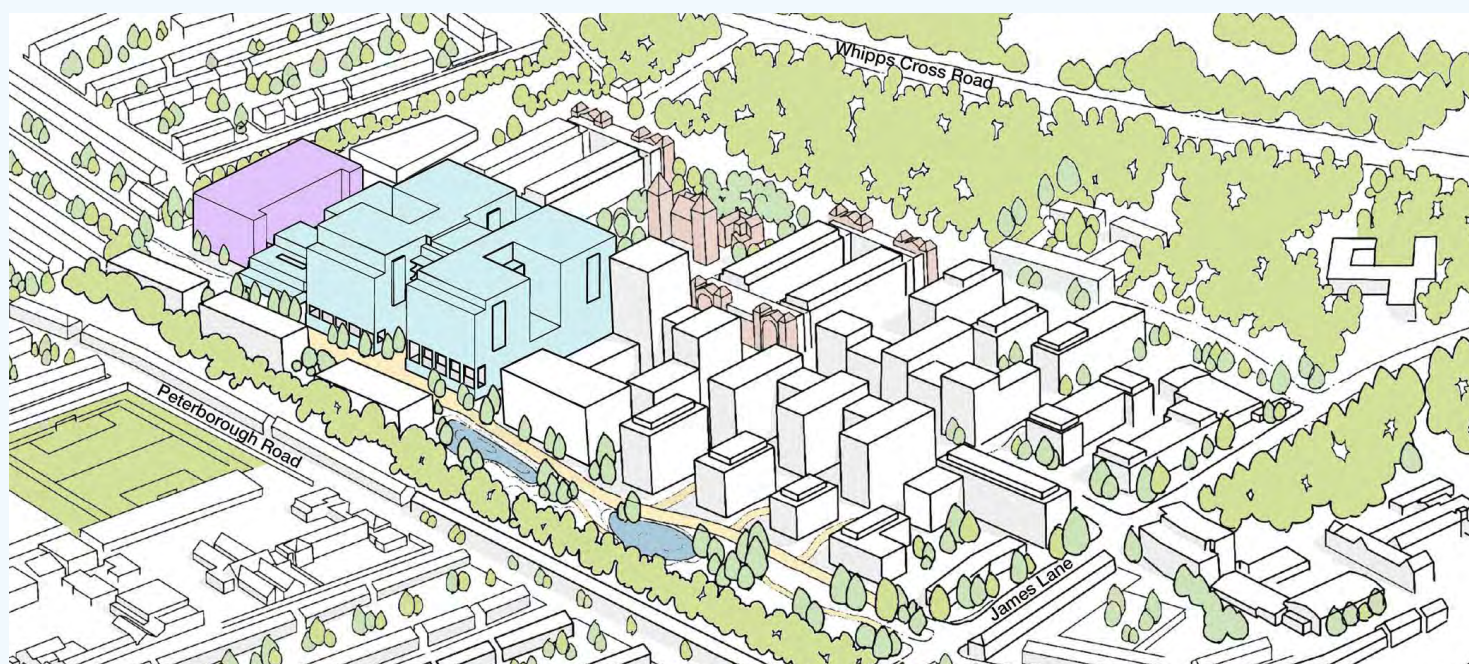




# Updated designs for a new hospital and a brighter future for Whipps Cross



A sketch looking north-east showing our updated proposals for the Whipps Cross site. The new hospital is shaded in blue and the new multi-storey car park is shaded in purple.

In November last year we consulted with local people about our emerging vision and designs for a new 'hospital in a garden and a garden in a hospital' for Whipps Cross.

Our plans aim to transform the area, creating a new, state-of-the-art NHS hospital, with improved access to the site and new green spaces, re-establishing its connection to the surrounding forest. On the wider Whipps Cross site we envisage a vibrant neighbourhood with new amenities for everyone to enjoy, including a public park.

Thank you to everyone who gave us feedback or attended one of our online discussion meetings. Your comments were hugely valuable and have informed the development of our designs.

The design team has considered all feedback and this document shows how we have reflected it in our proposals.

We want to hear what you think about these updated designs. This spring, we hope to submit a planning application to the London Borough of Waltham Forest (LBWF).

