

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



GOOD LUCK

Sidération au Royaume-Uni et beaucoup d'interrogations dans les pays de l'Union après la victoire, à 51,9%, du Brexit porté notamment par Boris Johnson.

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

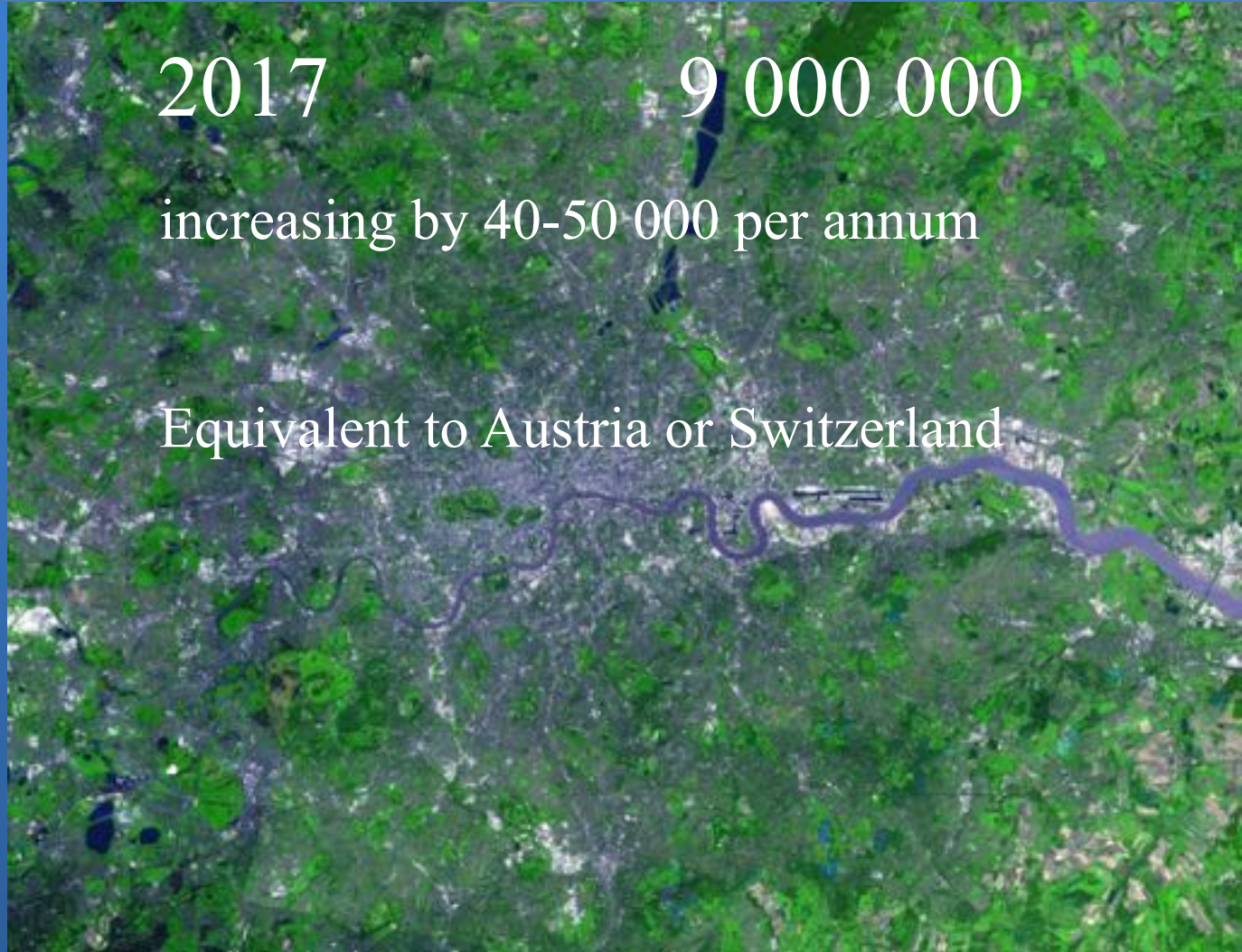
2011 8 173 941

2017

9 000 000

increasing by 40-50 000 per annum

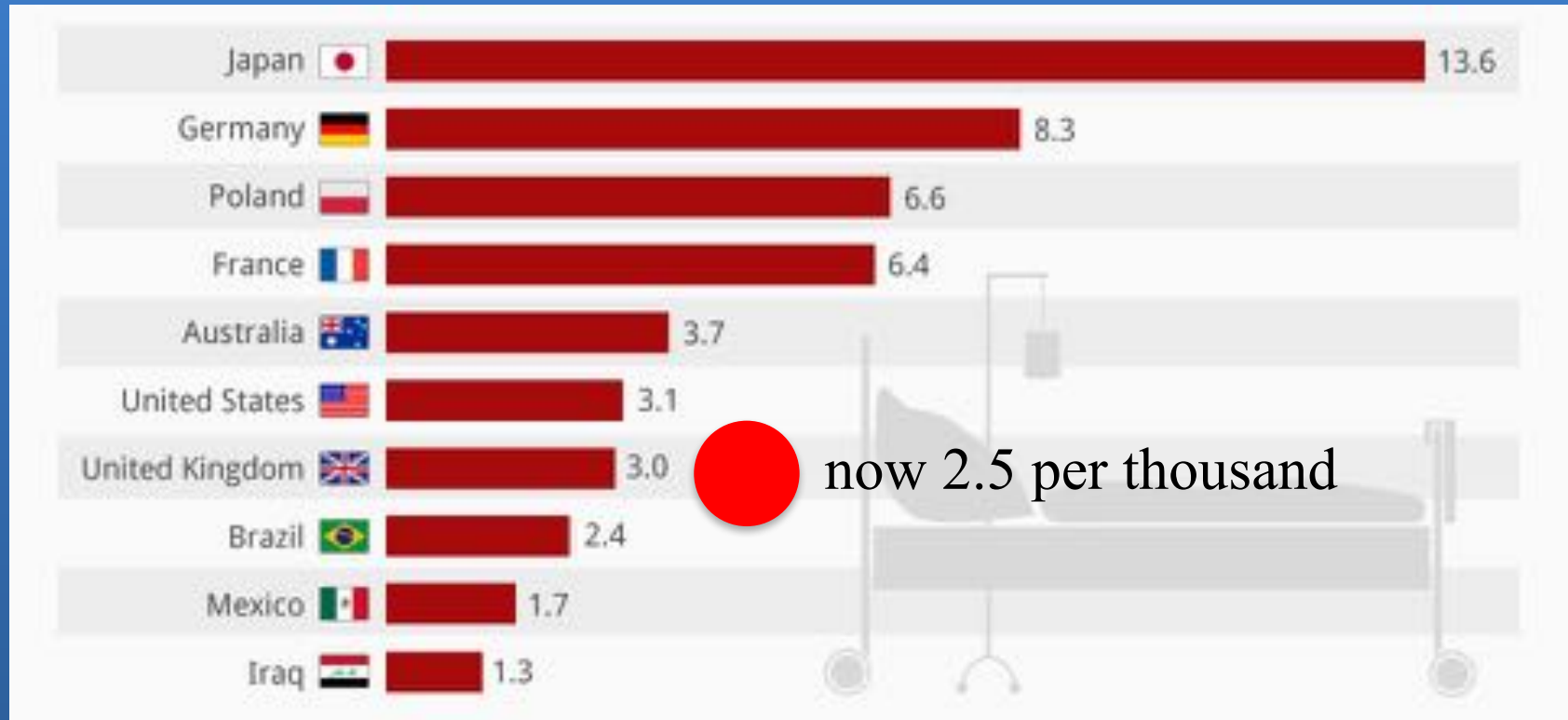
Equivalent to Austria or Switzerland



London's GDP = Sweden



Comparative hospital bed numbers per thousand population



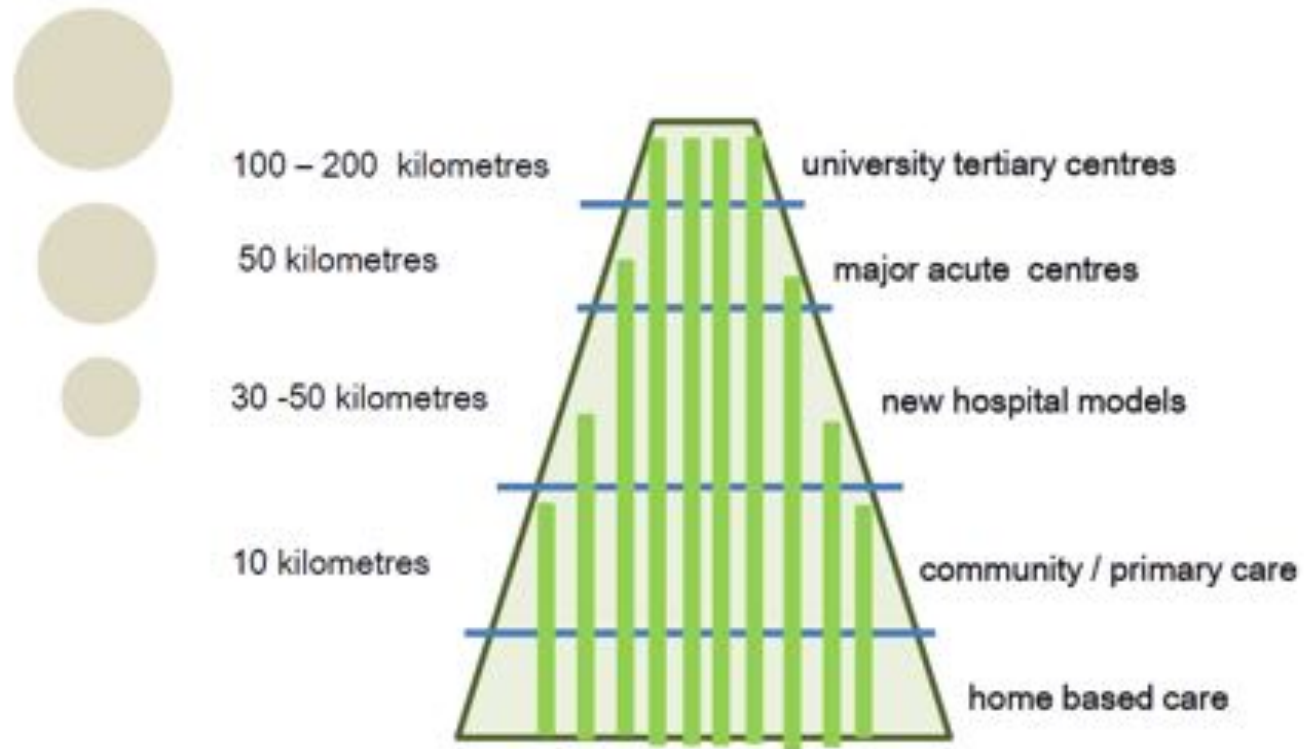
London's bed numbers: 21 375 (JC calculation)

