



Innovation in Commercial Design for
Healthcare Infrastructure.



Whipps Cross site redevelopment



Whipps Cross redevelopment



Whipps Cross Redevelopment

17.8 hectare site

Potential for:

1000 new dwellings

New hospital

CCG hub

Housing:

For sale

Affordable

Sheltered

Assisted

Step down

3.5 hectare development opportunity



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

Housing

3.5 hectare development opportunity



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
@£5,000 – 6,000/m²

Hospital



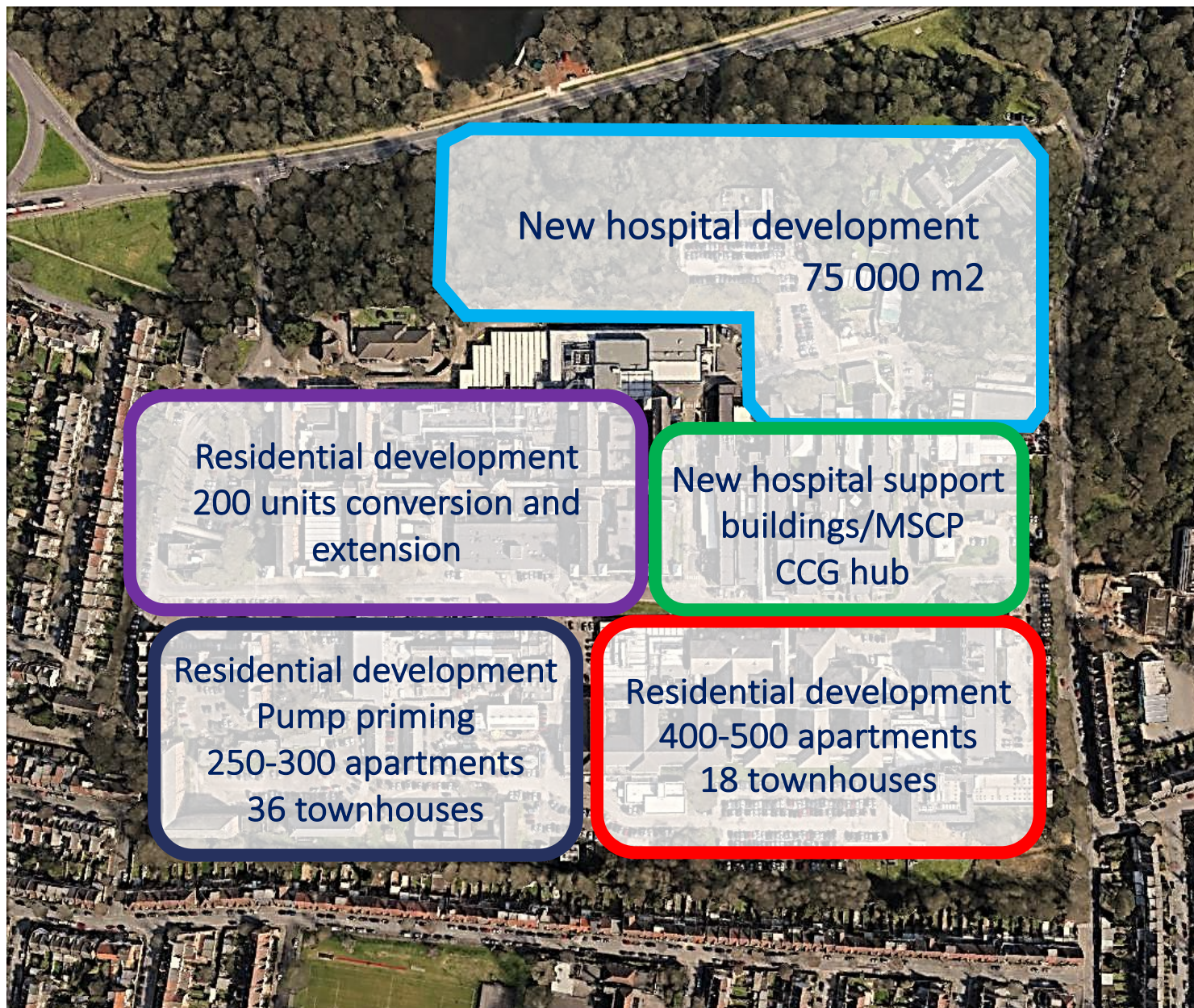
Whipps Cross Redevelopment

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



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