For background information on the site and our previous phases of engagement and planning consultation please visit our website: [bartshealth.nhs.uk/future-whipps](https://bartshealth.nhs.uk/future-whipps)

## Have your say

Join one of our online discussion meetings on:

- **Saturday 27 February, 10.30-11.30am**
- **Tuesday 2 March, 12-1pm**
- **Thursday 4 March, 6.30-7.30pm**

To register your attendance, go to [whipps-cross-development2.eventbrite.co.uk](https://whipps-cross-development2.eventbrite.co.uk)

Complete the online survey: [future-whipps-survey.co.uk](https://future-whipps-survey.co.uk)

Complete and return the feedback form attached

Email: [FutureWhipps.BartsHealth@nhs.net](mailto:FutureWhipps.BartsHealth@nhs.net)

Freephone: 0800 307 7961

Engage using [#FutureWhipps](https://twitter.com/FutureWhipps) and [@WhippsCrossHosp](https://twitter.com/WhippsCrossHosp)

# A brand new, better hospital

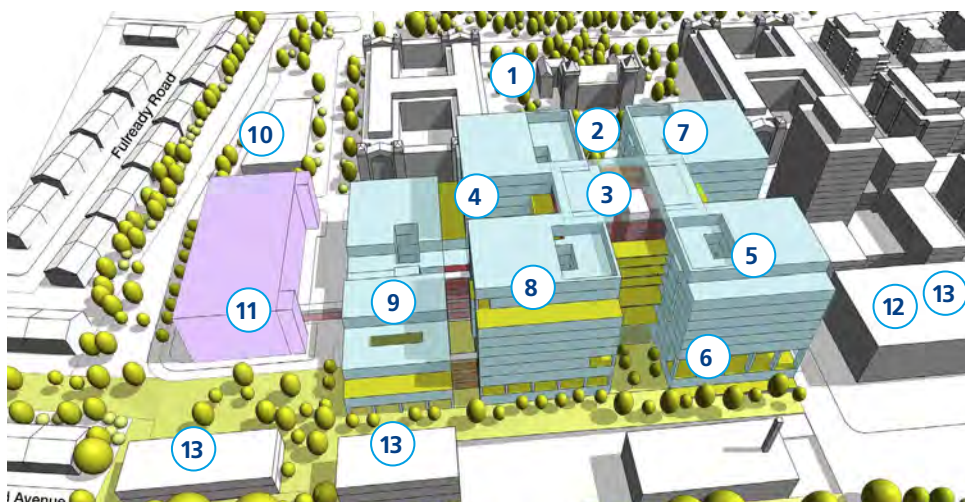
The new Whipps Cross hospital will continue to deliver the same core services as today, including the Emergency Department and maternity, for the whole community.

The overall size of the planned new hospital is around 80,000sqm. This is smaller than the current hospital (which is around 91,000sqm) but the layout of the new hospital will be organised much more efficiently than the current one, with clinical departments closer to each other so that journeys between them are much shorter for patients and staff.

Due to be completed in 2026, the new hospital will have more clinical space than today – at least 65% of the overall space in the future will be for clinical activities, compared to around 50% today (which is an increase of around 5,000sqm). This will help staff deliver improved care with more space to diagnose and treat emergency patients on the same day to avoid admissions and more spaces for day case surgery. It will also improve patient experience, privacy and dignity with more single rooms in the new hospital, compared to today.

The new hospital will have:

- Improved core NHS services brought closer together for better patient care
- All new clinical departments including intensive care, emergency and maternity
- More clinics and same day patient care
- Better access to diagnostics
- Increased clinical space for patients
- Easier access and navigation for patients, staff and visitors
- Coordinated transport links and improved parking
- A sustainable design



View of the new hospital looking east towards Epping Forest. The new hospital is shaded in blue and the new multi-storey car park is shaded in purple.

