

London: Health and Housing

John Cooper

Director John Cooper Architecture

Architects for Health





London: health and housing



ROYAL COLLEGE OF PHYSICIANS LONDON | 27-28 JUNE 2016

EUROPEAN HEALTHCARE DESIGN

RESEARCH • POLICY • PRACTICE



ROYAL COLLEGE OF PHYSICIANS LONDON | 11-14 JUNE 2017

EUROPEAN HEALTHCARE DESIGN

RESEARCH • POLICY • PRACTICE

YOUR CHOICE AT THIS ELECTION:

**STRONG, STABLE
LEADERSHIP FOR THE
UNITED KINGDOM**

OR

**A COALITION OF
CHAOS WITH
JEREMY CORBYN**



hung parliament









Time present and past



Thomas Holt
1844 - 1906



Beatrice Cooper nee Holt
1887 - 1972



John Cooper
1951 -

1850

1900

1950

2000

My London 1951-2017



My London
1951- 2017



My London 1951- 2017



Time present and future



John Cooper
1951 -



Holly Allen Cooper
1987 -



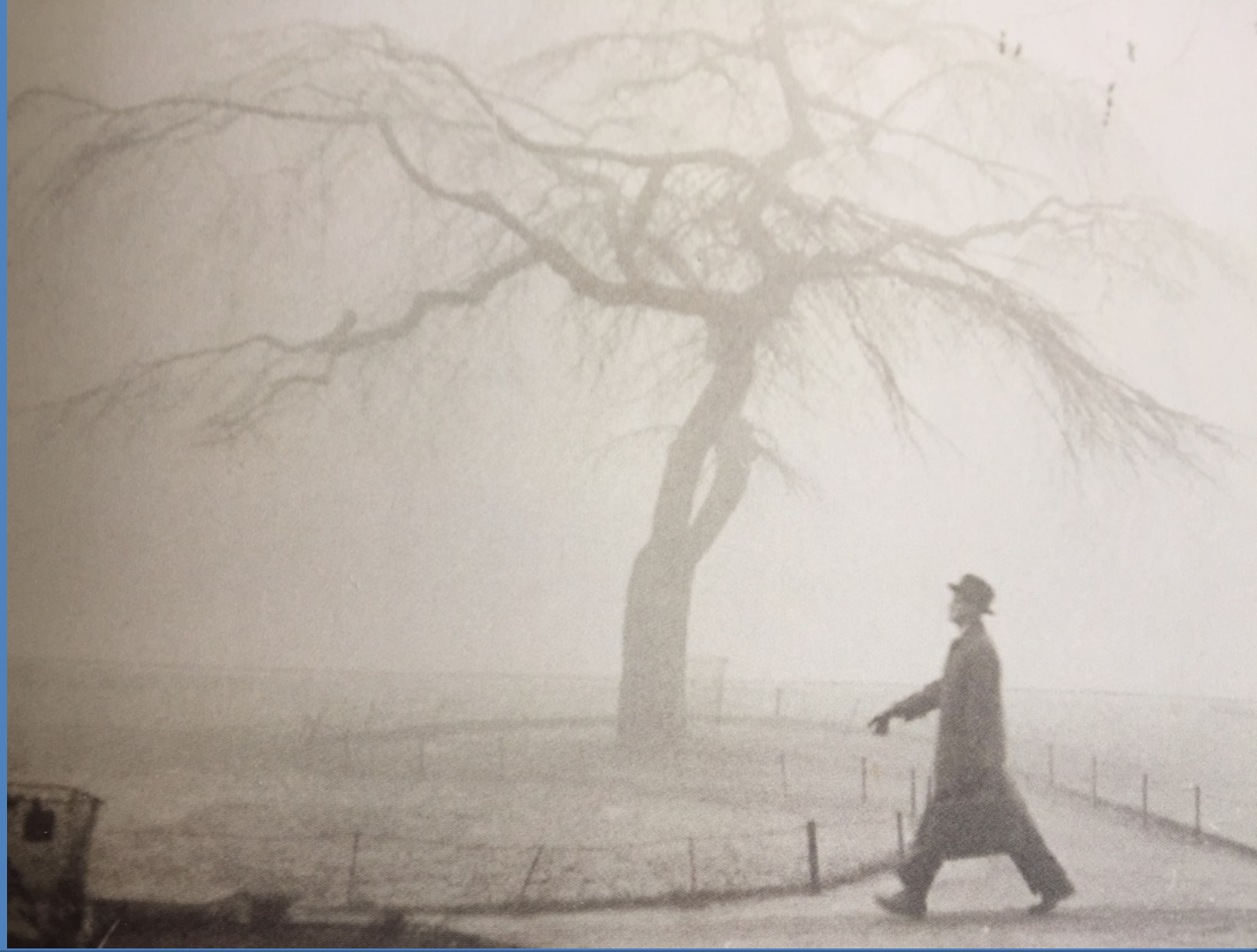
My potential grandchildren
2020-2150

1950

2000

2050

2100





**FOG IN THE CHANNEL,
CONTINENT CUT OFF**





Population

1891 5 572 012

1939 8 615 245

1981 6 607 513

2001 7 712 036

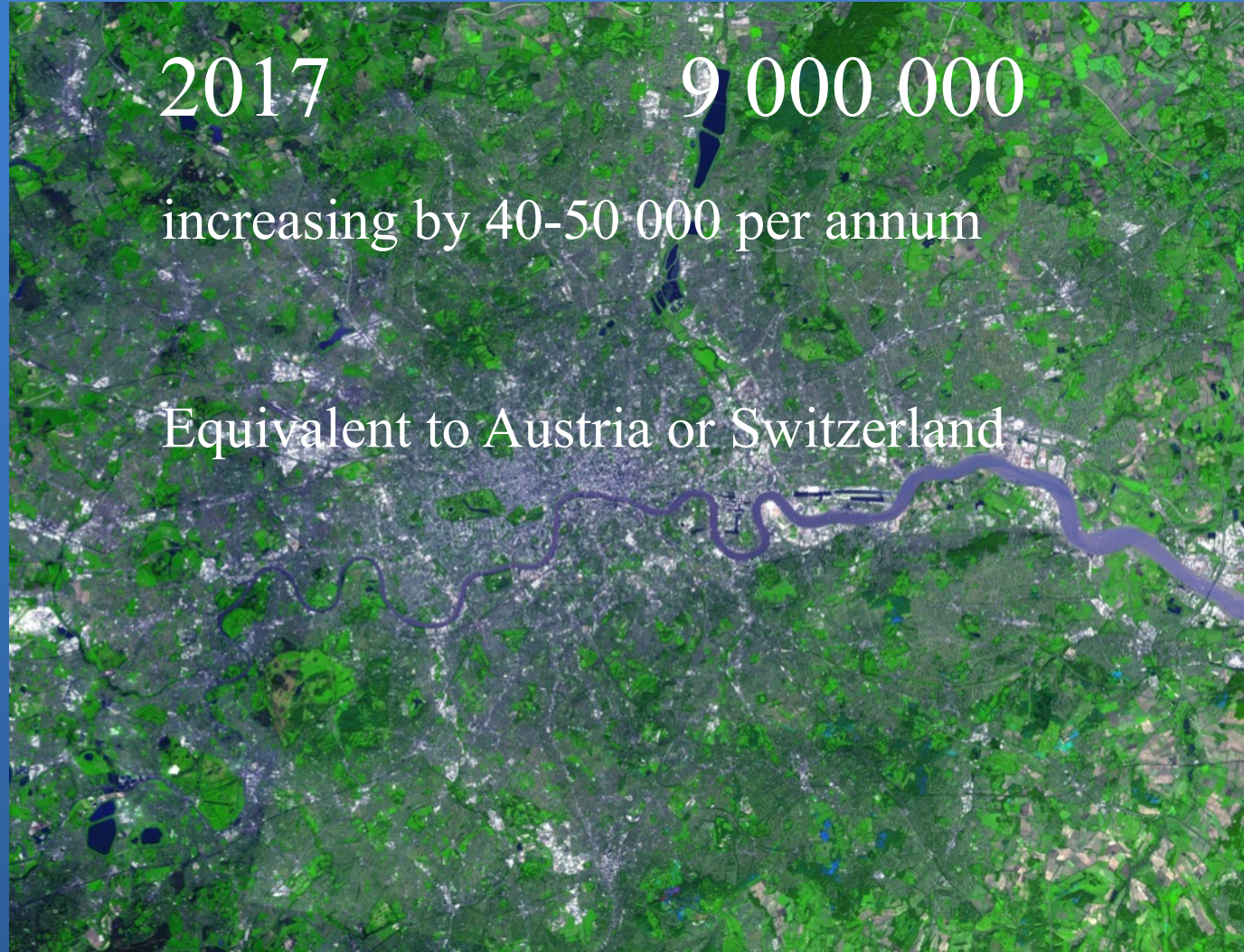
2011 8 173 941

2017

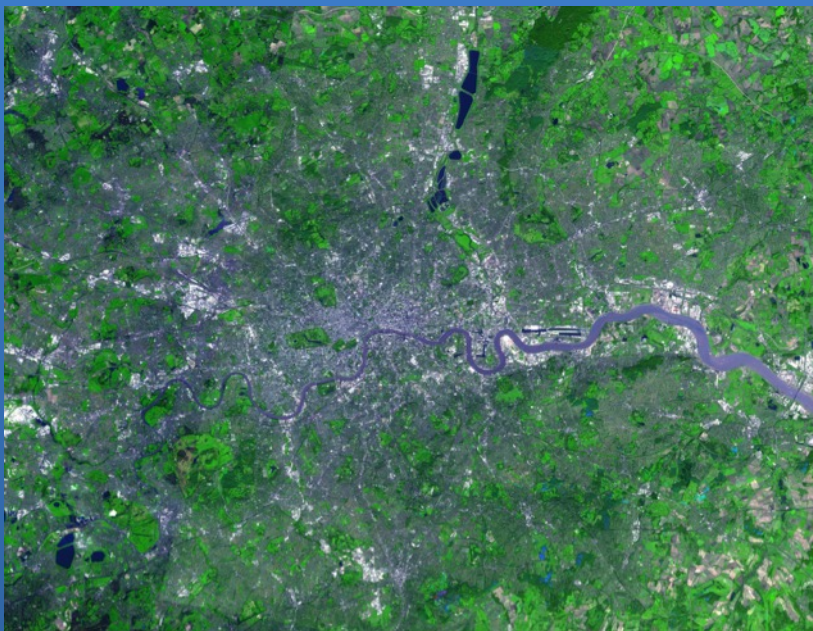
9 000 000

increasing by 40-50 000 per annum

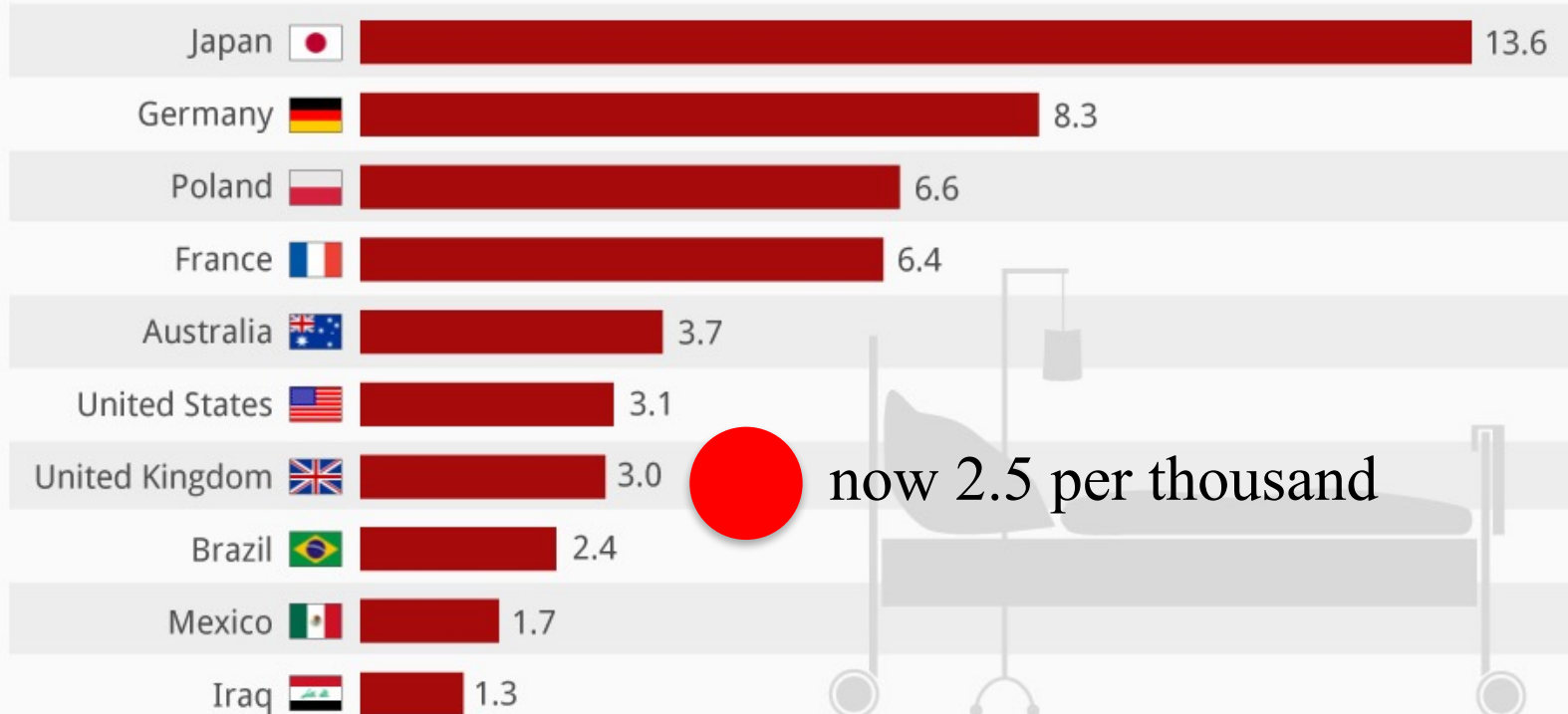
Equivalent to Austria or Switzerland



London's GDP = Sweden



Comparative hospital bed numbers per thousand population



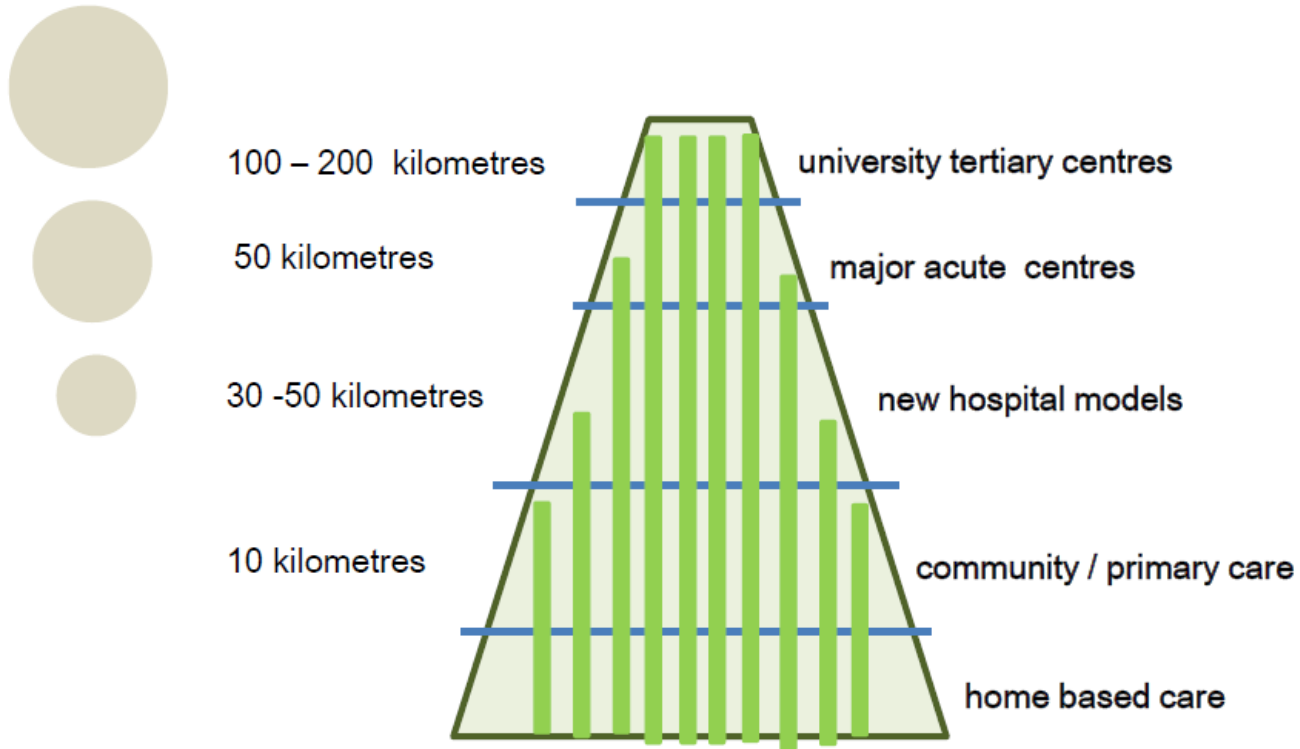
London's bed numbers: 21 375 (JC calculation)

