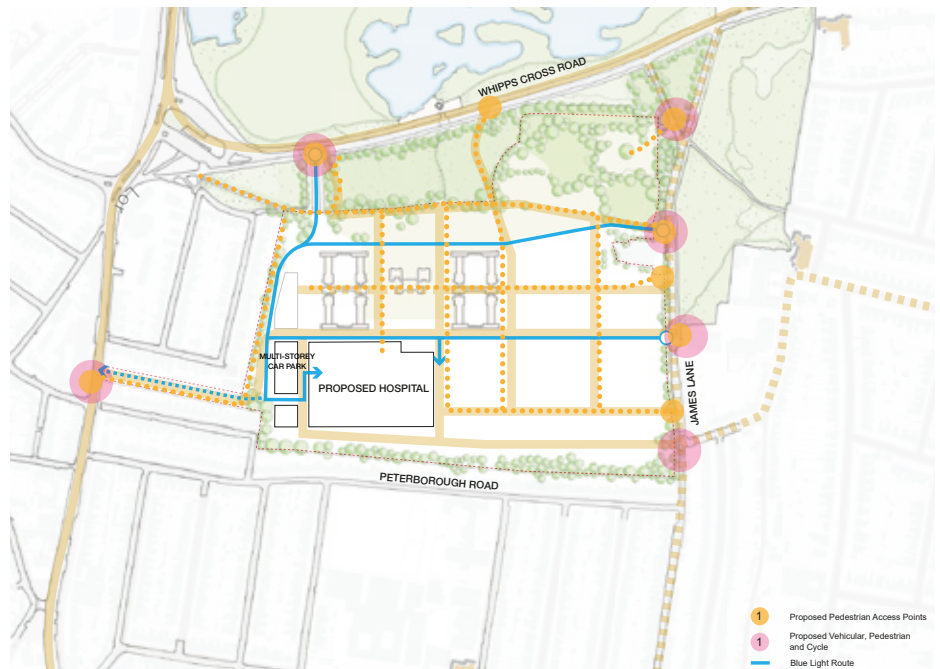
Improved access

Construction of a new hospital

Subject to planning permission, business case approvals and further detailed work, the construction of a new hospital could begin in the autumn of 2022. We anticipate it will take around four years to build, in a single phase, with the current hospital remaining operational throughout.

Ahead of that we are undertaking a programme of 'enabling works' to prepare the disused site of the former nurses' accommodation for the construction of a new hospital. This work would be required irrespective of the outcome of the business case for the new hospital.

Earlier this year we received planning approval from Waltham Forest Council to demolish the redundant buildings on this part of the site and we expect to begin a phased demolition of those buildings in early 2021. During this period we will create temporary car parking spaces to replace those that are lost during demolition.



A diagram to show the proposed access points around the site

We want to create a much more accessible place with new walking and cycling routes connecting the site to the forest and the town centres around us.

A travel plan is being developed, which will be submitted as part of the outline planning application, identifying a package of measures aimed at promoting alternatives to the car. This is also a key aspect of Waltham Forest Council and the Greater London Authority's transport planning requirements.

We want to have more pedestrian and cycle routes into and across the site, connecting it better to the wider area and making it easier for people to walk to the hospital.

Our vision is for more people to use alternative travel to get to the hospital to reduce the amount of hospital car parking, in line with the Council's policies to deliver low-car or car free developments where possible.

We recognise, however, for many people travelling by car to the hospital may be their only option. A new accessible multi-storey car park will therefore be provided alongside the new hospital. Blue badge holder spaces will be provided in both the visitor and staff car parking areas.

We are still looking at how many spaces we may need, but a multi-storey car park will enable us to accommodate more spaces in a smaller footprint on the site. There is further work to do to see whether all the car parking is provided in one area of the site or whether it is split between two areas.

More detail on the design, layout and location of the hospital car park will be shared shortly.

We also intend to take a much clearer, more organised approach to vehicular access, especially bus routes, and are considering a dedicated route for service vehicles, delivering supplies or equipment to the hospital, from James Lane.