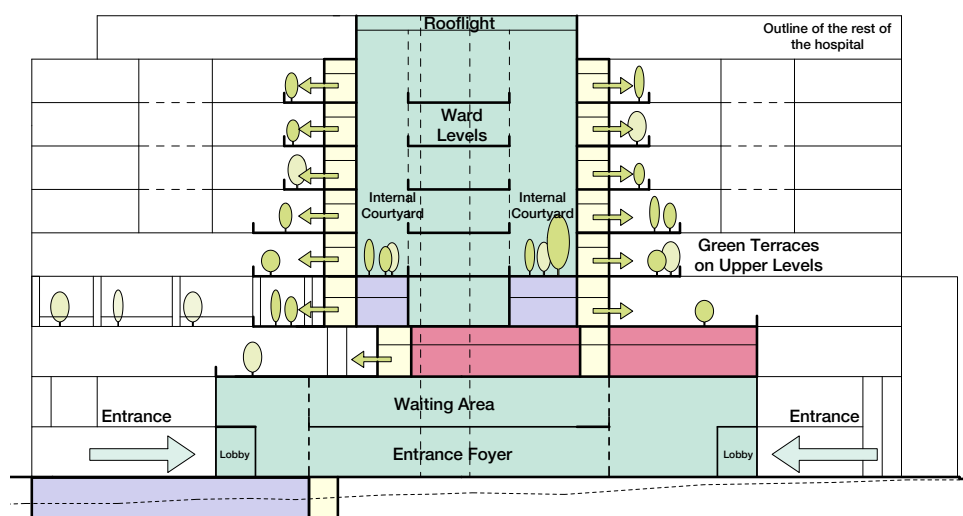
Since the last consultation, the design for the new hospital has evolved, and it now includes:

- 1 A stronger green route into the hospital and better views out to the forest
- 2 Direct access from the main entrance onto a new park, which is currently being called Chapel Park, for staff and visitors to enjoy
- 3 A central entrance space at ground floor, full of natural light, that will act as a meeting hub with clear wayfinding to all departments
- 4 Access from all wards to outdoor green terraces, improving well-being for staff, patients and visitors
- 5 Improved staff facilities and spaces to relax
- 6 A publicly accessible café / restaurant that will include outdoor seating areas to take advantage of the new green space, which is currently being called Fille Brook Lane
- 7 Space for a shop near the entrance supported by additional amenities around Chapel Park
- 8 An amended design with the highest part, at nine storeys (excluding roof top servicing), furthest away from our neighbours. We have also moved the main hospital building further away from the residential boundary
- 9 A sustainable design including sustainable heat and power sources to contribute to our drive to net-zero carbon
- 10 Alongside the new hospital, a new community health and care facility could be developed
- 11 A new multi-storey car park with a bridge link connecting it to the new hospital
- 12 Potential location for a second multi-storey car park
- 13 Some smaller buildings along Fille Brook Lane and other spaces identified for potential hospital expansion should it be needed in the future.



The new hospital is being designed with staff and patients, in focus groups and workshops.

The hospital's flexible and adaptable design will be able to adjust to new clinical ways of working and future healthcare demands and we have retained space on the site for future expansion. The new layout, with its central entrance and closely connected clinical departments, will enable quicker diagnosis and mean patients spend less time traveling around the hospital site and instead receive the care they need in one place. We're building a hospital at the leading edge of sustainable design, striving to deliver a net zero carbon building. It will also have a better green environment with more natural light and green terraces improving well-being for all who use it.



A cross section through the middle of the new hospital.

## New green spaces

Creating more green spaces is a core part of bringing our vision of a 'hospital in a garden' to life. The proposals have developed and now include two major new green connections.

### Chapel Park

- We received positive feedback on our ideas for a new park and we think it would work really well around the restored chapel, creating a fantastic green connection between the hospital and Epping Forest
- The ground floors of the buildings facing the park would be for restaurants or shops, creating a vibrant and social meeting place for local people, patients, hospital staff, and visitors

