

# WELCOME TO THE ST ANDREW'S NEWSLETTER

bringing you up to date news on the London Development Agency, Barratt Homes & Circle Anglia's landmark regeneration scheme, which will see the transformation of the redundant St Andrew's hospital into a new community of high quality homes.

ISSUE 2



**News update:** Planning applications for the St Andrew's regeneration scheme were submitted to Tower Hamlets Council on 13th June 2008.



# Planning

Barratt Homes (East London Division) and the London Development Agency (LDA) are seeking planning permission for the redevelopment of the St Andrew's Hospital site in Bromley-by-Bow. The planning application submitted to the London Borough of Tower Hamlets consisted of two parts:

1. Outline permission for the whole site.
2. Detailed permission for Phase 1 (Block A), which is located in the Southwest corner of the site.



# Our Proposal

## Outline application

- Up to 964 new homes, incorporating a residential mix of 1-bed, 2-bed, 3-bed, 4-bed and 5-bed homes.
- 50% affordable housing – 70% socially rented accommodation, 30% shared ownership.
- 1/3 of the total site area is open space.
- 30% of the residential accommodation is family sized.

### Types of homes

Tenure	Studio	1 Bed Apartment	2 Bed Apartment	3 Bed Apartment	4 Bed Apartment	5 Bed Apartment	Total
Private	99	165	151	139	-	-	554
Shared ownership	-	96	61	14	-	-	171
Rent	-	39	64	95	27	14	239
<b>Total</b>	<b>99</b>	<b>300</b>	<b>276</b>	<b>248</b>	<b>27</b>	<b>14</b>	<b>964</b>

## Block A

- Block A is the first phase of the development and is the only block for which detailed planning permission is sought.
- 195 new homes, 108 of which will be affordable.
- It will be located in the western end of the site forming the new south-west corner of Devas Street and Devons Road.



- It will accommodate the new NHS facility, which has the potential to accommodate up to 16 GPs.
- It will also create Reeves Square and Nelsons Walk and contain a small retail unit.

# Community Benefits

The mix of housing types, the supporting community space, retail and healthcare provision combine to provide an excellent mixed development, bringing new services to not only the new residents but also the existing neighbourhoods.

## NHS Health Centre

A major new primary health care centre is proposed, which will provide health care for the new residents and the wider community. It will include:

- GP's Surgeries
- Local Authority Services
- Chemist
- Community Health Services
- Dentist Surgery

## Public Open Space

The development will provide an exceptional amount of outdoor amenity space. Five new public spaces will be created, a linear park, a square, a public garden and two pocket parks.

The open space provided will cater for a variety of people and age groups and will include play space and landscaped amenity areas.

## Education

- Barratt Homes and the LDA will make a contribution towards education facilities.

## Community facilities

- A number of community facilities are to be positioned across the site, providing brand new flexible spaces for the whole community.

## Retail

- The creation of local shops and cafés will improve local amenities.

## Sustainability

- Code for Sustainable Homes – Level 3.
- Combined Heat and Power system.
- Biomass-fuelled community heating system.
- Fantastic transport connections and ample cycle storage.
- Accessible and convenient recycling facilities.
- The St Andrew's development is focused on delivering sustainable development to the heart of the Bromley-by-Bow community.



# Community Engagement

Following on from the consultation with local residents and community groups in 2007, Barratt Homes has funded a community art project working with local children from Marner and Old Palace Primary School. The children have made art in response to the old St Andrew's hospital and their experience of home and developed ideas for play and park spaces on the new development.

The 12 art workshops were held over the spring and summer terms and included a trip to the St Andrew's hospital site. Two summer exhibitions at the local schools were held to display the artwork the children produced and their ideas for play and park spaces have been submitted to the landscape designers.



## St Andrew's Engagement Workshop

Come and see the proposals for the regeneration of the St Andrew's hospital site.

The development team will be present to answer any questions you may have regarding the scheme.

**Tuesday 19th August**

**5.30 - 9.00pm**

**Bromley-By-Bow Centre,  
St Leonards Street,  
E3 3BT**

# Questions and Answers

Q1. How many homes will there be in total?

A. The development will consist of up to 964 homes. The first phase will build 195 of the 964 new homes.

Q2. How high is the tallest building?

A. The tallest building will be 27 storeys. This will be a landmark building in the Northeast corner of the site by the side of A12, very close to Bromley-by-Bow underground station. The tower will be an example of the highest quality design.

Q3. What impact will there be on the local health facilities?

A. The new Health Centre, will not only cater for the new residents of the St Andrew's development, but will have the capacity to cater for the wider community. Expanding and improving health care in the area.

Q4. What about education provision?

A. The project will make a contribution to Tower Hamlets Education Department, who are considering building a new primary school in the area, as part of the wider Bromley-by-Bow Masterplan.

Q5. What type of shops will be provided?

A. The retail space provided will be allocated to local shops and cafes to meet the needs of local residents, to complement and not compete with existing provision.



# Construction Timeframe

- The demolition of the old hospital site is nearly complete.
- Once planning permission is received, the construction programme will last approximately 6 years.
- Block 1A will be the first phase of construction and will take approximately 2 years to complete.

Our aim is to create homes which people love. Places where people enjoy living and want to stay. A new neighbourhood in Bromley-by-Bow which is both exceptionally successful in its own right and is a genuine benefit to the surrounding area.

FOR FURTHER INFORMATION PLEASE CONTACT:

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