2.5 per thousand: 22 500

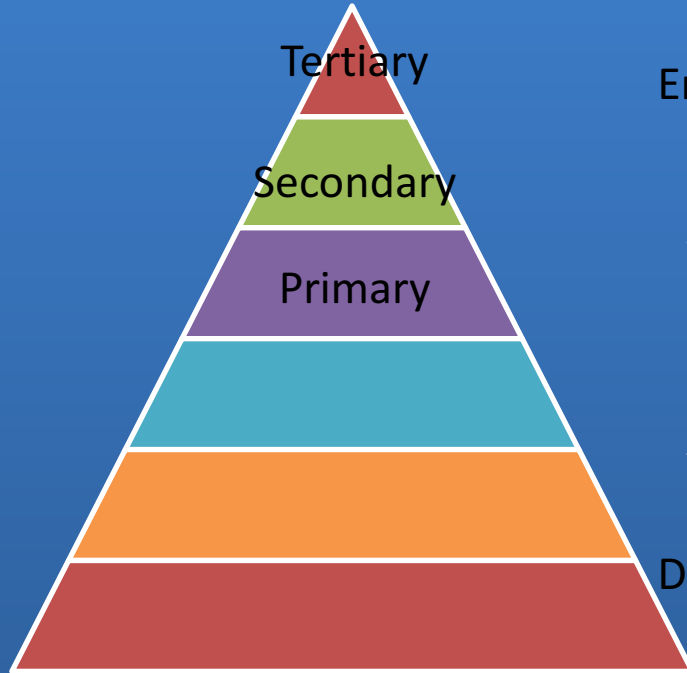
Population rising by 40 000 per annum

Additional 100 beds required per annum

The need for new models for acute care



Industrial age medicine

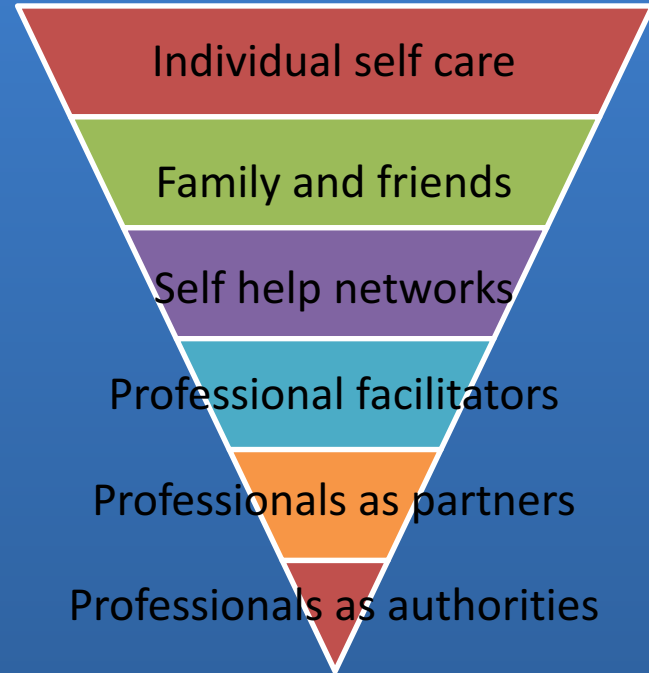


Encouraged

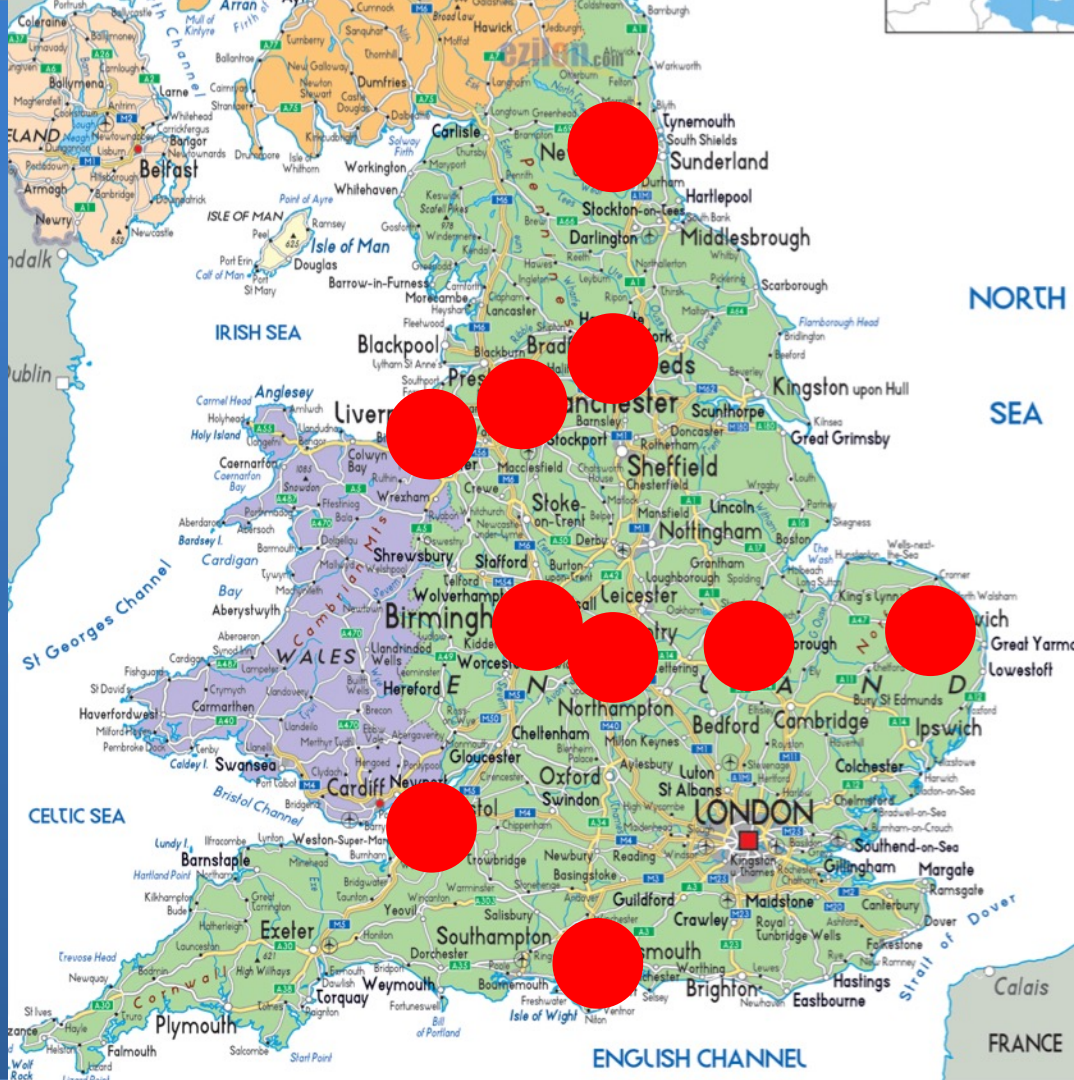


Discouraged

Information age medicine



Despite its vast wealth
London's health estate is
much poorer than many of
the country's leading cities



BARTS HEALTH NHS TRUST	1,906	1,706	
LONDON NORTH WEST HEALTHCARE NHS TRUST	1,204	1,135	
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nineteenth century workhouses



nineteenth century workhouses



nineteenth century workhouses



King's College London University

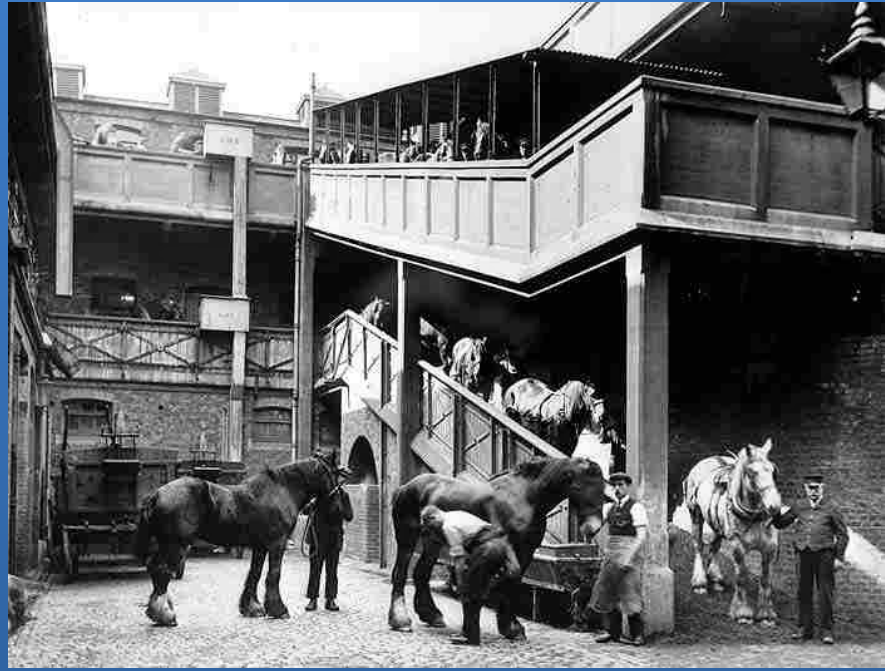
23rd in world rankings















ST. HELIER HOSPITAL

PLUMBASE

Stronger Economy. Fairer Society.
Opportunity for Everyone.

apla



St. Thomas' Hospital



St George's Hospital
Coverford Wing Main Entrance

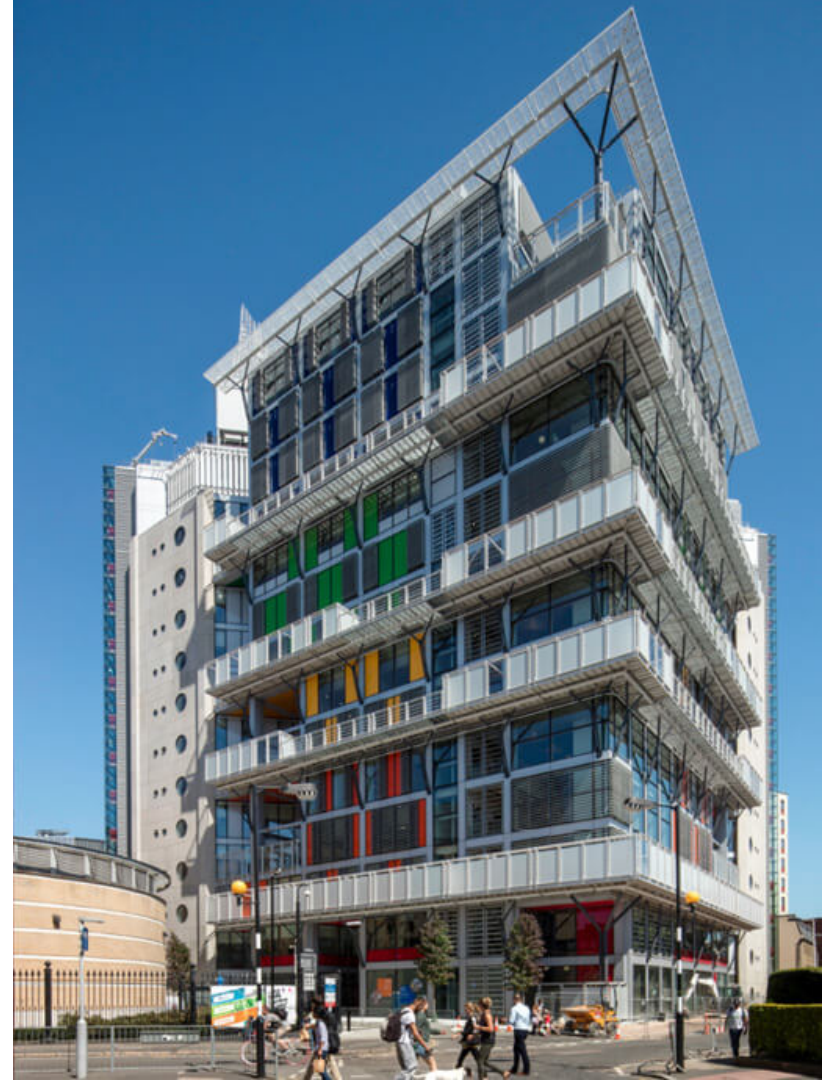


WINDHAM & CO. WOODS











Manchester

Salford

Stretford

Chorlton-cum-Hardy

Fallowfield

Swinton

Rendlebury

Eccles

Trafford Park

Old Trafford

Hulme

Whitworth Park

Longsight

Gorton

Debdale Park

Reddish

Crumpsall

Blackley

Boggart Hole Clough

Moston

Failsworth

Newton Heath

Brookdale Golf Club

Clayton

Droylsden

Openshaw

Audenshaw

Ardwick

West Gorton

Abbey Hey

Denton Golf Club

Audenshaw Reservoir

Moss Side

Rusholme

Platt Fields Park

Firwood

Davyhulme Park Golf Course

Urmston

Flixton

Broadoak Park

Worsley Golf Club

Audenshaw Reservoir

London's healthcare estate is worth approximately £12 billion



London transport infrastructure investment:

2011 – 2015 £75 billion

2016 – 2020 £80 billion

2012 – 2015 £120 billion

Average per annum: £16 billion / year



London transport infrastructure investment:

2011 – 2015 £75 billion

2016 – 2020 £80 billion

2020 – 2025 £120 billion

Average per annum: £16 billion / year



London Olympics Investment

£ 8.77 million



London Residential Investment:

Never has it been greater

Battersea Power Station: £7.8 billion

Nine Elms:

£13 billion



An aerial photograph of London, England, taken during sunset. The River Thames flows through the city, and the skyline is dominated by numerous skyscrapers, including the prominent Gherkin (30 St Mary Axe) in the foreground. The sky is a mix of orange, yellow, and blue, with some clouds. The overall scene is a dense urban landscape.

NHS Budget 2017:

£122.6 billion

England's population:

54.3 million

London's population:

9 million

16%

London's healthcare share £19.6 billion

5% annual capital investment

£1 billion

Investment Budget required

Acute care:

10 replacement hospitals required

70 000m² @ £7000/m²

£ 5 billion

5 Year plan £1 billion / annum



Investment Budget required

Acute care:

10 replacement hospitals required

70 000m² @ £7000/m²

£ 5 billion

5 Year plan £1 billion / annum



Investment Budget : mixed use development

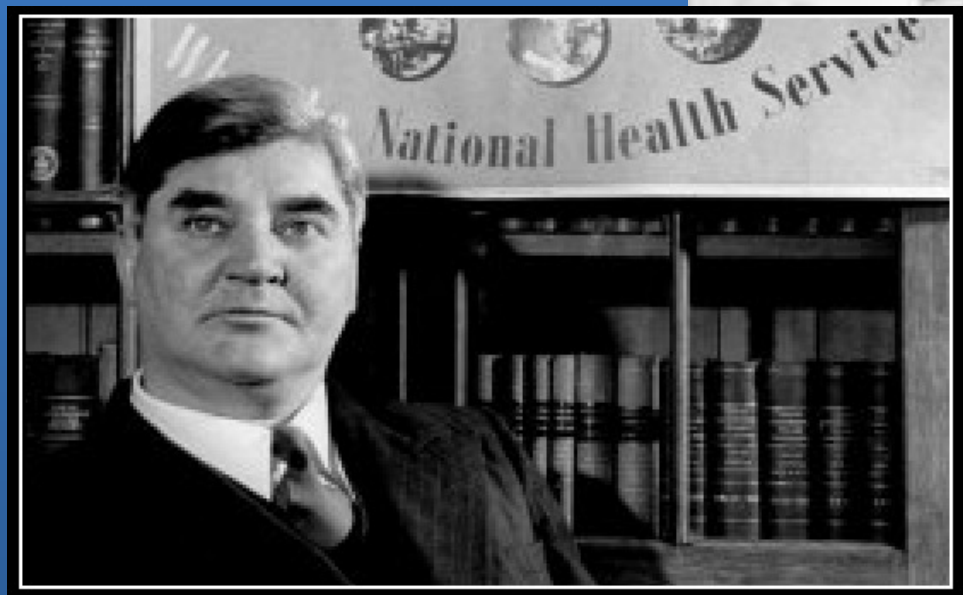
Community care:

Property / mixed use development

10 000 dwellings must be created

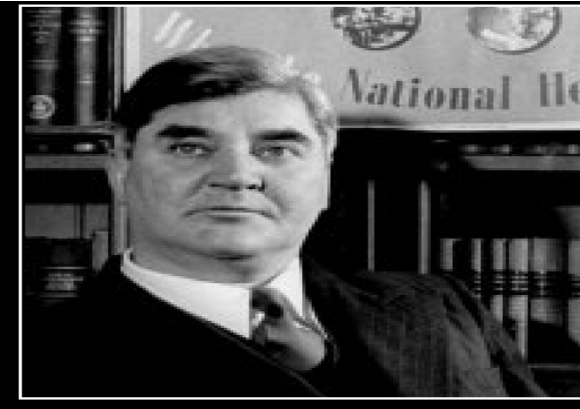
Model health villages





NHS

The most politically sensitive institution in the UK



**THE DOCTOR CAN'T
SEE YOU NOW.**



THE TORIES HAVE MADE IT HARDER TO SEE A GP

Current blockages to any development

- Procurement
- Business cases
- Overly interested parties
- Absence of leadership
- Inactivity: easier to manage than forward motion

Flaring off money by doing nothing

The NHS has been rather wasteful at redeveloping its estate and providing a new generation of health facilities

Small South East England Trust:

Last four years

£1 million abortive design fees

£2.5 million abortive project costs

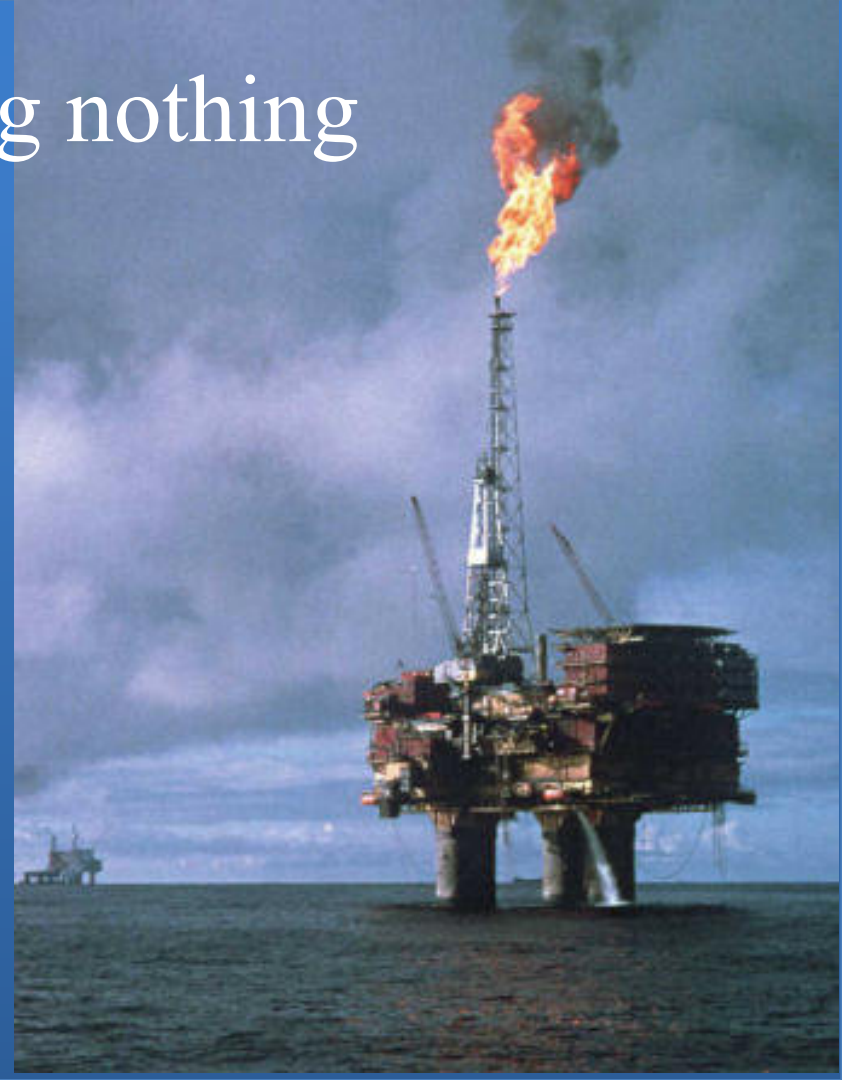
£2 million unnecessary build costs

Foundation Trusts in competition for survival

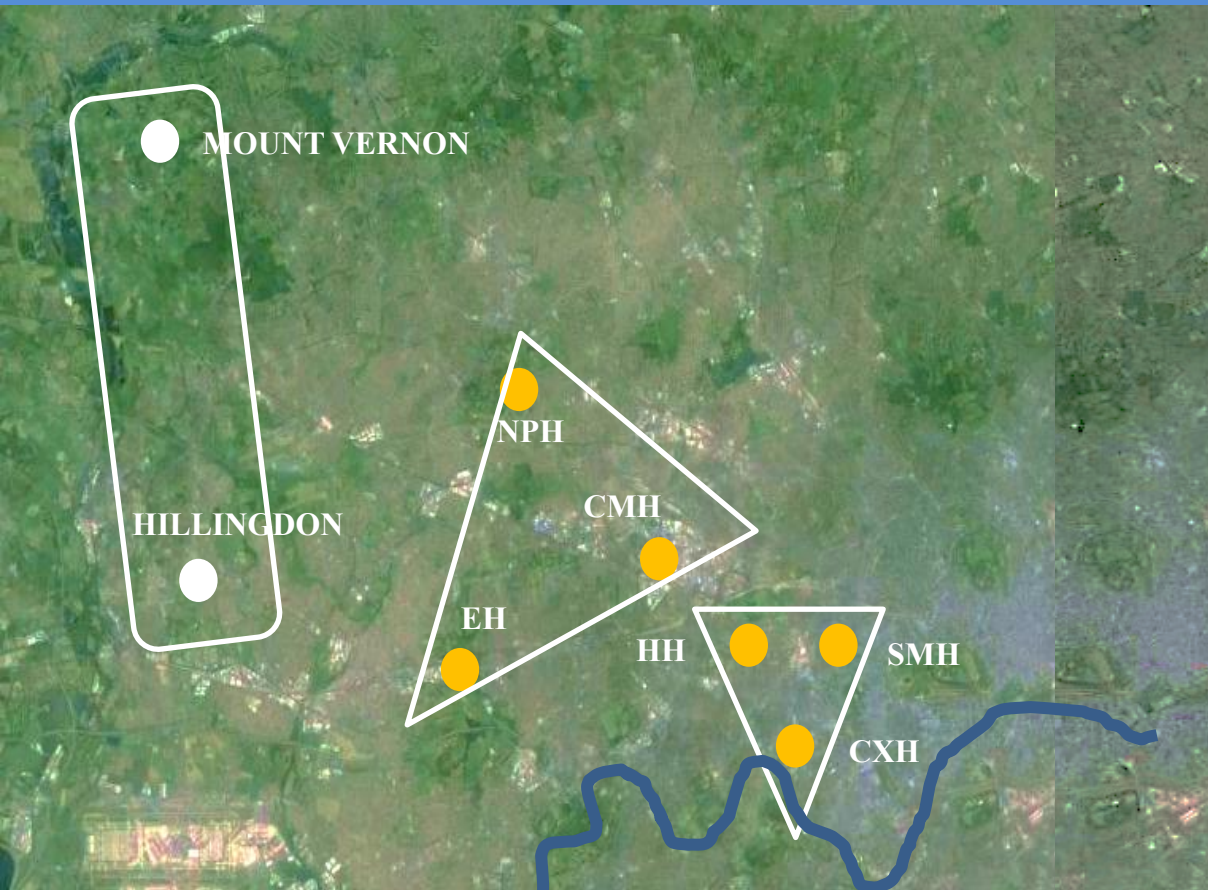
Major PFI failure: £17 million

+ £10 million collateral damage

to failed bidders



Shaping a Healthier Future



North West London

Imperial College Healthcare NHST

St Mary's

Charing Cross

Hammersmith

London North West Healthcare NHST

Northwick Park

Central Middlesex

Ealing

Shaping a Healthier Future



Addressing London's Greatest Challenges:

Healthcare



Housing



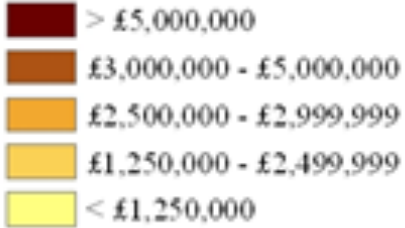
London's healthcare estate is worth approximately £12 billion



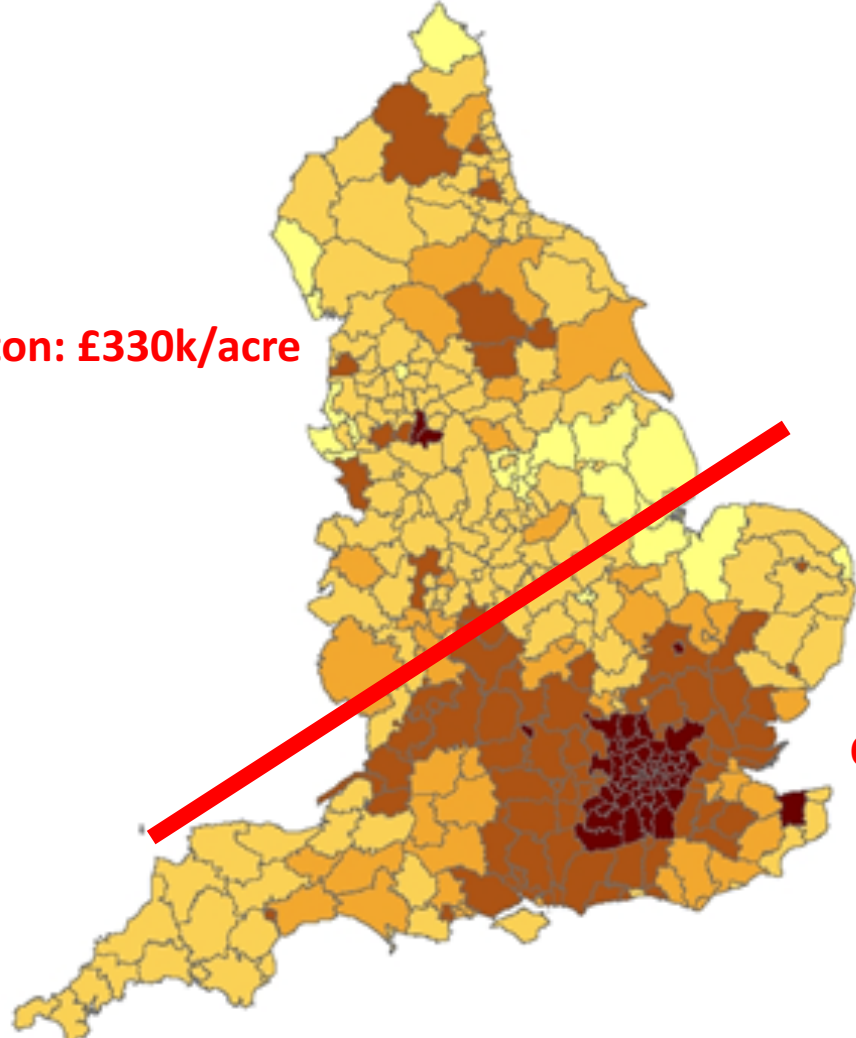
Let us consider central planning



Residential land price per hectare (England)

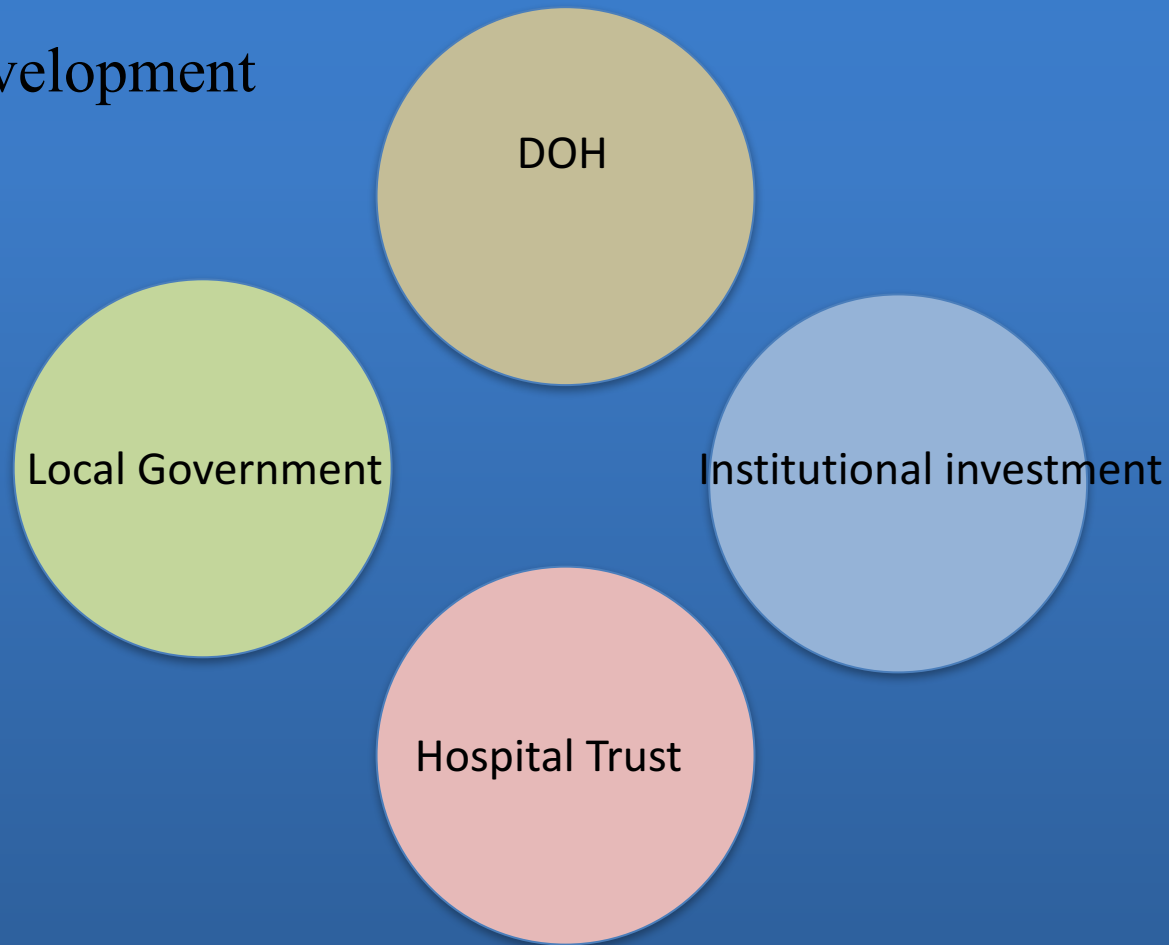


Warrington: £330k/acre



Chelsea: £8million/acre

Exemplar development



Let us remember



Local Government

In 1987 I paid £2 040 local tax
The same band today is around £2 400

The pound in 1987 was worth 2.55 what it is today

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Development target of 10-15 000 homes on this estate and the transformation of clinical services

Re-shaping the existing estate

Community Hospital



NHS

North West London

Shaping a healthier future
Decision making business case





**New models for hospitals
health villages**

Whipps Cross Redevelopment



Whipps Cross Redevelopment

Current estate

Too large to close and too expensive to redevelop, Whipps Cross was put in the 'too difficult' box after its PFI project collapsed ten years ago and its financial woes precluded any further discussions about reconstruction.