### Fille Brook Lane

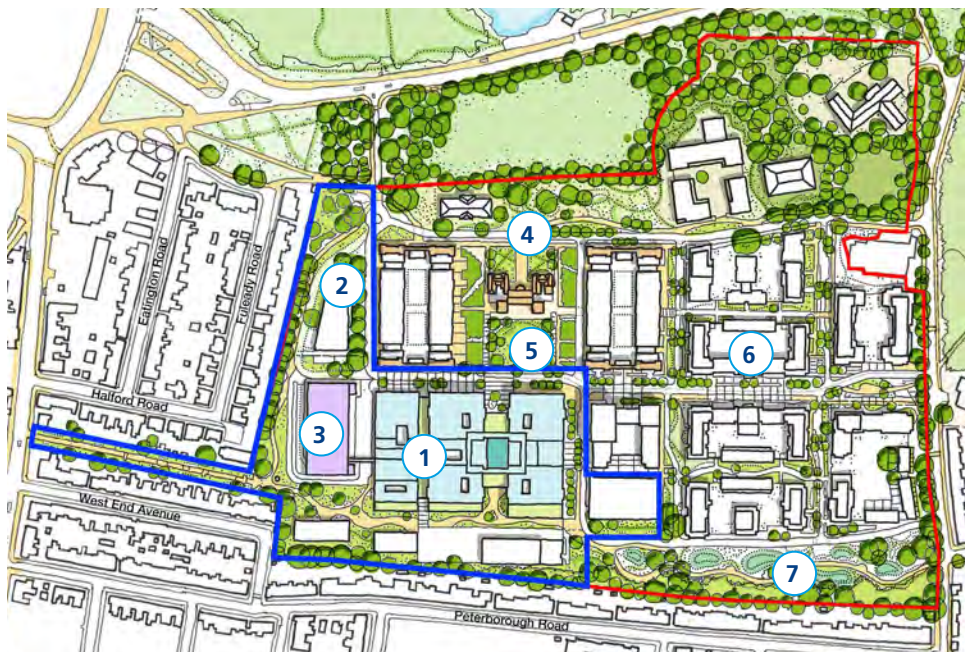
- A new landscaped route has been designed connecting Lea Bridge Road and James Lane for pedestrians and cyclists
- Currently called Fille Brook Lane, it would have wetland features and places to play, improving local journeys across the area
- The wetland features would also improve water management and drainage, to reduce existing local flooding issues, as well as improve biodiversity



Sketch showing proposed Fille Brook Lane.

# A brighter future for Whipps Cross

There was a huge amount of support for our 'hospital in a garden and a garden in a hospital' vision and we have continued to use this as the inspiration for the overall plan for the site.



An illustration of the updated overall plan. The area outlined in blue shows the proposed hospital and car park site and the red outline shows the boundary of the wider Whipps Cross site.

## 1 A new, better hospital

The new hospital will be a fantastic new facility for patients, staff and visitors. It will have more clinical space than the current hospital, treating more people in one visit, on the same day. We've also identified room adjacent to the hospital for it to expand in the future if needed.

## 2 Community health building

This site has been identified as a potential location for a community health building.

## 3 Improved car parking for patients, staff and visitors

We are planning to improve parking facilities for patients, staff and visitors with a 500 space multi-storey car park, which will be ready to open at the end of 2022. Following feedback from local residents we have looked carefully at its design and location to minimise the impact on our neighbours and the environment. We are also improving access to the site and promoting active travel options to reduce car-use at Whipps Cross.

## 4 A real connection with nature and a new park

There was support for our vision to include more green areas and create a new park. We have designed a strong, green route through the site and a new public park around the old chapel. Overall, around a third of the site will be green and public space and we would love to hear from you about the types of landscape and play facilities you would value here.

## 5 Celebrating the site's history and creating a new social space

Our aim has always been to retain the most valued parts of the historic buildings and give them a new lease of life. Restoring the chapel and creating a feature of it within a parkland setting would provide a new feature to the area north of the new hospital. Meanwhile, new homes, with shops and community spaces at ground floor level, spilling out onto the park, could be sensitively integrated between the four historic pavilions to create a place with a sense of identity and character.

## 6 A new neighbourhood

The rest of the site would see new homes – including affordable homes, family houses and some to support later living – along with gardens and community facilities.

