



# Whipps Cross Redevelopment Site Masterplan

Have your say

September 2019



# BACKGROUND

## Introduction

Whipps Cross Hospital has been a cherished part of the local community it serves for over 100 years. The hospital existed long before the NHS was created. It is one of the biggest local employers and every day 1,800 patients pass through its doors.

Patients overwhelmingly say they are happy with the care provided. They commend the compassion, friendliness and emotional support offered by our doctors, nurses and other professionals. Yet they are also well aware of the limitations of the ageing, sprawling estate which is unsuitable for delivering the 21st century healthcare that patients deserve.

We have a once-in-a-generation opportunity to build a brand new hospital as part of a wider redevelopment of the Whipps Cross site and we would like to hear your views to help us shape our plans.

This document explains our vision and some emerging options for the use of the site. It also explains how you can have your say on the issues that are important to you.

There is a questionnaire on our website or you can contact us – details on the back pages.

## Why is change needed?

The hospital buildings and the layout of the site are no longer suitable for our staff to provide the high quality and safety of care and the experience that patients expect and deserve. Over 40% of the hospital buildings pre-date the NHS (more than double the national average) and the site needs £88million spent on it just on essential maintenance (one of the biggest amounts in the country). Patients and staff need to travel large distances between departments that should be close to each other.

A new hospital would bring services together and reduce the area of land needed, releasing a large amount of the site that could be used primarily for new homes.

## Our Vision

We have developed a vision for the Whipps Cross site with our health system and local authority partners. We want to see a new state-of-the-art hospital, providing all the core services it does today – such as A&E and maternity – within a wider health and wellbeing setting alongside homes, leisure, cultural facilities and more.

Developing the whole site is really important for two reasons. Firstly, a new hospital costing hundreds of millions of pounds would not be affordable without redeveloping the 18 hectare site (equivalent to around 25 football pitches). Secondly, the vision of health and wellbeing services alongside much needed homes and other facilities would provide significant benefits for the local community.

Given the local population we serve, there will be a particular focus on supporting the needs of our growing elderly population with the aspiration to become the centre of best practice **renowned for the joined-up care and treatment of older people.**



# EMERGING OPTIONS FOR THE SITE

## The Whipps Cross site

The diagram illustrates the 'blocks' of the current site through which the options are being developed. These are known as 'masterplan' options because they refer to the use of the whole site. The box to the right hand side provides a brief explanation of each existing block.



- **Forest site** – contains the Woodbury Unit, run by North East London NHS Foundation Trust
- **Victorian site** – the original hospital buildings plus recent extensions, for example A&E
- **1930s site** – the 1930s extension to the original Victorian hospital
- **James Lane site** – comprises the Margaret Centre, the Woodlands day unit, Connaught Day Centre and an ambulance depot run by the London Ambulance Service on land that it owns
- **Nurses' site** – contains largely unused buildings, including the former nurses' accommodation that remains empty
- **Outpatients** – the main outpatients department buildings built in the 1990s, which also include wards, theatres and the Eye Treatment Centre
- **Maternity** – the existing maternity block and the emergency gynaecology unit
- **Energy Centre** – the energy centre that supports the site



## Developing the masterplan options

### Size

We have been working with clinicians and local health and social care partners to develop a health and care services strategy for Whipps Cross. This looks at how best to meet the needs of our growing and ageing population. The strategy concludes that the core services currently delivered at Whipps Cross, such as maternity and A&E, should continue to be provided, but that these services could be delivered differently, with more integration with local community and primary care services; increases in day surgery; and more use of electronic appointments – all of which would reduce the number of people visiting or staying in hospital. We are using the results of this work to help us estimate the size of a new hospital.

### Position

Following a preliminary masterplanning study<sup>1</sup> and working with technical advisers, we have developed three high-level options for where a new hospital could be located on the site. Different locations for the hospital have different implications that we need to consider. For example: the time it would take to develop the site and the potential disruption to existing services and local residents; transport and access routes; ecology; affordability; and planning considerations. The location of the hospital is also important for how we might develop the rest of the site, including the co-location of other health and care services, homes and other facilities.

### Affordability

The way that we use the rest of the site will also have an impact on the affordability of a new hospital. For example, we expect a significant number of new homes could be provided on the site. This is in line with the targets set by the Mayor of London for Waltham Forest, as set out in the Council's draft local plan<sup>2</sup>. Using the site for homes could release funding to support the building of a new hospital, but the money raised would be nowhere near enough to pay for a new hospital. This is why we still need to rely on Government funding and potentially look at other sources too.