2.5 per thousand: 22 500

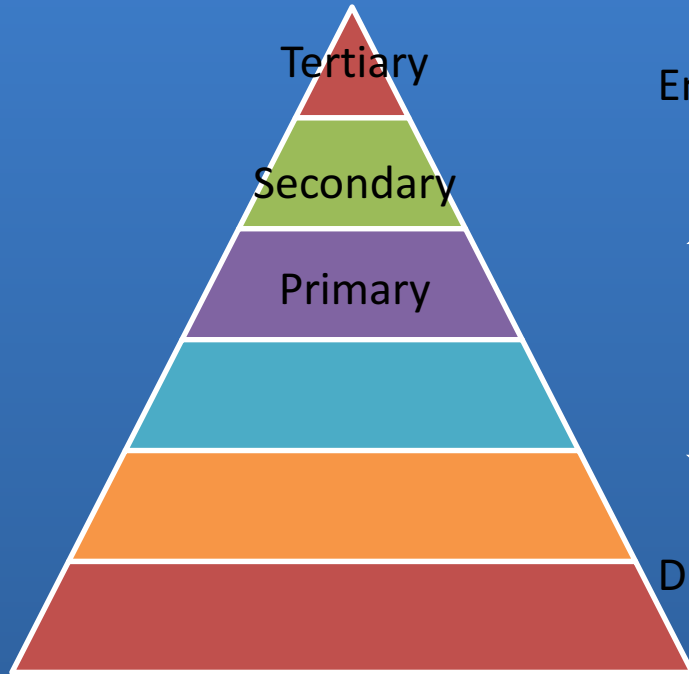
Population rising by 40 000 per annum

Additional 100 beds required per annum

The need for new models for acute care



Industrial age medicine

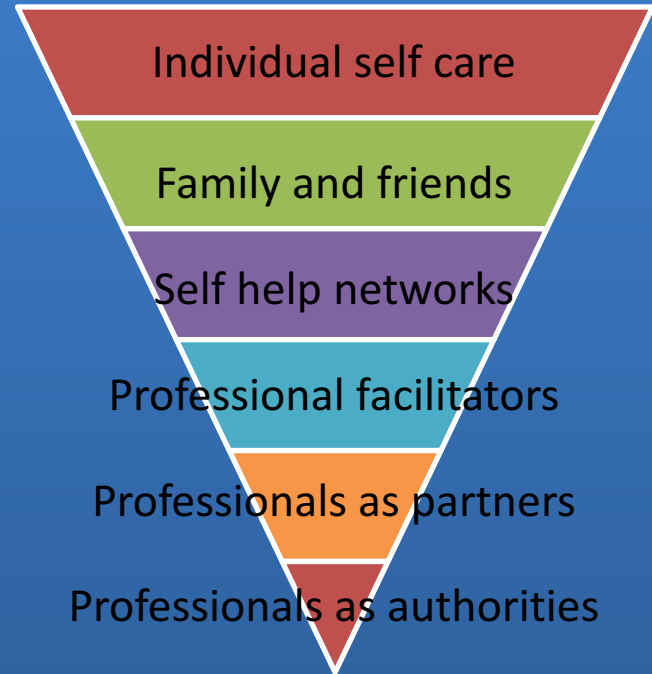


Encouraged



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	
ROYAL FREE LONDON NHS FOUNDATION TRUST	1,037	954	
ROYAL NATIONAL ORTHOPAEDIC HOSPITAL NHS TRUST	167	167	
NORTH MIDDLESEX UNIVERSITY HOSPITAL NHS TRUST	547	498	
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BARKING, HAVERING AND REDBRIDGE UNIVERSITY HOSPITALS NHS TRUST	968	906	
GUY'S AND ST THOMAS' NHS FOUNDATION TRUST	1,100	1,002	
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ST GEORGE'S UNIVERSITY HOSPITALS NHS FOUNDATION TRUST	998	932	
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MOORFIELDS EYE HOSPITAL NHS FOUNDATION TRUST	9	9	
OXLEAS NHS FOUNDATION TRUST	432	-	
THE ROYAL MARSDEN NHS FOUNDATION TRUST	188	188	
CHELSEA AND WESTMINSTER HOSPITAL NHS FOUNDATION TRUST	918	742	
HOMERTON UNIVERSITY HOSPITAL NHS FOUNDATION TRUST	433	392	
SOUTH WEST LONDON AND ST GEORGE'S MENTAL HEALTH NHS TRUST	417	-	
BARNET, ENFIELD AND HARINGEY MENTAL HEALTH NHS TRUST	488	-	
UNIVERSITY COLLEGE LONDON HOSPITALS NHS FOUNDATION TRUST	913	829	
ROYAL BROMPTON & HAREFIELD NHS FOUNDATION TRUST	386	386	
CENTRAL AND NORTH WEST LONDON NHS FOUNDATION TRUST	848	82	
EPSOM AND ST HELIER UNIVERSITY HOSPITALS NHS TRUST	918	821	
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CAMDEN AND ISLINGTON NHS FOUNDATION TRUST	186	-	

nineteenth century workhouses



nineteenth century workhouses



nineteenth century workhouses



King's College London University

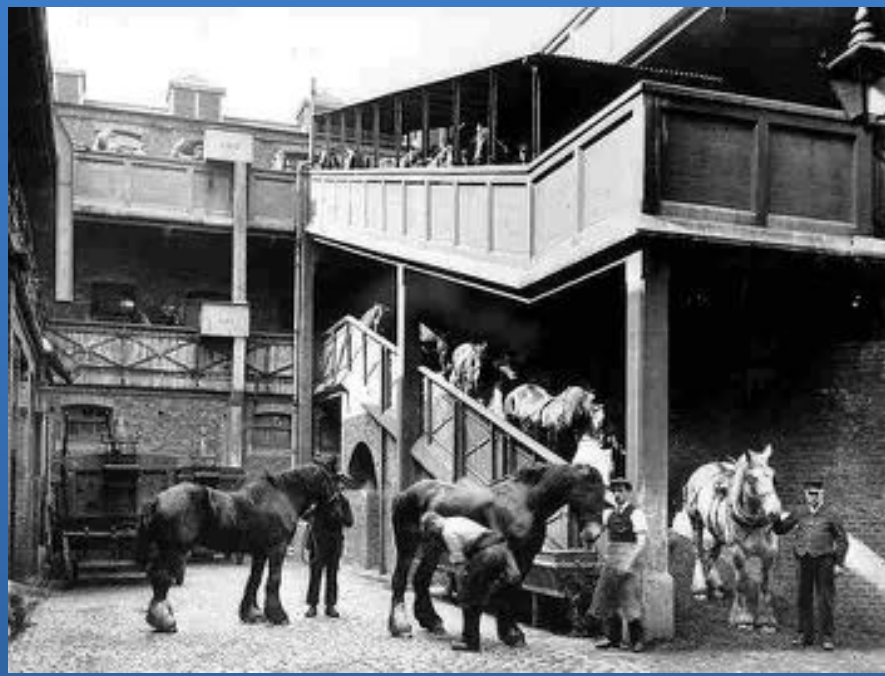
23rd in world rankings

















St. Thomas Hospital



St. George's Hospital
London W4 6AJ, UK











London's healthcare estate is worth approximately £12 billion



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 at sunset. The sun is low on the horizon, casting a warm, golden glow over the city. The River Thames is visible in the distance. The skyline is dominated by numerous skyscrapers, including the prominent, bulbous, diamond-patterned Gherkin building in the foreground on the right. The city extends far into the distance, with a dense concentration of buildings.

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



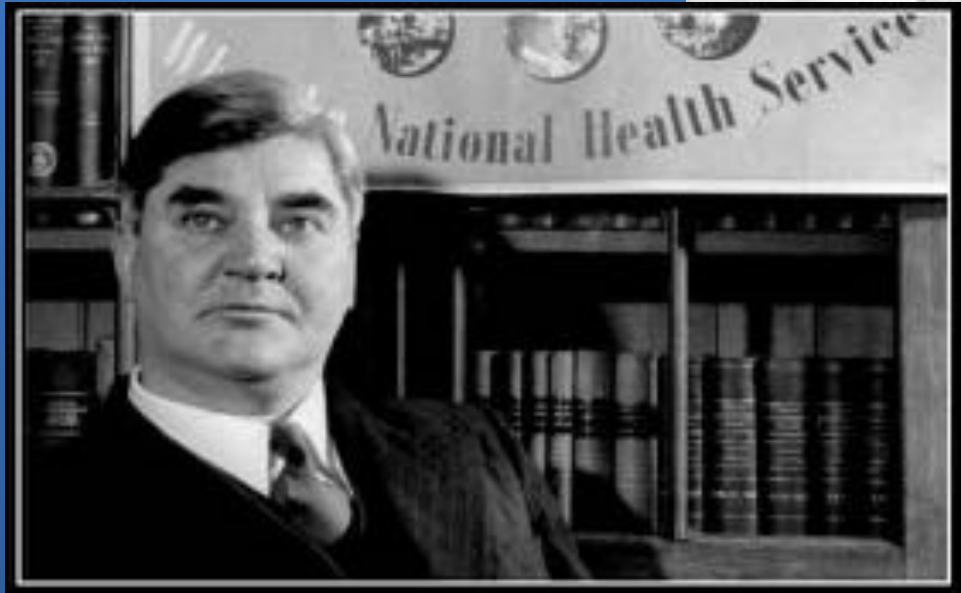
Investment Budget : mixed use development