Creating a new neighbourhood



Concept images for the different public realm approaches currently being explored

Once the new hospital is built and services have relocated into it, the land not required for the new hospital will be released for redevelopment primarily for new homes, but with some space kept for the opportunity for other healthcare and community facilities.

Waltham Forest Council has identified in the Local Plan that the remainder of the estate could deliver a minimum of 1,500 new homes for the borough, including affordable homes, complementing the communities around it.

We want the new neighbourhood to have its own identity and are looking at how we can best provide an interesting mix of homes on the site. This includes integration with some of the old buildings (heritage buildings), creating new homes to the east of the new hospital and also towards the edge of the forest. The homes will be complemented by shops, leisure facilities and public spaces.

Our ideas for the public spaces are also evolving. We are exploring whether there will be a park, a public square or a series of smaller gardens – or a combination of some of these ideas.

We want the green spaces and gardens to bring the forest into the site and provide an attractive setting which celebrates the heritage buildings on site.

New homes for Waltham Forest

The locations, design and mix of the new homes will be the subject of further discussions with local communities over the coming months and years. It is anticipated that 50% of these new homes would be affordable housing and that as part of this we will look at the demand for key worker homes.

What happens next?

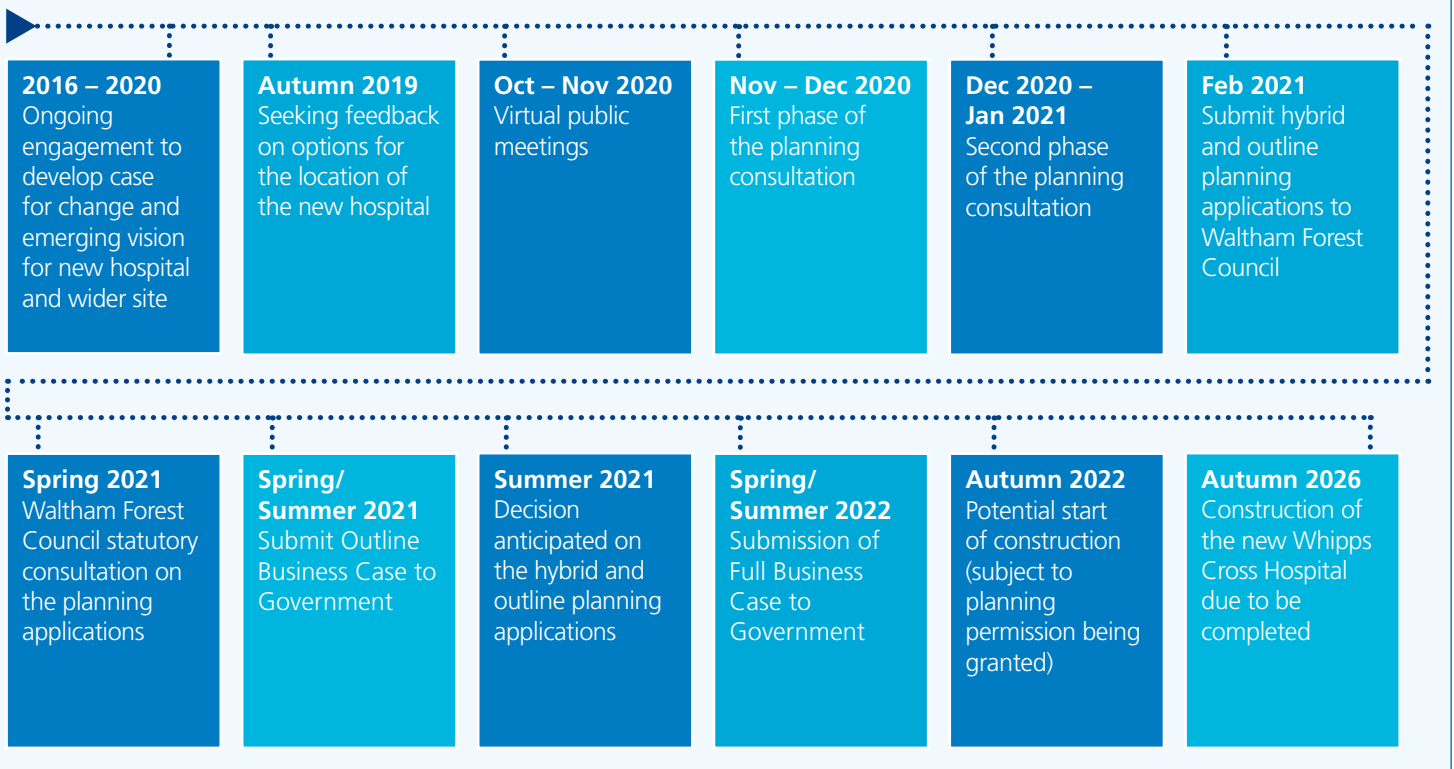
We will review all the comments we receive and will share more detailed plans later this year, when you will again have the opportunity to provide your feedback, before we submit two applications to Waltham Forest Council early next year.