### Options

The next pages set out some first ideas for the site which we are continuing to work on. Each of the scenarios we have described has different advantages and challenges. For example, some will take longer to achieve and some will result in higher buildings. But all the options would provide the opportunity to:

- provide new facilities for health and social care
- enhance the visual appeal, for instance getting rid of some poorly designed buildings
- increase the environmental sustainability of the site, for instance installing car charging points and planting more trees
- improve safety on the site by designing new cycleways and pathways and separate routes for ambulances

In each of the three options, new open spaces / parks could be created by demolishing the buildings on the Forest Site. This would mean relocating the services currently provided in those buildings.

1 These build on the Whipps Cross Masterplan Vision which was funded by One Public Estate, a national programme delivered in partnership by the Local Government Association and the Office of Government Property (OGP) in the Cabinet Office. The study looked at the opportunities and constraints of the site. See [www.bartshealth.nhs.uk/future-whipps](http://www.bartshealth.nhs.uk/future-whipps)

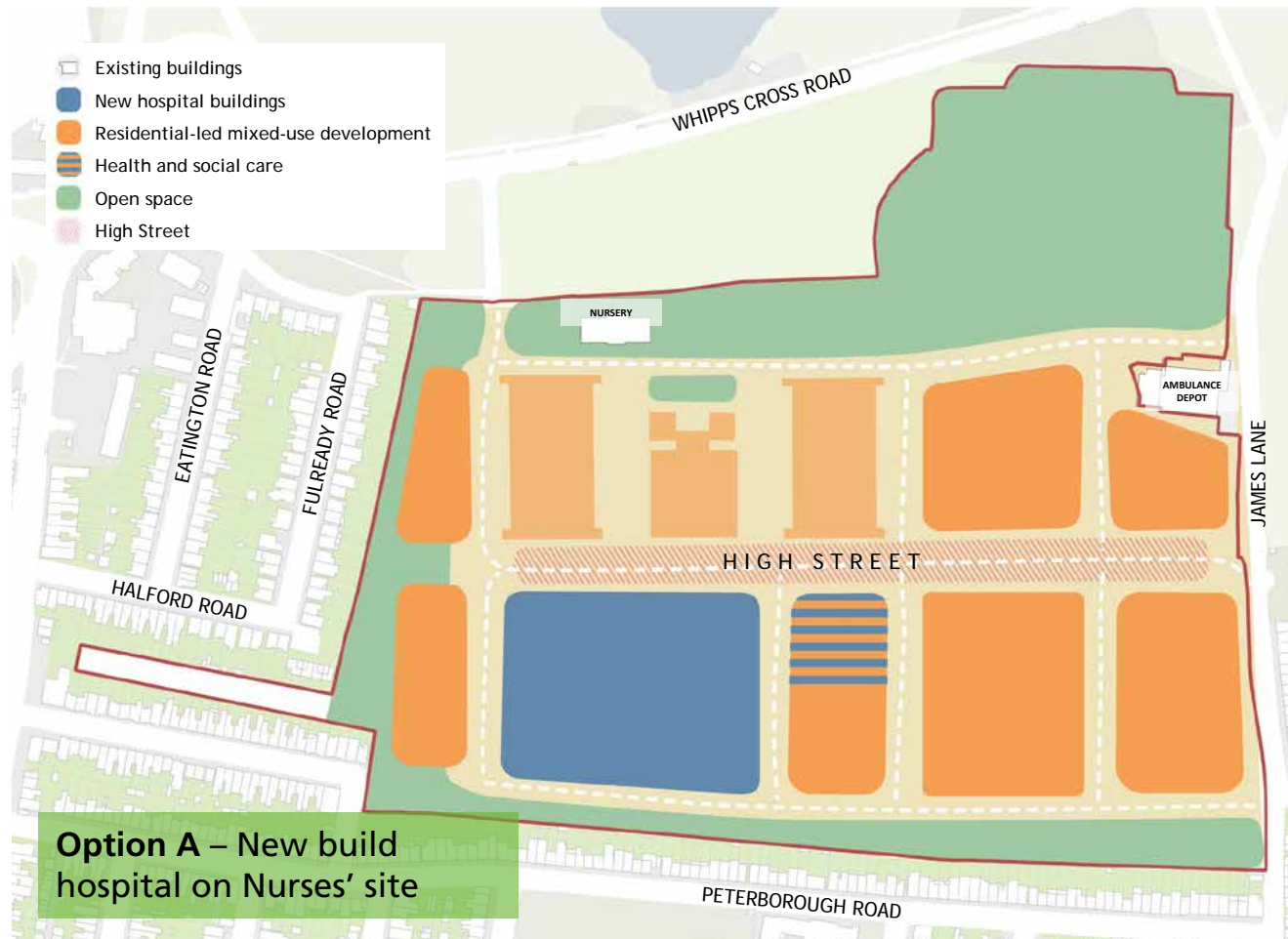
2 [www.walthamforest.gov.uk/content/local-plan](http://www.walthamforest.gov.uk/content/local-plan)