Community care:

Property / mixed use development

10 000 dwellings must be created

Model health villages



NIHS

The most politically sensitive institution in the UK



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

WAITING ROOM



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

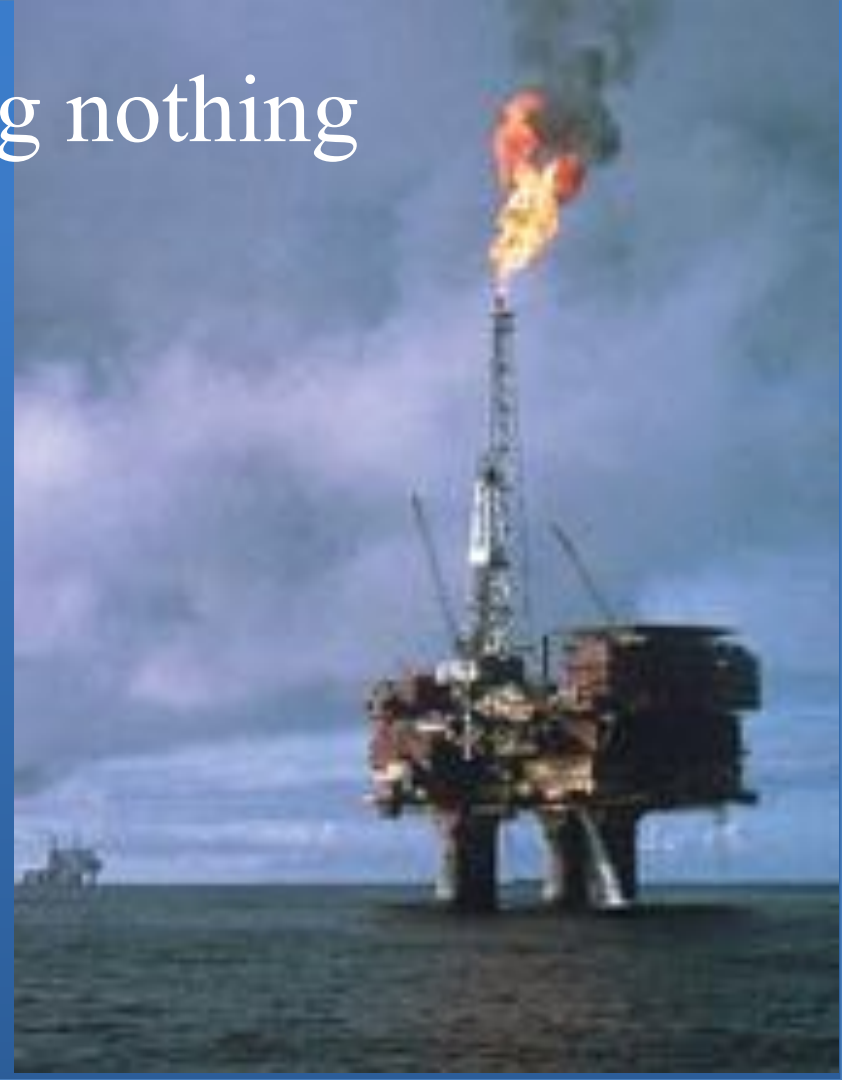
£2 million unnecessary build costs

Foundation Trusts in competition for survival