Whipps Cross Redevelopment

Option Two



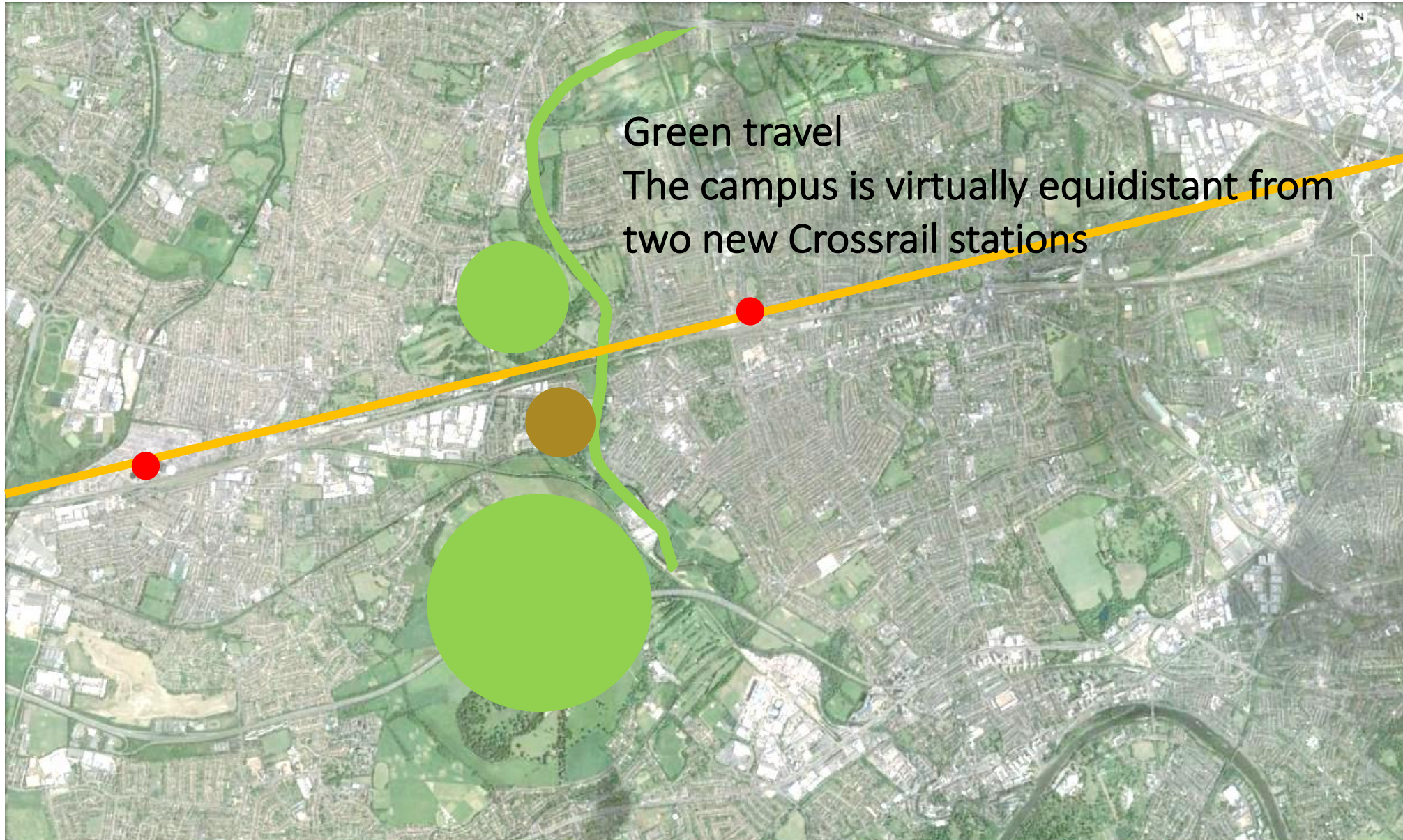
Whipps Cross Redevelopment

Option Two





Re-shaping healthcare in Ealing



Commercial
opportunities

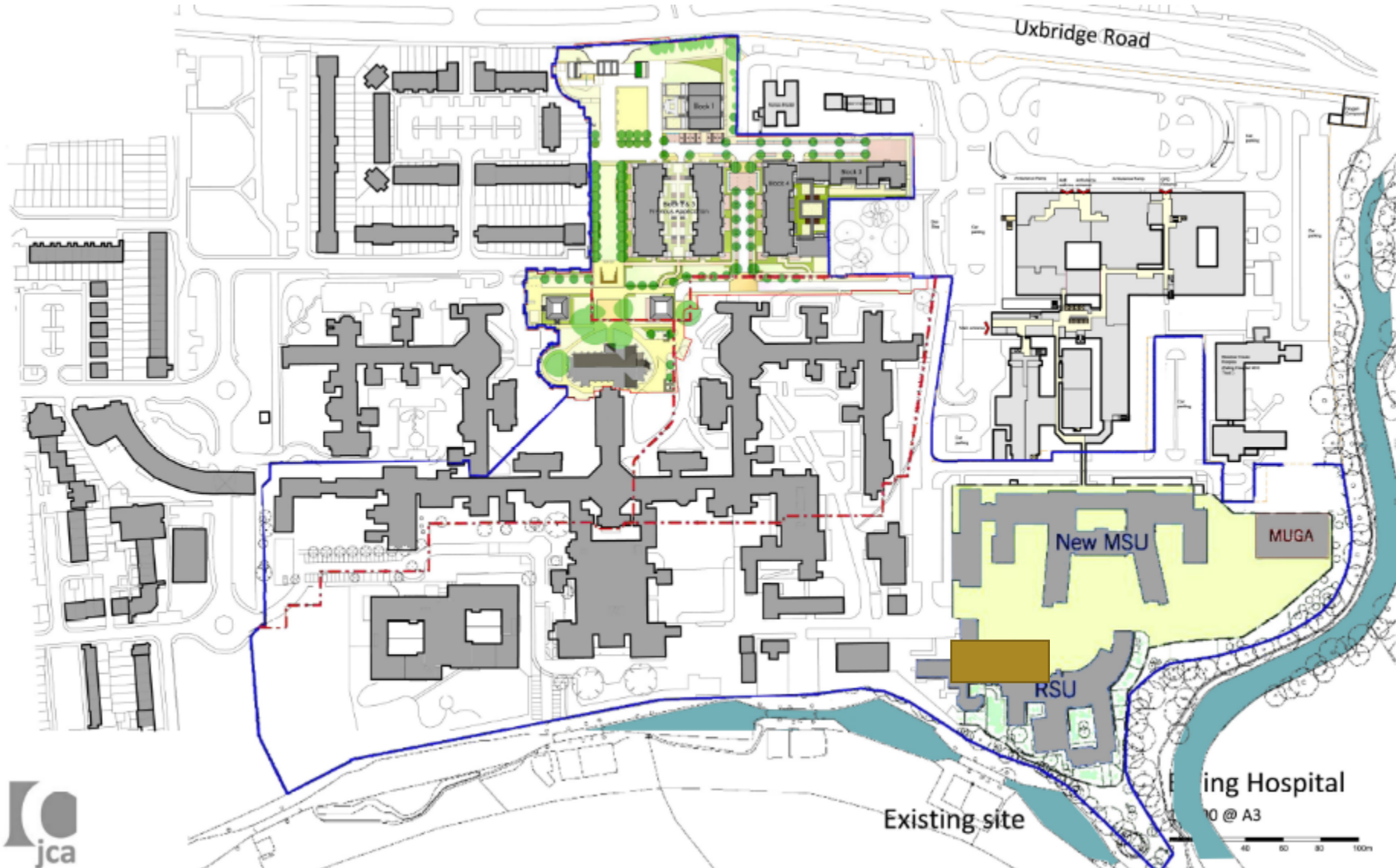


Green campus = healthy Village
The campus is at the centre of a
network of green pathways and spaces