## 7 Improving connections and encouraging active travel

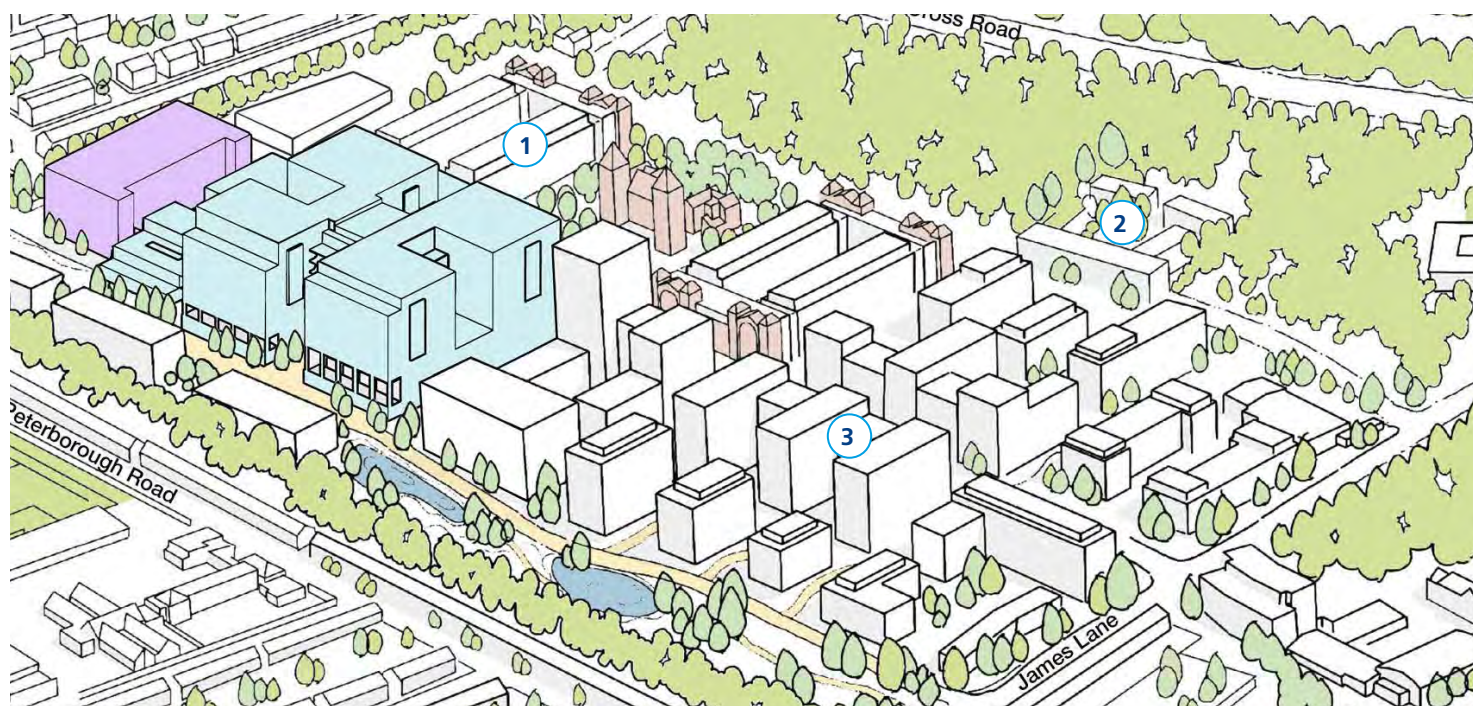
Creating an accessible place, with new walking and cycling routes and strengthened connections to the surrounding town centres is a core part of our plans. This would help to embed the principles of the 15-minute neighbourhood where everyone would be able to meet most, if not all, of their needs within a short walk or bike ride from their home. Along with a new 2km walking loop the proposals include a new landscaped route for pedestrians and cyclists, referred to as Fille Brook Lane, connecting Lea Bridge Road and James Lane.



# A new neighbourhood that is part of the wider community

Along with the new hospital, there is an incredible opportunity to create a new neighbourhood with new homes, green spaces and local facilities.

The site could deliver a minimum of 1,500 homes, including 50% affordable homes and key worker housing is being considered as part of this affordable housing provision. The detailed design and mix of the new homes would be decided at a later stage and be subject to a further formal planning application in the coming years.



A sketch looking north-east showing our updated proposals for the Whipps Cross site.