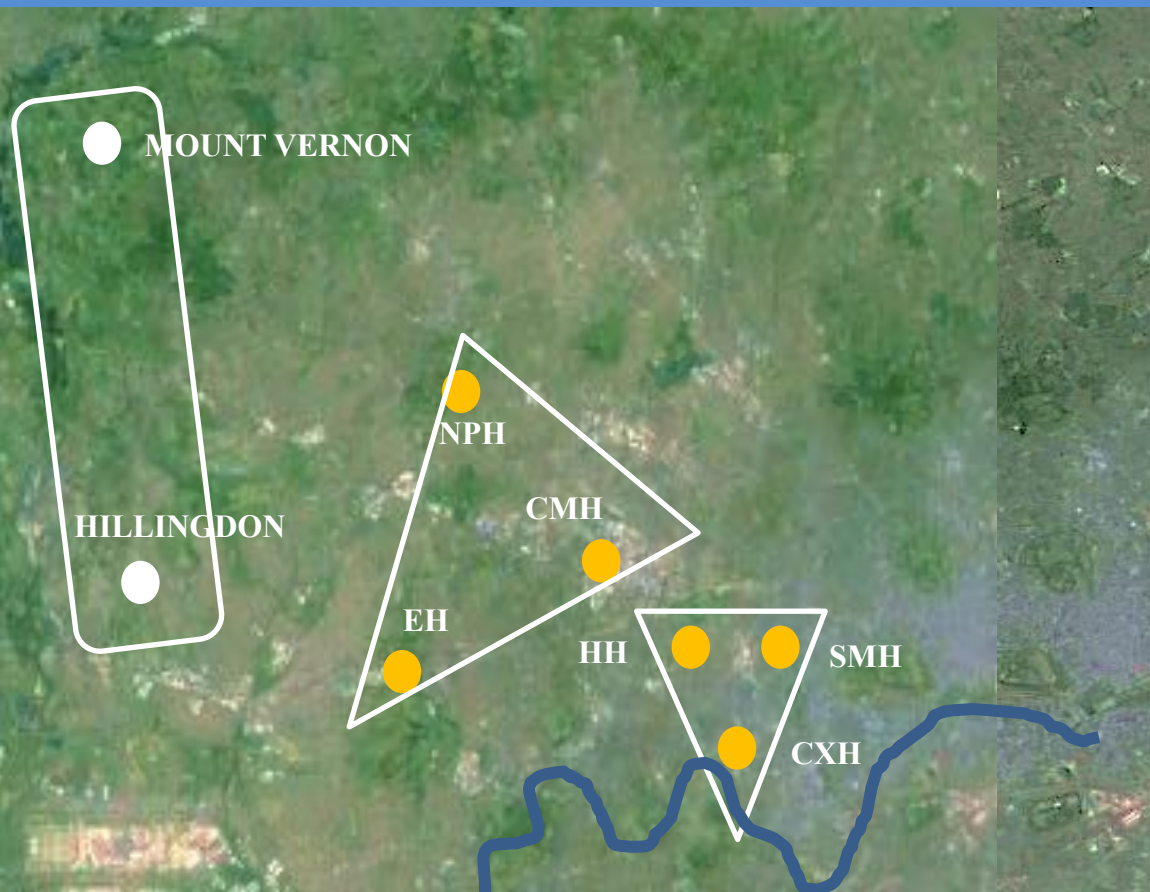
Major PFI failure: £17 million

+ £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

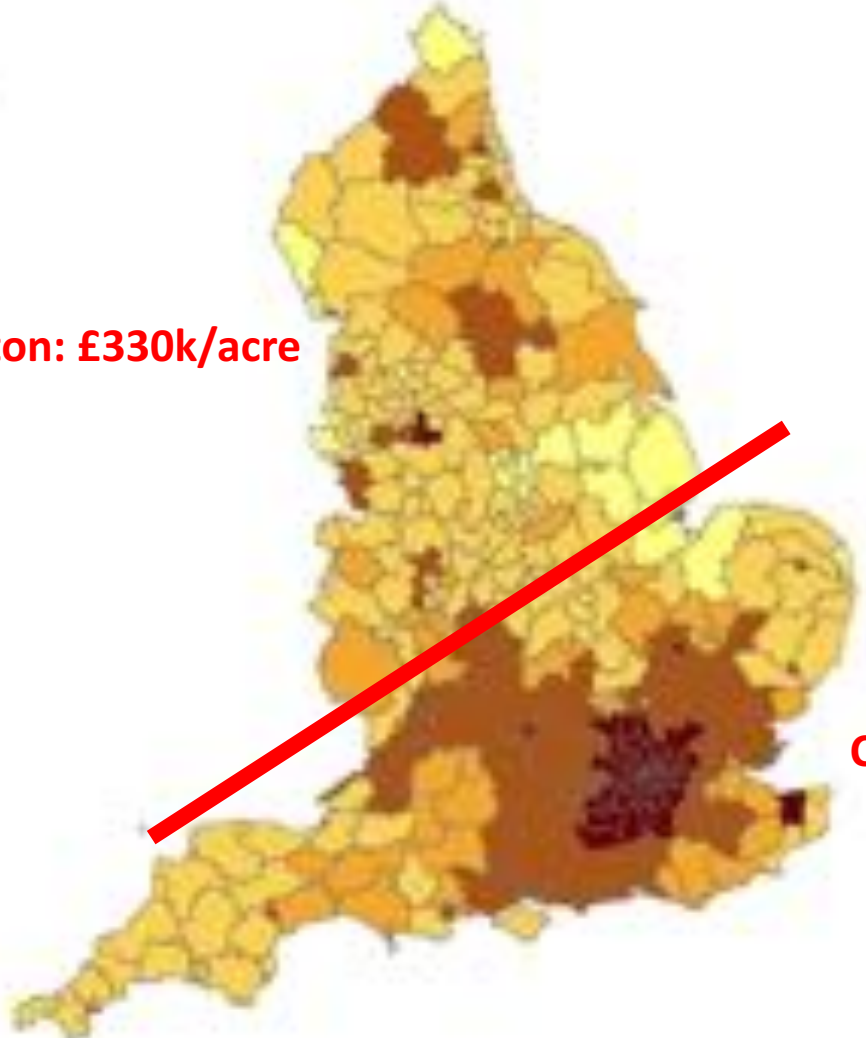


Residential land price per hectare (England)

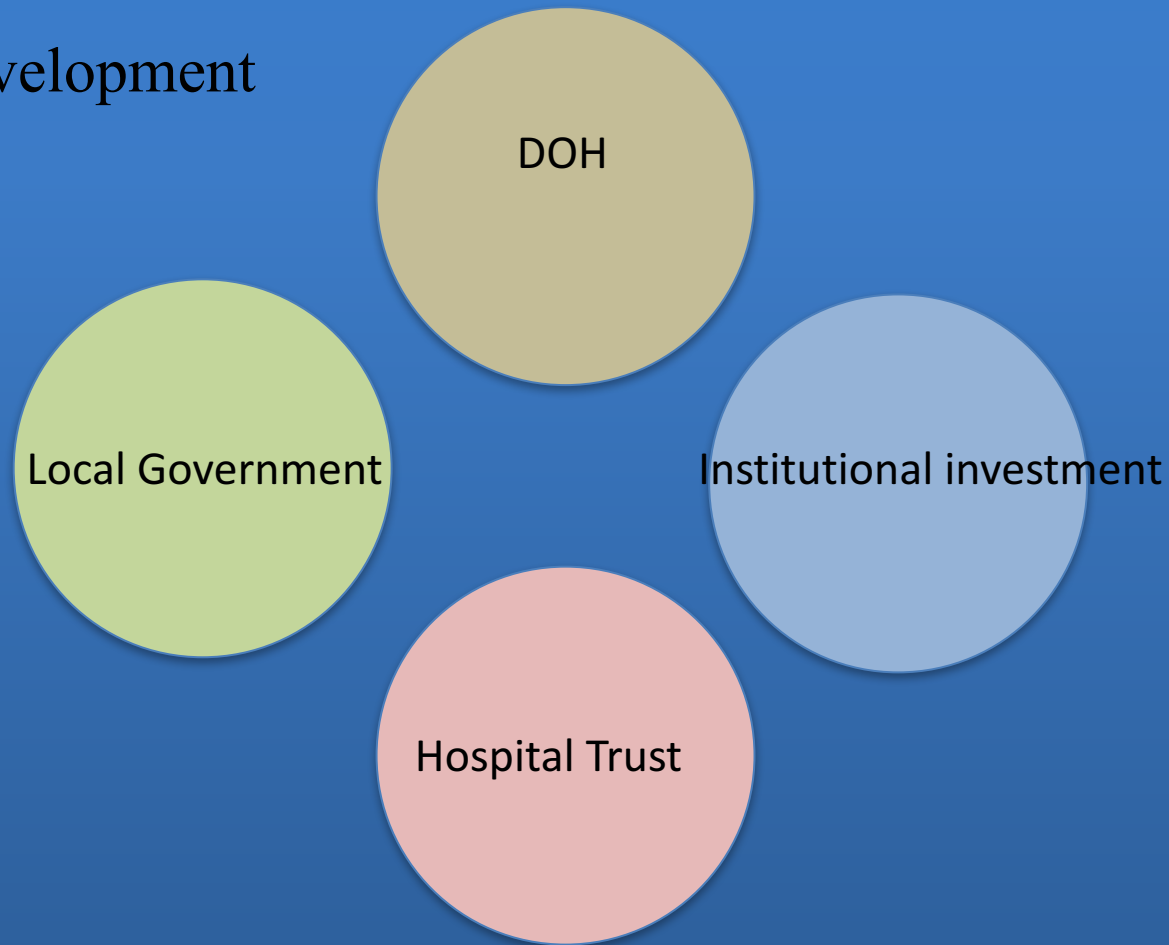


Warrington: £330k/acre

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





entrance

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.