One application will be what is known as a 'hybrid' application for the hospital and car park. This will ask for planning permission, for the detailed car park design but only outline

planning permission for the hospital. This is because we need to build the car park first to make sure that the hospital – which will be operational throughout – always has the parking spaces that staff, patients and visitors need. The outline application for the hospital will allow us to set the broad parameters for the hospital building and then develop the detailed designs in discussion with patients, staff and the public later next year.

The second application, for the emerging proposals for the wider Whipps Cross site, will also be an outline application and set some key principles and parameters for the rest of the site, with more detailed designs for this area developed later, allowing more discussions and feedback from the public.

Indicative programme timeline



Freepost RTZX-GRSR-BLXR

Whipps Cross Planning Consultation
London Communications Agency
8th Floor
Berkshire House
168-173 High Holborn
London
WC1V 7AA

Have your say

As we progress our plans, we want your views on our early designs for the hospital and car park and emerging proposals for the wider Whipps Cross site. This feedback is essential in helping us to shape our proposals.

We will share more detailed designs as they evolve, when you will again have the opportunity to provide your comments and ask any questions, before we submit the hybrid and outline planning applications to the London Borough of Waltham Forest early next year.

Design workshops

We are also organising a series of public online focus groups in November and December 2020 looking at five different aspects of the hospital's design including clinical spaces and public spaces. We will also be organising focus groups on transport & access and placemaking.

For more information or to take part please contact by email FutureWhipps.BartsHealth@nhs.net or freephone 0800 307 7961.

Large print and other languages

This information can be made available in alternative formats, such as easy read or large print, and may be available in alternative languages, upon request. For more information, contact futurewhipps.bartshealth@nhs.net

Na Państwa prośbę, informacje te mogą być udostępnione w innych w formatach, takich jak: wydruk większą czcionką lub łatwiejszą do czytania, a także w tłumaczeniu na inne języki. Aby uzyskać więcej informacji, proszę wysłać e-maila na adres: futurewhipps.bartshealth@nhs.net

Bu bilgi, kolay okunurluk veya büyük baskılar gibi alternatif biçimlerde sunulabilir, ve talep üzerine alternatif dillerde sunulabilir. Daha fazla bilgi için kontak, futurewhipps.bartshealth@nhs.net

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Your feedback

Please use the space below to give us your views on the emerging proposals. For example:

- What do you think of our early designs for the new hospital, car park and wider neighbourhood?
- What is most important to you in the design of the new hospital?
- What is most important to you about the development of the wider site?

Once complete, you can post it back to us with the freepost address on the rear. You do not need to use a stamp. If you would like to provide additional comments or ask questions, please use the contact details on the front page.

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Name

Address Postcode

Email Phone

If you wish to be kept informed about progress with this consultation and development, please tick this box. We are required to collect consultation data in respect of these proposals so that feedback from the local community can be assessed and summarised within the planning application documents. Please be assured however that we will not hold or use your data for any other purpose whatsoever.