## Option A: New build hospital on the 'nurses' site

### Overview

This option envisages a brand new state-of-the-art hospital built on the disused site of the former nurses' accommodation. Significant land would become available for development.



**Option A – New build hospital on Nurses' site**

### Description

- The brand new hospital would be built on one part of the site and in one phase of building work, minimising disruption to existing services.
- This would likely be a 'mid-rise' (6 – 8 storeys) hospital with the potential for some taller elements.
- The land for the new hospital is readily available as the current buildings on this site are disused, meaning the hospital could be built more quickly than other options.
- Once services move into the new hospital, significant land would become available for development.
- A new multi-storey car park would likely need to be built to replace existing provision.
- The Forest Site could be vacated, the buildings demolished and new green space provided. Existing services would be relocated.

Please note in the following diagrams:

- The red line indicates the boundary of the land owned by the hospital
- The development blocks, site roads etc are illustrative only

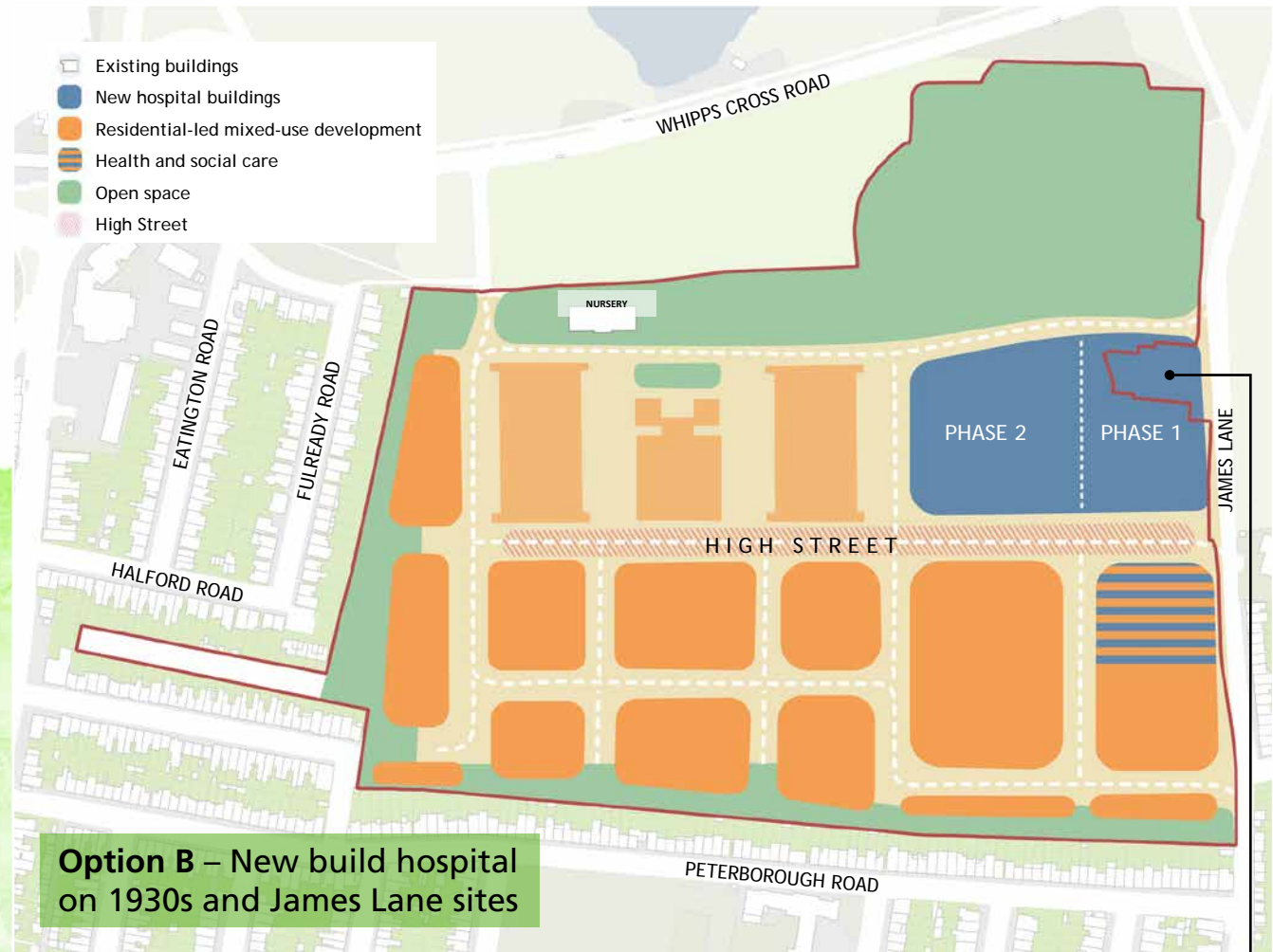
## Option B: New build hospital on 1930s and James Lane sites