Whipps Cross Redevelopment

17.8 hectare site

Potential for:

1000 new dwellings

New hospital

CCG hub

Housing:

For sale

Affordable






Sheltered

Assisted

Step down

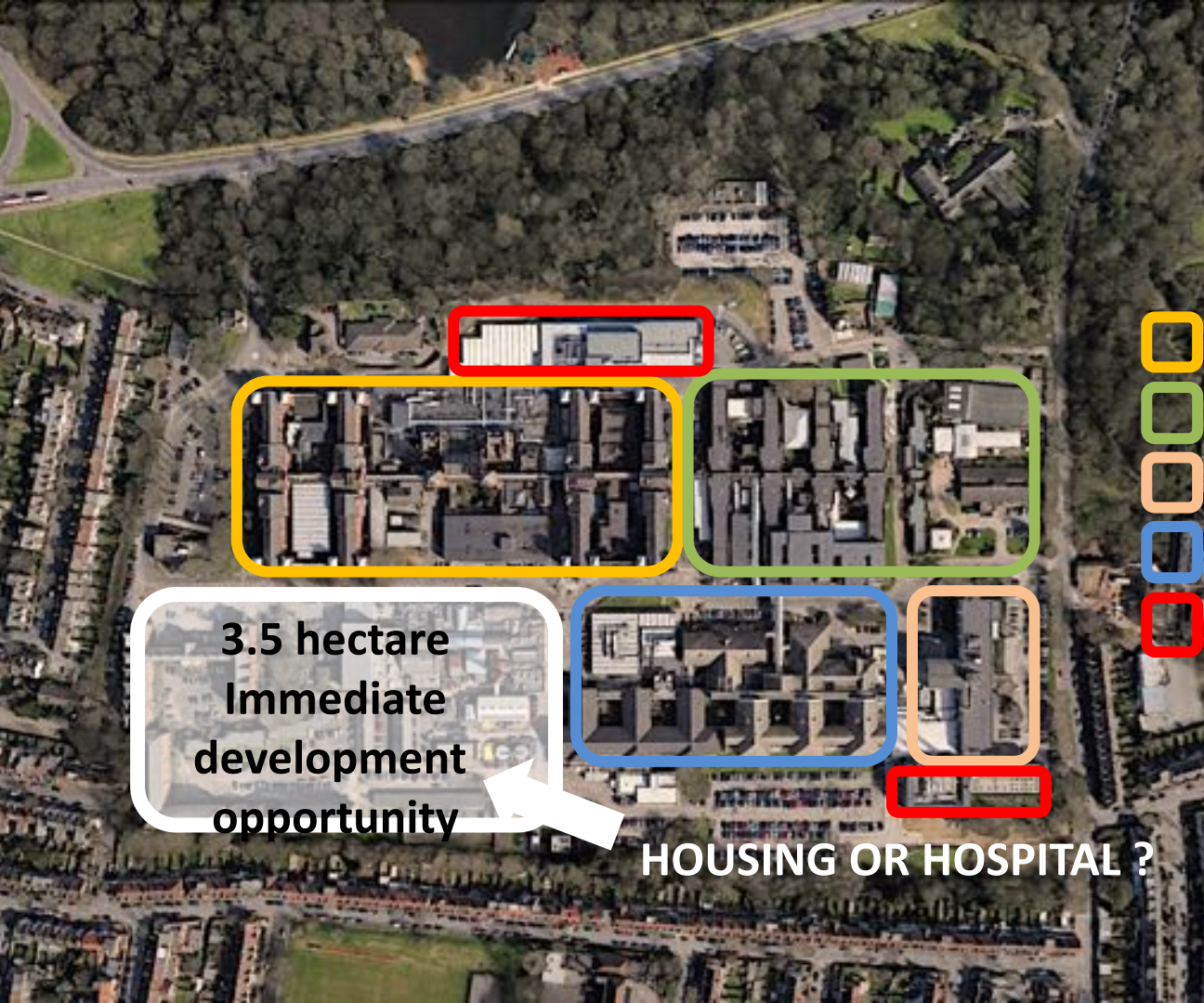
Whipps Cross Redevelopment

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

The aerial photograph shows the Whipps Cross estate with various buildings outlined in color. A white callout box with a black border and a white arrow points to a specific area in the lower-left quadrant of the estate. The callout box contains the text '3.5 hectare Immediate development opportunity'. The estate is surrounded by greenery and a road is visible at the top. The legend on the right side of the image provides a key for the colored outlines: yellow for the original workhouse core, green for interwar/postwar additions, orange for 1970s development, blue for 1980/90s development, and red for 1995-present day development.