Hidden from public view behind a belt of forest woodland, it has served North East London for more than a century. Built as a workhouse hospital 110 years ago many of the original inhabitants of the West Ham Union Infirmary – the Edwardian poor – would have little difficulty in recognising their old home as much of the fabric remains in clinical use.

Nearly half the buildings at Whipps Cross are older than the NHS and many of those which have been added over the last sixty years are in the wrong place and are no longer fit for purpose.

RECONSTRUCTED AS SHOWN ON FLAP



Whipps Cross Redevelopment

17.8 hectare site

Potential for:

1000 new dwellings

New hospital

CCG hub

Housing:

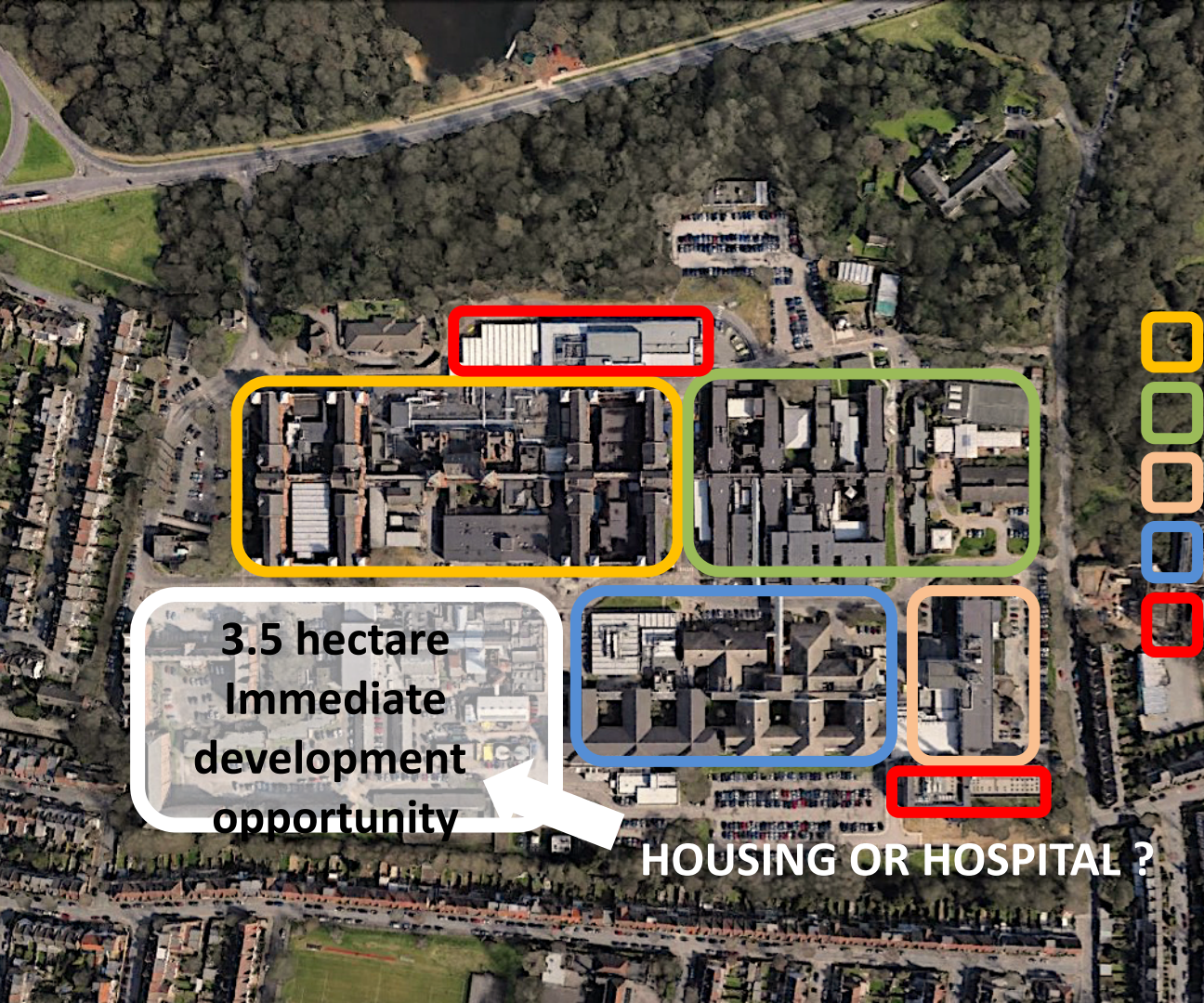
For sale

Affordable

Sheltered

Assisted

Step down



Whipps Cross Redevelopment

Current estate



- original workhouse core
- interwar/postwar additions
- 1970s development
- 1980/90s development
- 1995- present day

43% of buildings predate NHS

65% of buildings over 25 years old
(accumulative)

3.5 hectare
Immediate
development
opportunity

HOUSING OR HOSPITAL ?



Whipps Cross Redevelopment

Housing

Develop 250 -300
housing units

Potential sale value
of the flats and houses:

£100 - £130 million

**Pump priming for
hospital redevelopment**



Whipps Cross Redevelopment

Hospital

By linking with existing facilities to the south of the hospital street new build can be limited to 55 000m²

£275 -330 million
@£5000 – 6000/m²

An aerial photograph of the Whipps Cross area, showing a mix of residential housing, green spaces, and a road network. Three semi-transparent callout boxes are overlaid on the image, highlighting specific development opportunities. The largest callout is a blue-bordered box in the center, and two smaller white-bordered boxes are positioned below it to the left and right.

Whipps Cross Redevelopment

Option One

Build the new acute hub first

Then build **900- 1100** housing
units for all forms of tenure

Then redevelop remaining
hospital estate over time

Residential Development Opportunity
650-900 units: new build
200 units: conversion and extension

**Hospital Redevelopment
Opportunity**
Acute hub 55 000m²

**Phased hospital
redevelopment
over time**

Whipps Cross Redevelopment


Option Two

Develop for sale **280 – 340**
housing units for sale

Then develop the **75 000sm**
new acute hub first

Then build **600- 720** housing
units:
for sale, affordable, sheltered
assisted care

At the same time complete the
healthcare development



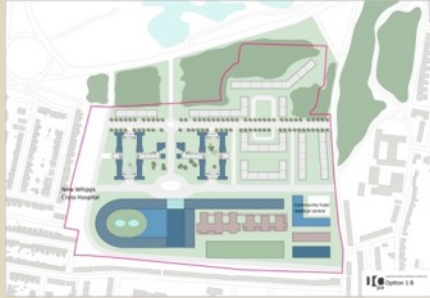
New hospital development
75 000 m2

Residential development
200 units
conversion and
extension

New hospital support
buildings/MSCP
CCG hub

Residential development
Pump priming
250-300 apartments
36 townhouses

Residential development
400-500 apartments
18 townhouses



**OPTION ONE
HOSPITAL ON SOUTH SIDE**

New Build
650 -750 apartments
 Three – Six storey buildings
 Mix of 1B, 2B, 3B apartments
 64 bed nursing home

Workhouse Buildings conversion

Refurbishment and New Build
180 -200 apartments
 Mix of 1B, 2B, 3B apartments



**OPTION TWO
HOSPITAL ON NORTH SIDE**

New Build
650-700 Apartments
70 Town houses
64 bed nursing home
 Three – Six storey buildings
 Mix of 1B, 2B, 3B apartments

Workhouse Buildings conversion

Refurbishment and New Build
180 -200 apartments
 Mix of 1B, 2B, 3B apartments

Whipps Cross Redevelopment

residential potential

These figures are a very preliminary estimate of the site's capacity for residential development.

They indicate that there is potential for a development of 850-1050 units – a very sizeable contribution to the housing needs in Redbridge and Waltham Forest

A health village:
 Acute beds / step down beds/
 nursing beds/sheltered housing/
 affordable housing/ housing for sale