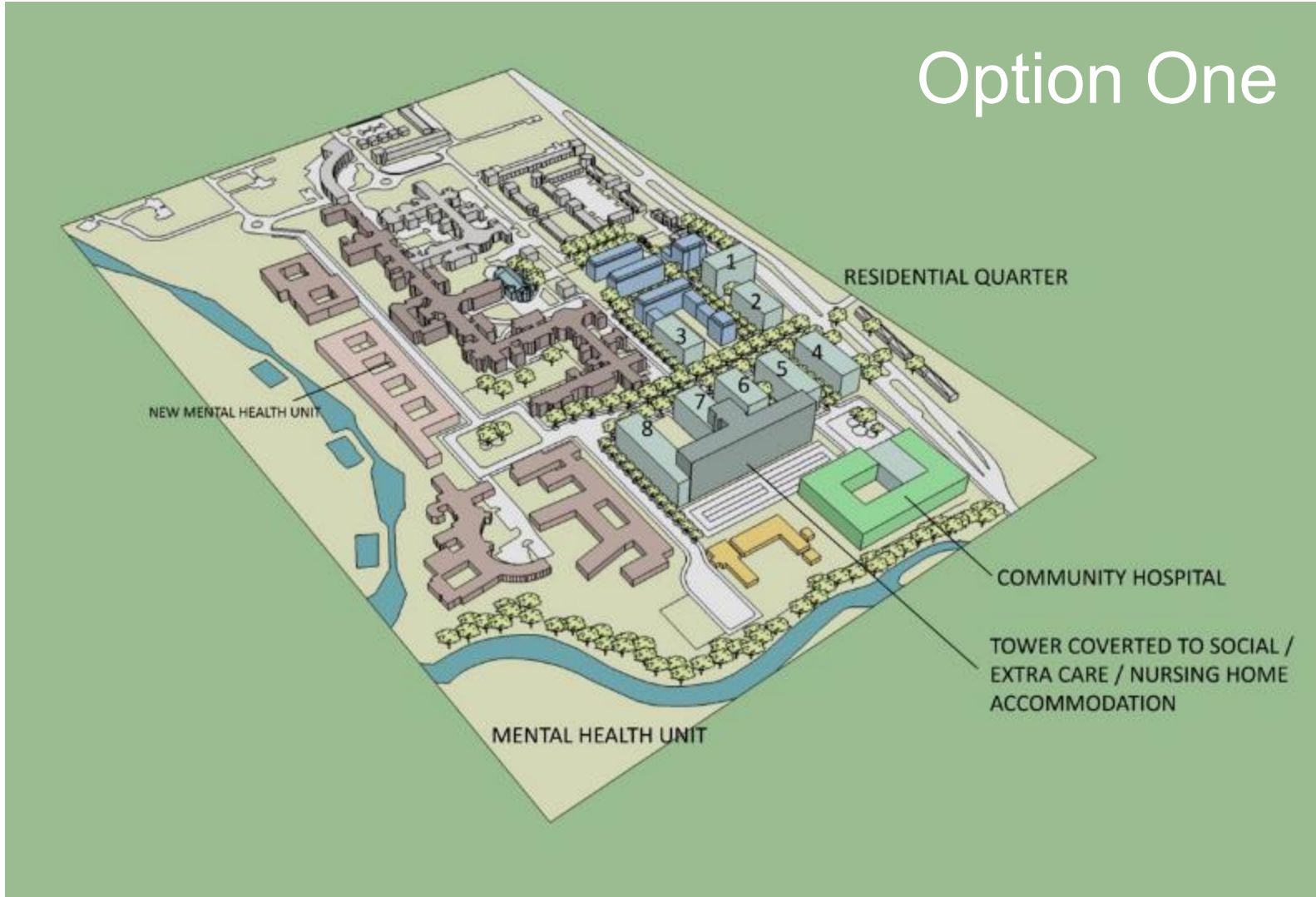
Opportunity to create a new community
of 1400 people supported by
social and health care facilities