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

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**

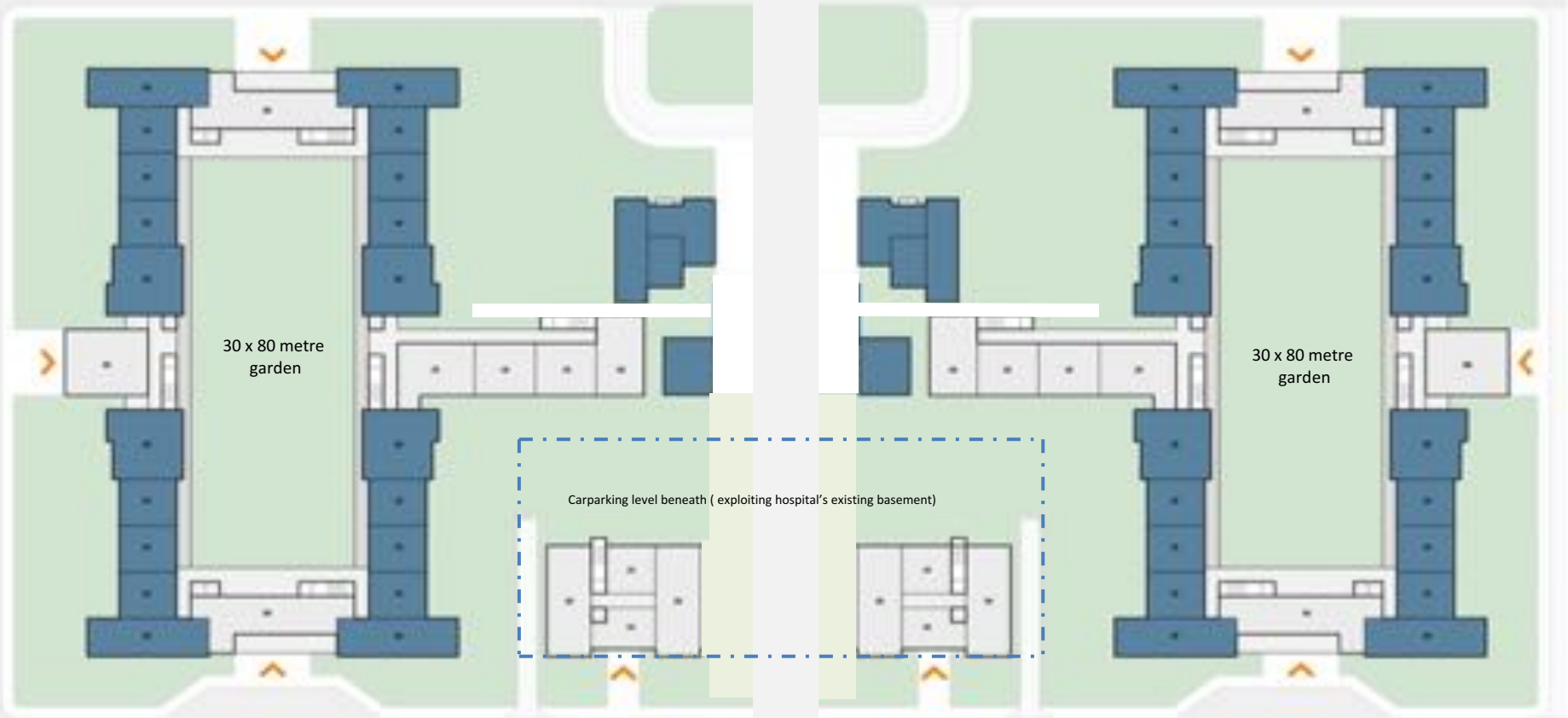


Whipps Cross

An aerial photograph of a large residential development. The buildings are arranged in a grid-like pattern with a central circular area. The architecture features a mix of dark and light-colored facades, with some buildings having prominent gables and chimneys. The surrounding area includes trees and open spaces.