### Overview

This option envisages a brand new state-of-the-art hospital built across the current 1930s site and James Lane site. This would need to be built in two phases. Significant land would become available for development.

### Description

- A brand new hospital would be built in one part of the site, over two phases.
- Services on the James Lane site (Phase 1) would be moved elsewhere before work begins. Once built, services including A&E, intensive care, theatres and wards (including all of the 1930s site) move into the Phase 1 building.
- A temporary bridge over a new 'High Street' needs to link the Phase 1 building to the existing outpatients site until Phase 2 is complete.
- Once built, remaining services such as outpatients and maternity move into the Phase 2 building.
- This would need to be a 'high rise' hospital of probably 8-12 storeys.
- Once services move into the new hospital, significant land would become available for development.
- A multi-storey car park would likely need to be built to replace existing provision.
- The Forest Site could be vacated, the buildings demolished and new green space provided. Existing services would be relocated.



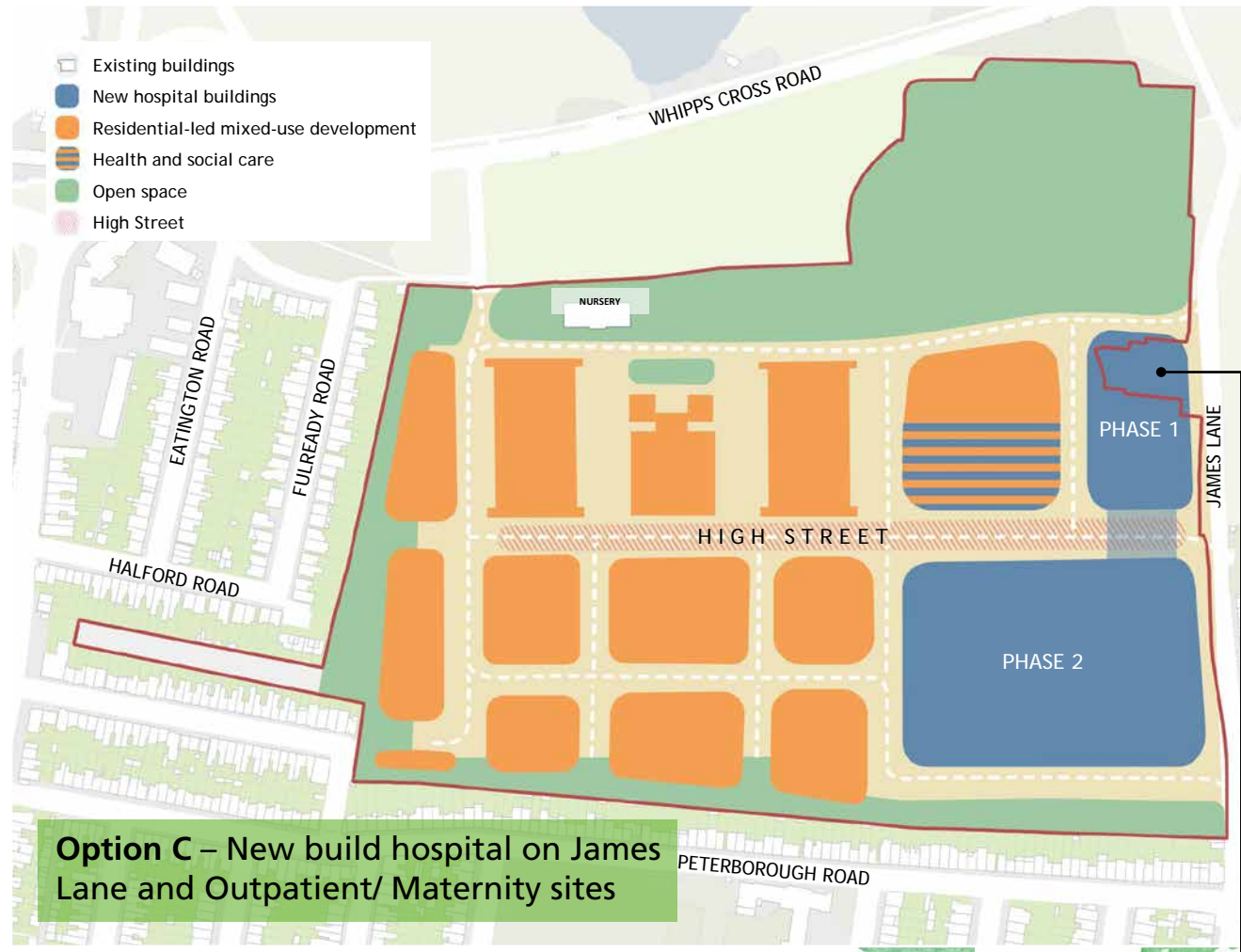
The existing ambulance depot would need to be re-located, subject to discussions with London Ambulance Service.