The wider
picture –
opportunities
abound

Principle: develop an
Integrated Campus



Option One



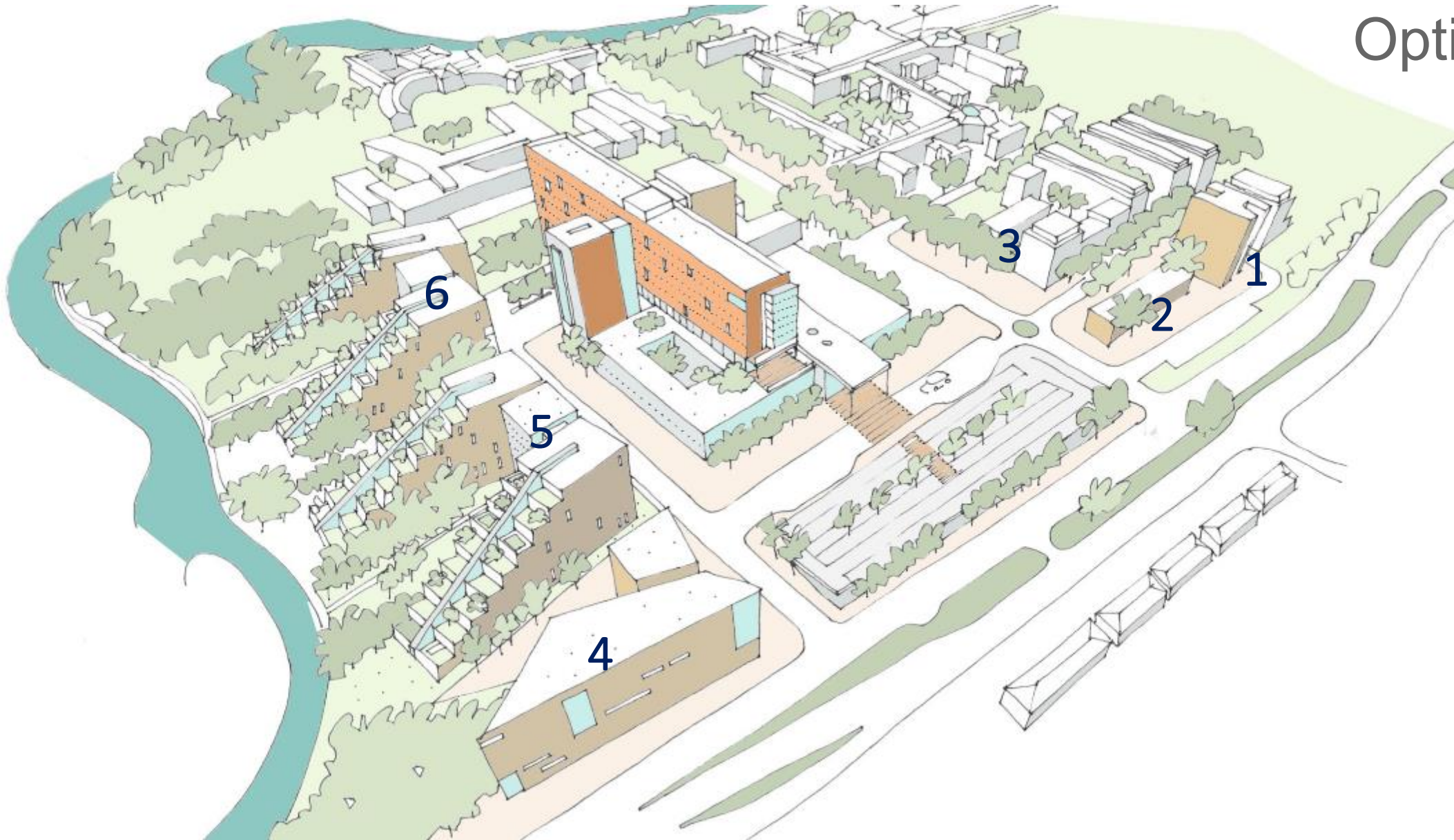
- Retains the Tower for social, extra-care flats and nursing home beds
- Retains Meadow House in its current location
- Creates a new build Community Hospital
- Develops a range of new build accommodation private/social whatever mix suits
- Creates a new build mental health unit
- Converts the asylum buildings into private residential