Whipps Cross
coherent architectural
form

Whipps Cross redevelopment: conversion and extension of Victorian core



Whipps Cross redevelopment

option one

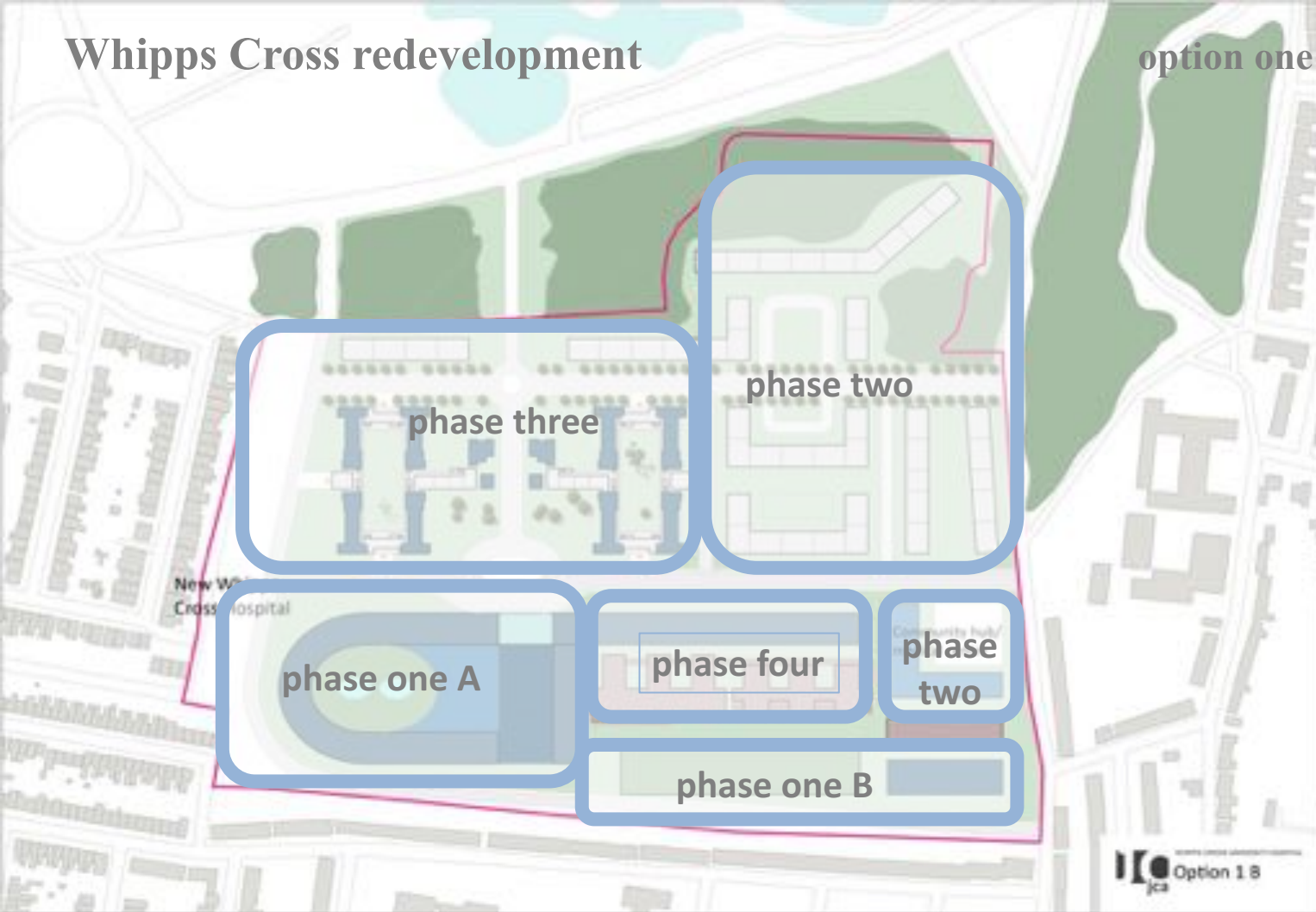


New Whipps Cross Hospital

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

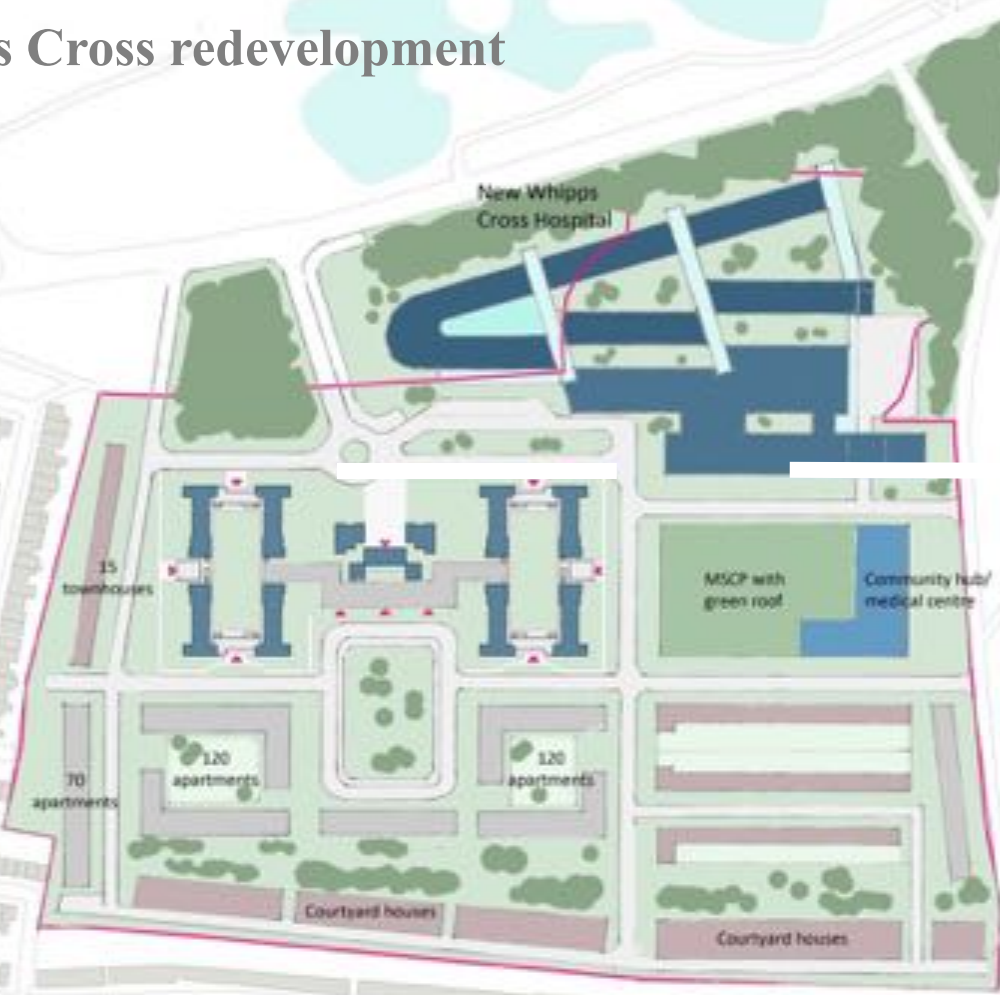