## 1 Chapel Park homes

- This area could sensitively incorporate new homes around the new park and in between the restored heritage pavilions
- These would reflect the character and identity of the historic buildings and create a vibrant place with shops, cafés and community uses at ground floor level, spilling out onto the park

## 2 The Forest site

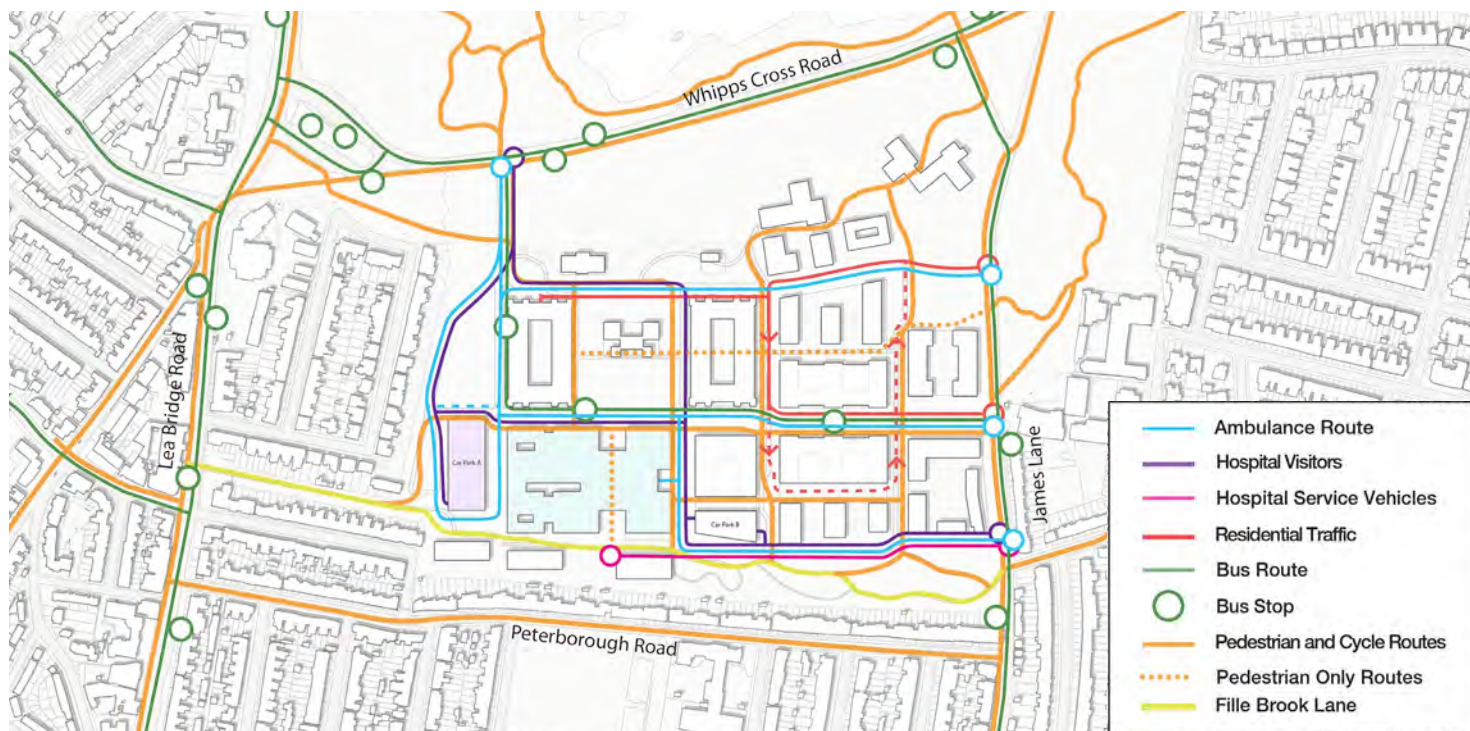
- This area has been identified for a later living development

## 3 Other new homes

- The homes in this part of the site would be spread across buildings of different heights and include some terraced homes as well as apartments
- The plans carefully consider the way these new homes and buildings could be set out to minimise the impact on existing residents. The buildings close to existing homes would be set back from the boundary and less than eight storeys, increasing in height towards the centre where the buildings could range from eight to 11 storeys, with potentially one building at 18 storeys
- The residential streets would have gardens and space for local shops and amenities at ground floor level
- In line with local and regional policy, this would be a car-free development and only disabled parking would be provided for the new residents

# Improving access and encouraging active travel

Map showing proposed access routes through the site (hospital shaded in blue, car park shaded in purple)



## Improved car parking for patients, staff and visitors

It is hugely important that the hospital – which will be operational throughout the construction of the new buildings – always has parking available for patients, staff and visitors. That is why we are building a new multi-storey car park first, which will be ready in 2022.