Option Two

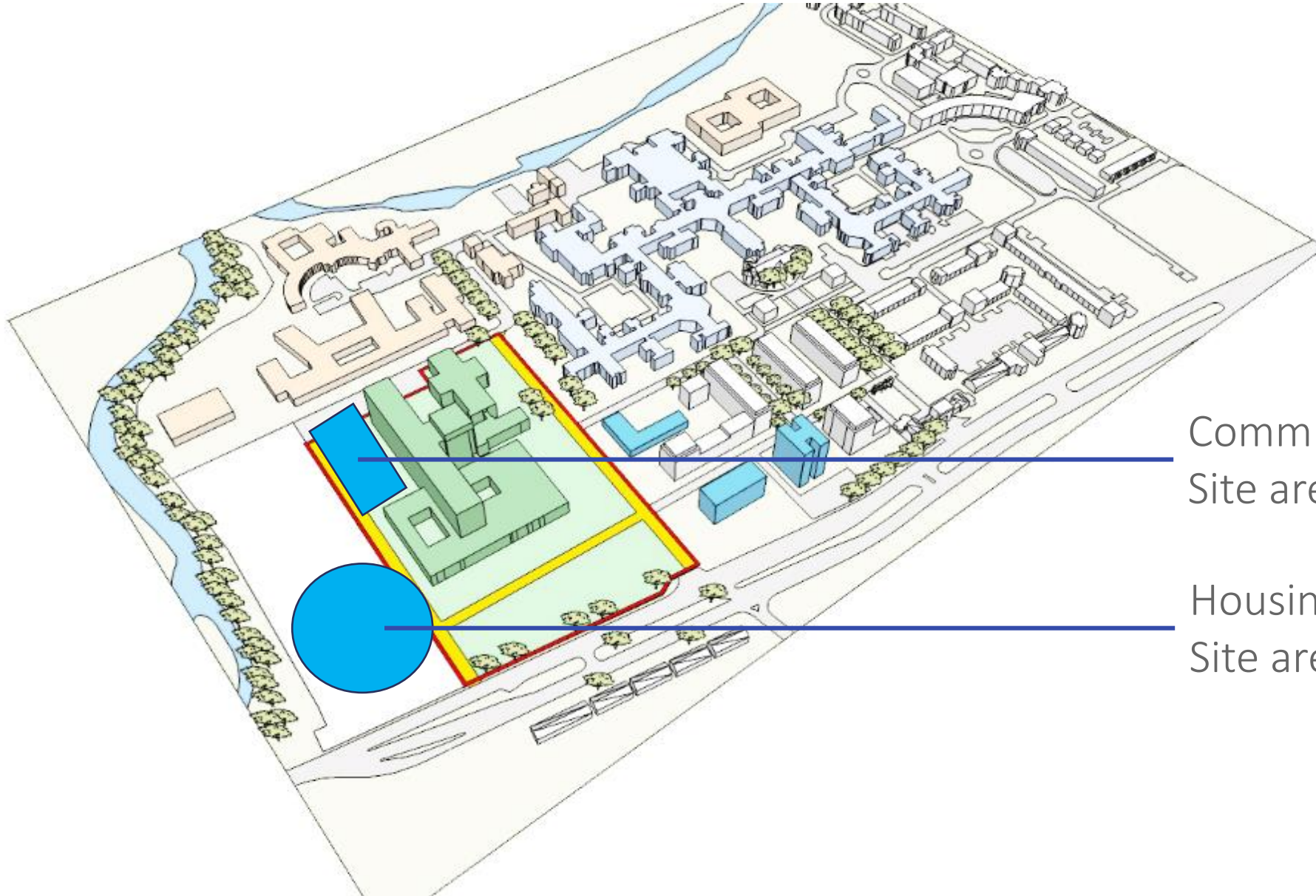


- Demolishes the existing hospital
- Retains Meadow House in its current location
- Creates a new build Community Hospital
- Develops New build extra care flats and nursing home beds
- Provides a range of new build accommodation private/social whatever mix suits
- Creates a new build mental health unit
- Converts the asylum buildings into private residential

Option Three



Land Disposals



Community Hospital
Site area: 2.42 hectare

Housing Site
Site area: 1.31 hectares



Worcestershire Estate Strategy



Alexandra Hospital, Redditch



Alexandra Hospital, Redditch



Kidderminster Hospital



Kidderminster Hospital

Kidderminster Hospital