PHASE THREE
100 – 150 unit new build residential development
4-6 storeys

Conversion of historic core buildings
180 – 220 unit residential development

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

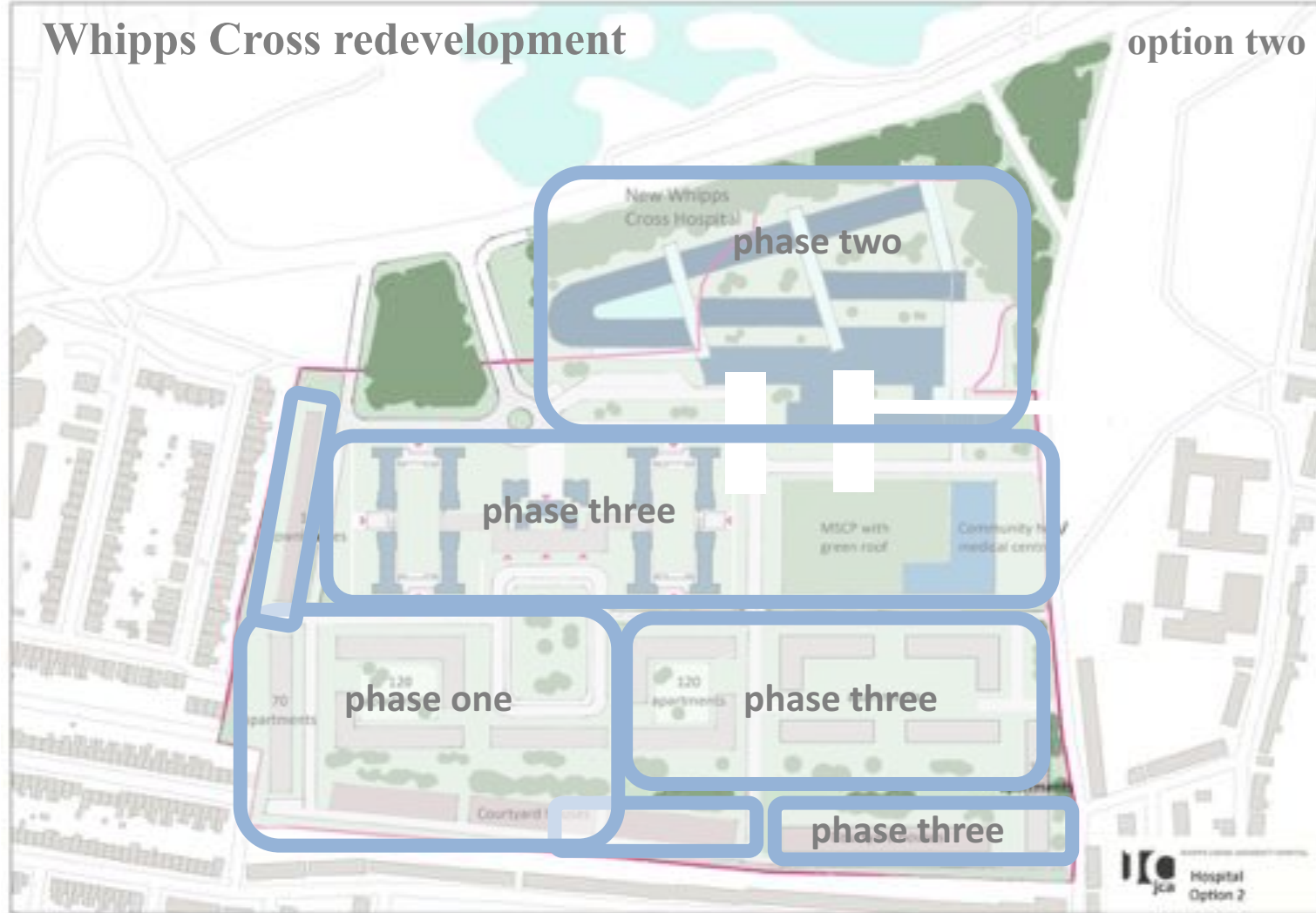
Whipps Cross redevelopment

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