## Option C: New build hospital on James Lane and Outpatient/Maternity sites

### Overview

This option envisages a brand new state-of-the-art hospital built over the current James Lane and Outpatient and Maternity sites. It would need to be built in two phases, with the two buildings permanently linked over a new 'High Street'. Significant land would become available for development.



**Option C – New build hospital on James Lane and Outpatient/ Maternity sites**

The existing ambulance depot would need to be relocated, subject to discussions with London Ambulance Service.

### Description

- A brand new hospital would be built as a split site spanning a new 'High Street', with direct access from James Lane. It would be built over two phases.
- Services on the James Lane site (Phase 1) would be moved elsewhere before work begins. Once built, services including outpatients and maternity move into the Phase 1 building and a temporary bridge would need to connect this to the adjacent 1930s site.
- Once Phase 2 is complete, the remaining services, such as A&E, Intensive Treatment Unit and wards, move into the Phase 2 building. The two buildings would be permanently linked over a new 'High Street'.
- The hospital would likely be 'high rise' (8 – 12 storeys), but with some 'mid-rise' (6 – 8 storeys).
- Once services move into the hospital, significant land would become available for development
- A multi-storey car park would likely need to be built to replace existing provision.
- The Forest Site could be vacated, the buildings demolished and new green space provided. Existing services would be relocated.



## A vision of the future?

This is an artist's impression of what the site could look like in the future. This is purely illustrative at this stage but hopefully exciting!





## Contact details

You can find a questionnaire and discover more about how we are working with our partners to develop a bright future for Whipps Cross at **[www.bartshealth.nhs.uk/future-whipps](http://www.bartshealth.nhs.uk/future-whipps)**

You can email comments and questions to **[FutureWhipps.BartsHealth@nhs.net](mailto:FutureWhipps.BartsHealth@nhs.net)** or ask to join our mailing list for regular updates.

Or you can write to us at:  
Future Whipps  
Whipps Cross University Hospital,  
Whipps Cross Road,  
London E11 1NR

Follow **@WhippsCrossHosp** on Twitter, and use the hashtag **#FutureWhipps**

Barts Health NHS Trust is working with its partners to deliver our shared vision for the Whipps Cross redevelopment programme:

- East London Health and Care Partnership
- London Borough of Waltham Forest
- North East London NHS Foundation Trust
- Waltham Forest, Newham and Tower Hamlets Clinical Commissioning Groups
- Barking and Dagenham, Havering and Redbridge Clinical Commissioning Groups

It would be helpful if you could respond to us by Friday 15 November 2019 to inform our next steps.

However it is important to stress that no final decisions will be made at this stage about a new hospital or about how the rest of the site could be used.

Any comments received after 15 November 2019 will inform our ongoing work as we will want to continue to hear your views and ideas to support us in further developing our proposals.

Thank you for taking the time to read this document and for any input you may have.



# #FutureWhipps

Making it work well into the future