Precedent: Claybury Hospital redevelopment

Whipps Cross

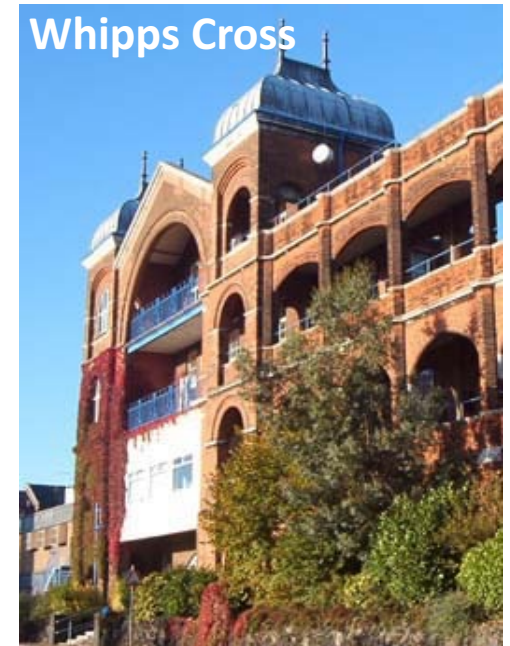


Whipps Cross



Whipps Cross Redevelopment

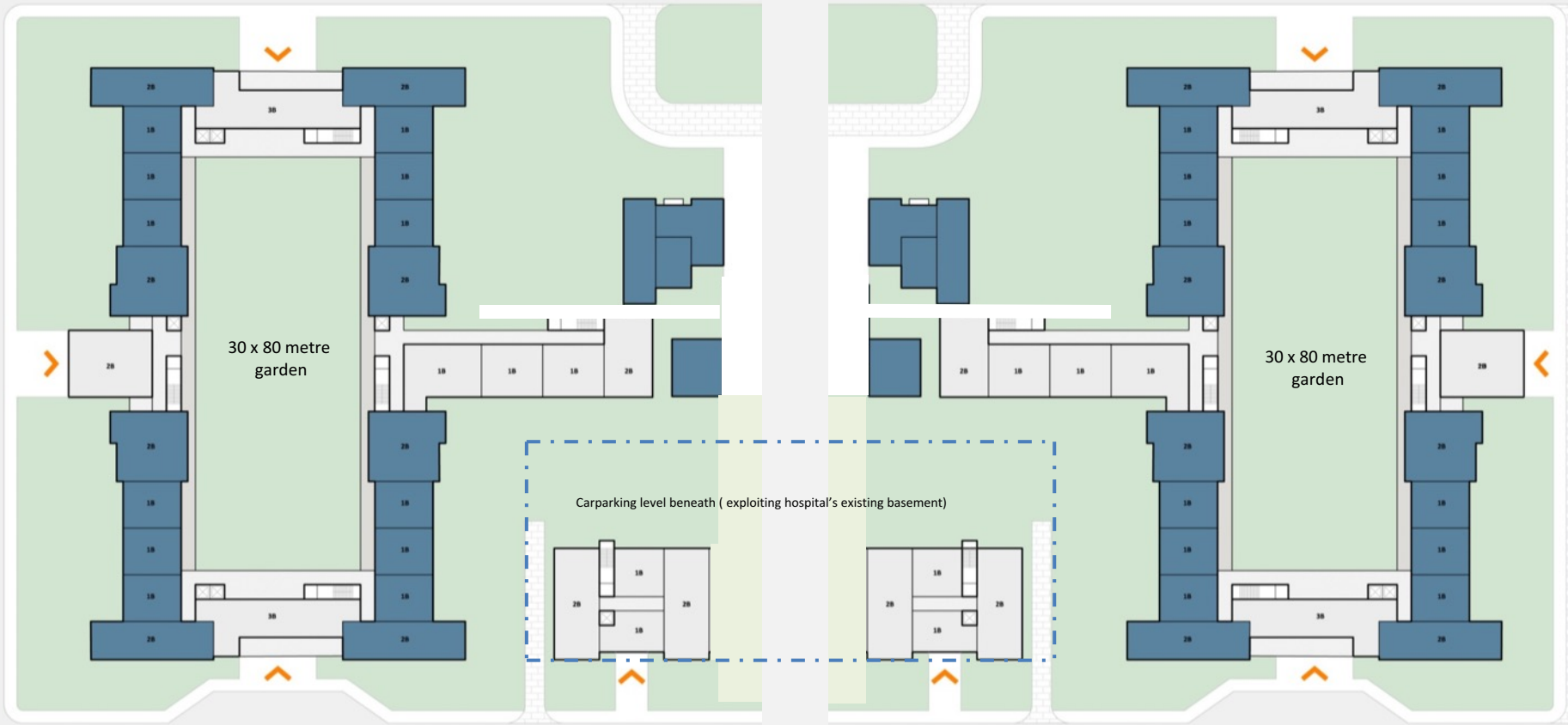
residential
opportunities





Whipps Cross
coherent architectural
form

Whipps Cross redevelopment: conversion and extension of Victorian core

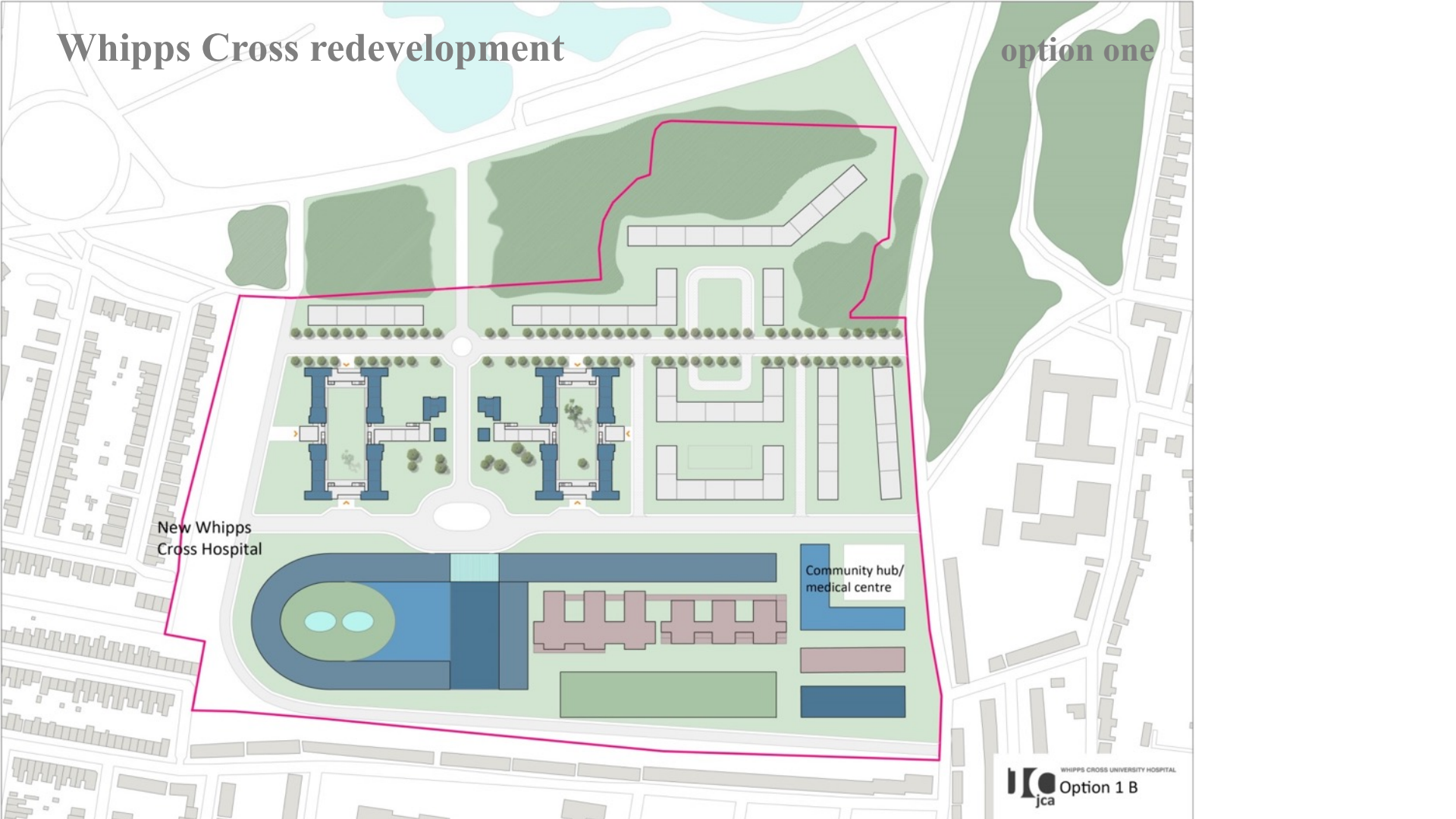


Whipps Cross redevelopment

option one

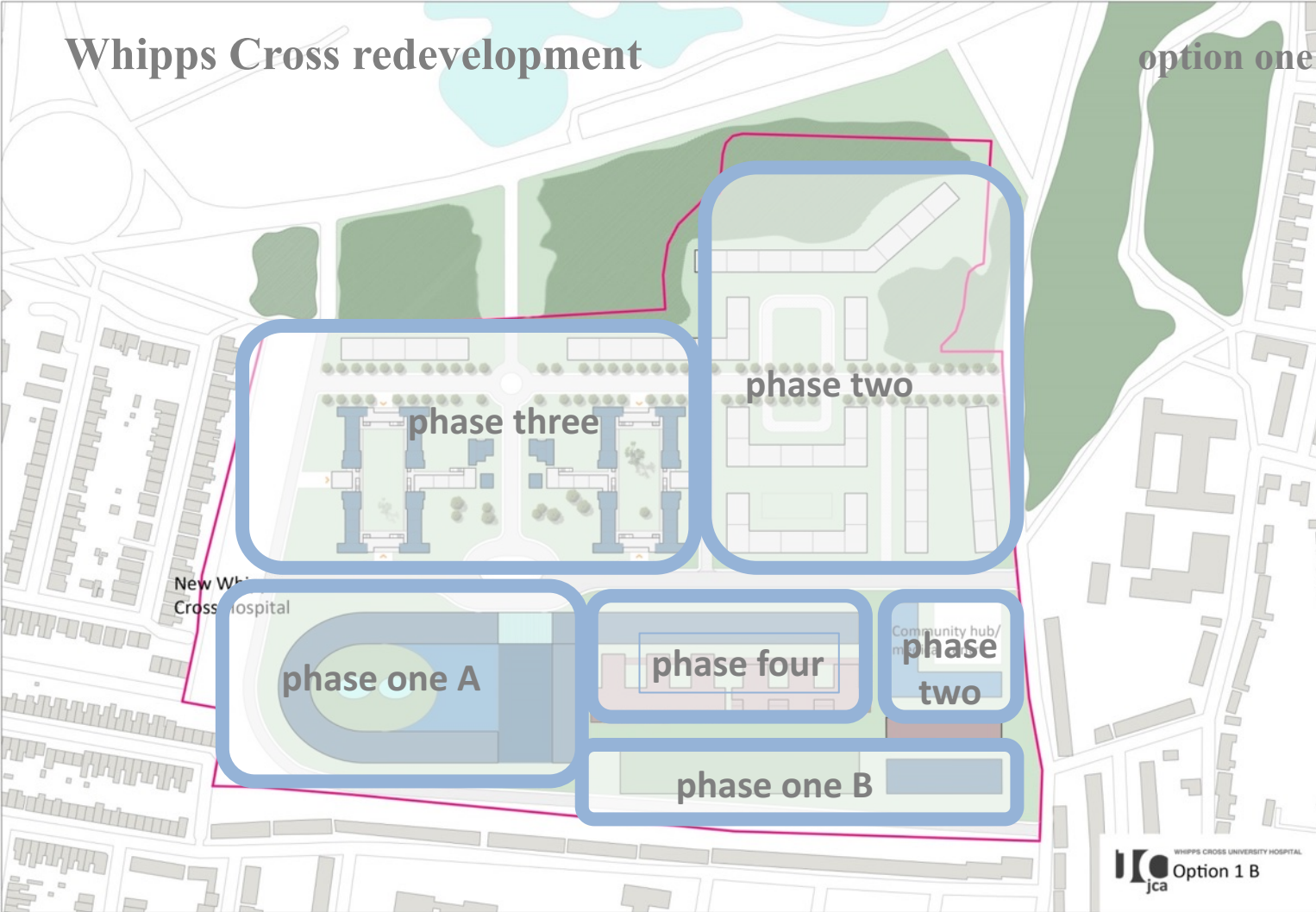
New Whipps
Cross Hospital

Community hub/
medical centre



Whipps Cross redevelopment

option one



PHASE ONE A
Barts Health NHS Trust
New Acute Hub 55 000m²

PHASE ONE B
MSCP: 880 spaces
FM Centre

PHASE TWO
500 – 750 unit new build residential development
4-6 storeys
CCG Hub 3300m²

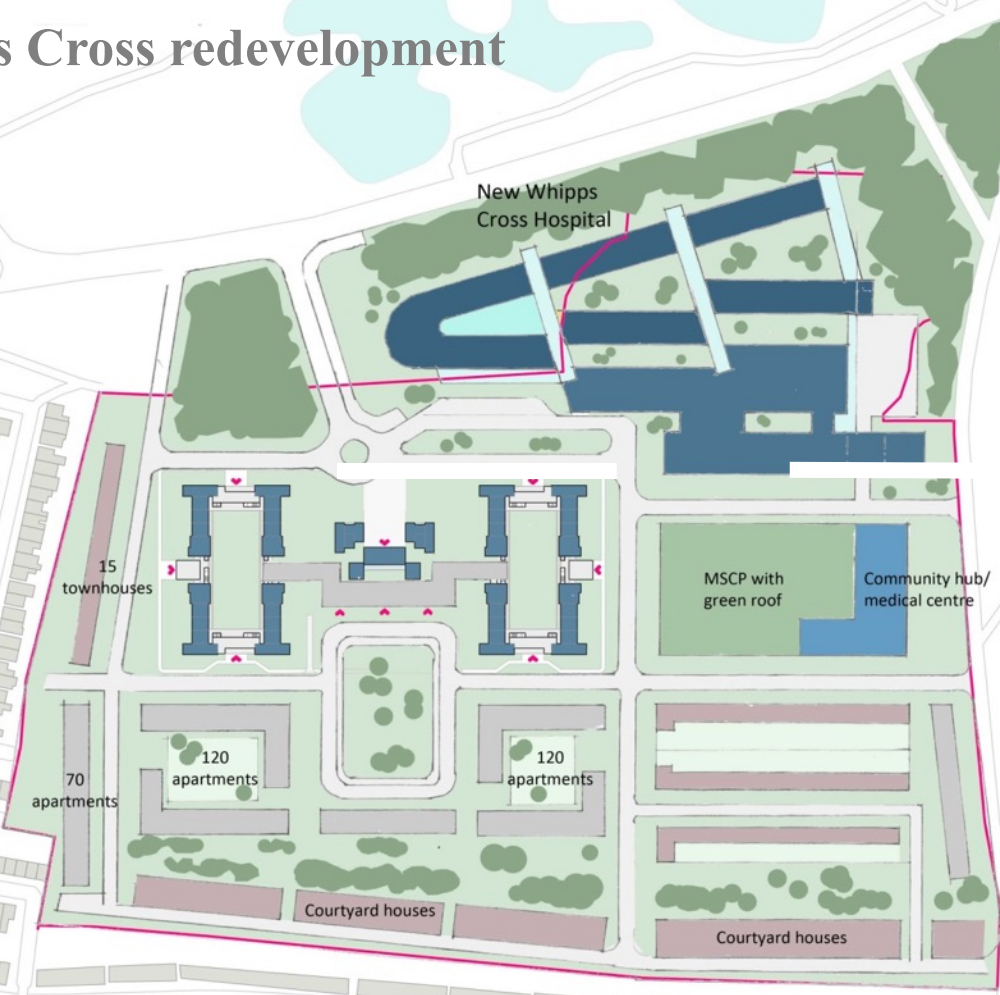