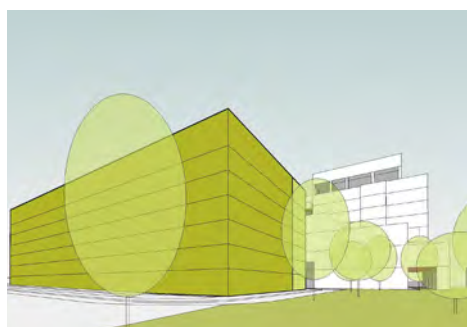
Following feedback from local residents we have moved the car park further away from the residential boundary and it will be lower in height than the existing buildings that are to be demolished. It has been reduced from 700 to 500 spaces. We are investigating innovative greening and screening solutions to reduce its impact further and make it more sustainable.

The car park will have:

- 500 spaces, including disabled parking
- secure staff cycle parking
- a bridge linking the car park to the hospital
- electric vehicle charging points

In line with local and regional policy we are exploring ways to reduce the number of people who need to travel to the hospital by car. For example, we are developing an Active Travel Plan and have begun working with Transport for London to improve public transport, particularly bus connections.

To minimise the scale of this car park and ensure future site flexibility, we have also identified a location for a potential second multi-storey car park, which would be constructed after the hospital is complete. Further work will be needed to determine the size required.



Sketch image of the car park at ground level.



# Responding to your feedback

The feedback we have received has helped us to develop the proposals further and we hope you can see how we have responded in the plans presented in this booklet. We highlight below four of the main areas where your views have made a difference.

## 1. Ensuring the hospital is fit for the future

Many of you wanted to see additional space retained for the hospital to potentially use in the future.

Additional space has therefore been identified for potential hospital expansion and other health services should they be needed.

## 2. Protecting and respecting our neighbours

Concern was raised about the proximity of some of the proposed buildings to existing homes around the site. Both the hospital and the multi-storey car park have been moved further away from the boundary and parts of the hospital closest to our residential neighbours have been lowered. It is also proposed to plant more trees along the site's boundaries.

## 3. A new park and more green space

Lots of people liked the idea of a new park and wanted to see as much green space as possible. Our plans would create a new park around the restored chapel, re-establishing a strong green connection between the hospital and Epping Forest for everyone to enjoy. The plans also now include gardens and landscaping across the site and a new green route for pedestrians and cyclists along what we are calling the Fille Brook.

## 4. Heritage

We heard from some people how much they value the historic buildings. We want to celebrate their history and give them a new lease of life. The plans would restore the chapel and create a feature of it in the new park and refurbish the four historic pavilions to create new homes and community spaces with a real sense of character and identity.



### Freepost RTZX-GRSR-BLXR

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Berkshire House  
168-173 High Holborn  
London  
WC1V 7AA

# What happens next?

## Indicative programme timeline (subject to approvals)



## Have your say

We will review all the feedback we receive from this second phase of our planning consultation as we prepare our planning applications.

We will continue to engage with patients, staff and communities as we develop the detail going forward.

Please use the feedback form below or our online survey to give us your feedback. If you have any questions you can email or call us or register to attend one of our public meetings.

## 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](mailto: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](mailto: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](mailto:futurewhipps.bartshealth@nhs.net)

বৃহৎ মুদ্রণ এবং অন্যান্য ভাষা এই তথ্য বকিল্প বন্টিয়াসে উপলব্ধ করা যাবে, যমেন সহজ পঠন বা বড় মুদ্রণ, এবং অনুরোধের পর বকিল্প ভাষায় উপলব্ধ হতে পারে। আরও তথ্যের জন্য, [futurewhipps.bartshealth@nhs.net](mailto:futurewhipps.bartshealth@nhs.net) সাথে যোগাযোগ করুন

## Your feedback

We have developed an online survey which we would love you to complete: [future-whipps-survey.co.uk](https://future-whipps-survey.co.uk)  
Alternatively you are welcome to use the space below to give us your views on the updated plans.

- What do you think of our more detailed plans for the Whipps Cross site?
- Is there anything else you'd like to see as part of the proposals?

Once complete, you can post this form back to us with the freepost address on the rear. You do not need to use a stamp.

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Name .....

Address ..... Postcode (Please provide) .....

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.