PHASE THREE
100 – 150 unit new build residential development
4-6 storeys

Conversion of historic core buildings
180 – 220 unit residential development

PHASE FOUR
Barts Health NHS Trust
10 000m² Ambulatory/
Education Centre

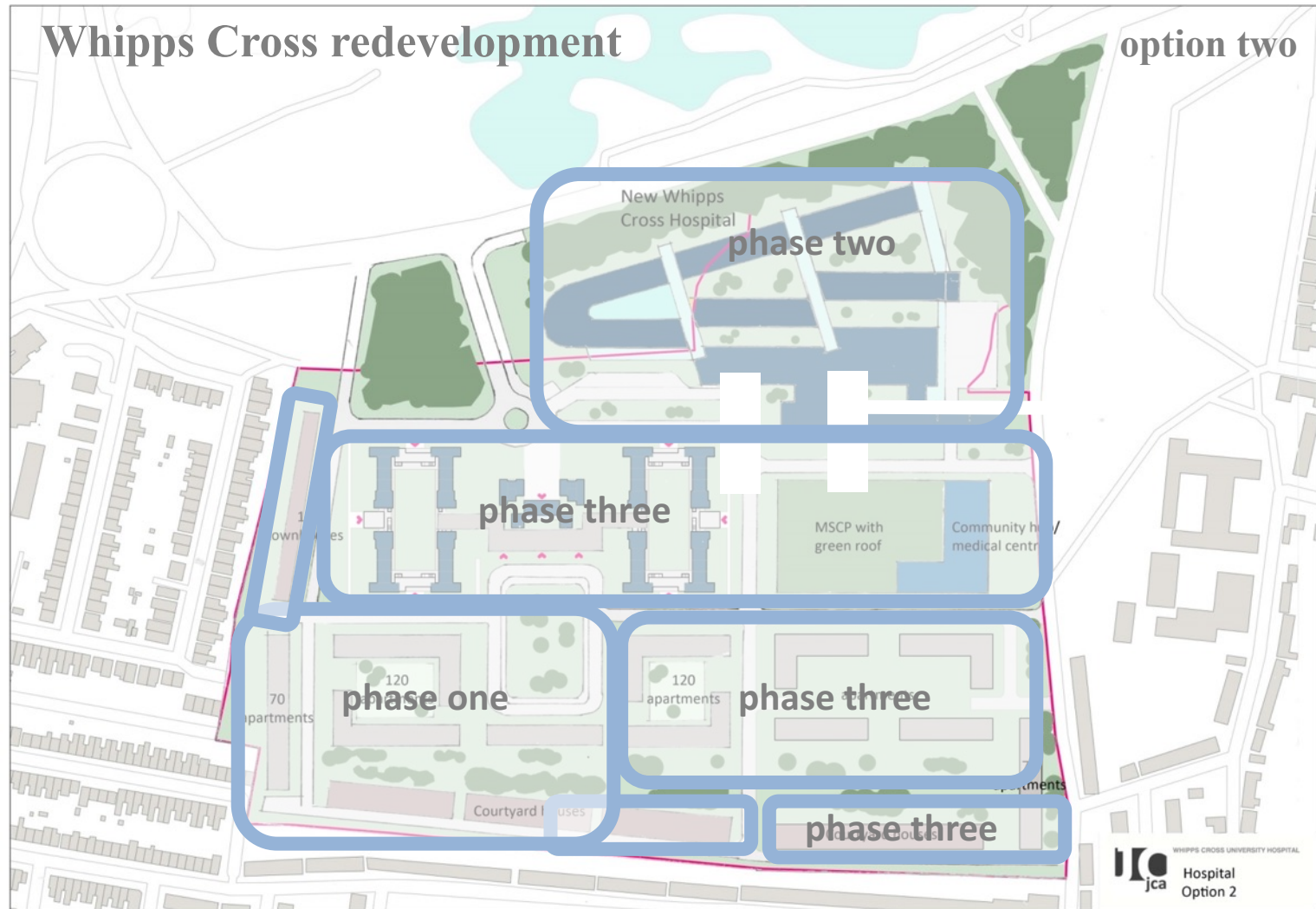
Whipps Cross redevelopment

option two



Whipps Cross redevelopment

option two



PHASE ONE

250 – 300 unit new build residential development
4-6 storey apartments
50 townhouses

PHASE TWO

Barts Health NHS Trust
New Acute Hub 75 000m²
MSCP: 880 spaces
FM Centre

PHASE THREE

500 – 550 unit new build residential development
4-6 storey apartments
18 townhouses
64 bed nursing home
CCG Hub 3300m²
MSCP
Conversion of historic core buildings
180 – 220 unit residential development

Whipps Cross option 2



Thank you

