

The New St Ann's LATEST PLANS



Illustrative schematic of how part of the St Ann's site might look in future

Introduction

This leaflet gives a brief update on the plans to redevelop the St Ann's Hospital site in Haringey. Since the major public consultation last summer, the Mental Health Trust (who own the site) has been working closely with patients, carers, local people, the London Borough of Haringey and our NHS partners to progress the plans for the future of the St Ann's site.

It is important to reiterate that St Ann's is not going to close, but be redeveloped to provide improved health facilities, together with new housing and public open space. All the existing health services on the site will remain, including inpatient mental health facilities, which will be provided in a new, modern building, offering a much better environment for patients and staff.



Latest Plans

The latest plans for the St Ann's site are shown over leaf. This shows the healthcare campus with improved facilities, which will occupy just over one third of the current site. The remainder of the site will not be required for healthcare use in the long term once the improved facilities are available and will be used to create new housing and public open space. In total, around 470 housing units are proposed, half of these will be flats, and the other half will be family houses with gardens. There will be a mix of private and affordable flats and houses on the site, to help meet the considerable demands for new homes locally, particularly for families.

The latest version of the proposed plan has taken into consideration comments made in last year's public consultation and other discussions since then. The numbers of housing units has reduced considerably from earlier versions, with fewer flats and more family houses with gardens now being proposed. The heights of the flats being proposed has been reduced to a maximum of five stories, which is lower than the nearby Laurels / Turner Court building opposite the hospital.

The proposed plans retain the most interesting older buildings, including the Water Tower, Mayfield House, Orchard House, Mulberry House, Acacia House, the existing Gatehouse buildings and the existing central Administration building. These will be sensitively incorporated into the new development, which is proposed to closely resemble the neighbouring residential areas, with similar scale housing and street patterns.

One of the key principles of the latest plans is to retain and enhance the current open areas, trees and landscapes. Both the health campus and the residential development will be landscaped, to create a more attractive environment for everyone. The central green will be enlarged and improved by demolishing the current sexual health building at the southern end, restoring the green to its original size. There are many rare trees on the site and these will be protected and enhanced with new trees added to improve the landscaping further.

Next Steps

It is proposed to submit an outline planning application based on these plans to the London Borough of Haringey in September this year. Following that, there will be a period of formal public consultation, when anyone can make comments to the Council on the plans. It is expected that the proposals will be formally considered by the Council early in 2014.

It is important to emphasise that the latest plans are not fixed at this stage, the outline planning process is about defining the main principles, such as the size of the new mental

health facilities, the mix of housing proposed, maximum heights and the broad site layout proposed, but not yet the details.

Following outline planning approval in early 2014, further detail on the new health facilities and the residential development will be worked up, with ongoing community engagement in the development of the next stages of the plans. It is anticipated that detailed planning permission will be sought in mid 2014, leading to the phased redevelopment of the site starting around late 2014 – early 2015.

Public Exhibitions To Find Out More

In order to allow anyone to view the latest plans in more detail, we have organised a number of public exhibitions at different locations in the borough. The details are:

- **Tuesday 2 July 2013 at 2.00-8.00pm** at **St Ann's Library**, in the Library Hall Meeting Room, Cissbury Road, Tottenham, London N15 5PU
- **Thursday 4 July 2013 at 2.00-8.00pm** at **Wood Green Library**, in the Community Room, 187-197A High Road, London N22 6XD
- **Wednesday 10 July 2013 at 2.00-8.00pm** at **Hornsey Library**, on the ground floor, Haringey Park, London N8 9JA

In addition, the exhibition will be permanently on display in the **Oasis Restaurant on the St Ann's Hospital site** from 10.00am – 2.00pm every Monday to Friday from 1 to 19 July, apart from 2, 4 and 10 July, when it will be at the above locations.

The exhibition will include more illustrations of how the site might look in the future, together with a scale model of the proposed plans, to allow people to visualise it more effectively.

Your Views

Everyone is invited to attend one of the exhibitions we have organised to see the plans in more detail, ask questions and give your views. Comments can be given directly at the exhibitions and via the questionnaire at the end of this leaflet, which can either be handed in at the exhibition or posted back to the Mental Health Trust via Freepost.

Copies of this leaflet, together with copies of the questionnaire, can also be downloaded from the Trust's website: www.beh-mht.nhs.uk. Comments must be received by **Friday 19 July** in order to be taken into consideration in the outline planning submission.



The St Ann's site at the moment

Health Services at the New St Ann's

All of the existing health services on the St Ann's site will continue to be provided for local people, in improved, modern facilities, with improved landscaping and signage which will make it much easier to find your way around.

The current mental health inpatient services will remain, in brand new facilities, replacing the current poor quality wards.

Mental Health Services

The Mental Health Trust will continue to provide:

- Outpatient services
- Adult inpatient services
- Community mental health services
- Eating disorder services
- Drug and alcohol advisory services
- Dementia services including memory assessment and Admiral Nursing

Other Health Services

Whittington Health is expected to continue to provide community health services for children and adults on the site, including:

- Audiology
- Foot Health
- Sexual Health
- Child development
- Community dentistry
- Community physiotherapy
- Seating and mobility service (wheelchair clinic)
- Improving access to psychological therapies (Talking Therapies)

North Middlesex Hospital is expected to continue to provide:

- X-ray services
- Sickle cell services

Moorfields Eye Hospital is expected to continue to provide:

- Day surgery hospital services
- Outpatient services

North London Breast Screening Service is expected to continue to provide screening services on the site

London Ambulance Service will continue to have its Tottenham base in the North West corner of the site

Latest plan of how the look in the future



St Ann's site might



Key

Extent of site	
Extent of healthcare campus	
Retained healthcare buildings	
New healthcare buildings	
Retained/converted buildings	
Retail on Ground Floor	
5 storey flats	
4 storey flats	
2.5-3.5 storey houses	
2 storey houses	
1st floor garden over car park	
Vehicular access	
Pedestrian access	
Existing trees	
New Trees	

YOUR VIEWS

We are interested in your views on the latest plans, please let us know what you think. Please tear off the page opposite, fold in half and post back to the Freepost address overleaf.

1 The proposed new health facilities

The latest plans show the proposed new mental health inpatient building, providing modern facilities for patients, carers and staff. The rest of the health campus will also be improved to make it a much better environment for everyone.

2 The proposed housing development (including the mix of housing types, heights and scale of the proposed development)

The latest plans show fewer housing units overall, with more family houses with gardens and fewer flats with lower heights. A mix of house and flat sizes is proposed, with a mix of private and social housing. The layout is proposed to resemble the surrounding street patterns.

3 The proposed new entrances / access points to the site

Several new vehicle and pedestrian / cycle access points to the residential development and health campus are shown, which will be required to meet the latest safety standards.

4 The improved green spaces, trees and landscaping

The latest plan shows more green space, with more public open space, including a larger central green and more gardens. The existing trees will be retained, with new trees added to further improve the green environment of the site.

5 The possible creation of a pedestrian and cycle access point in the south west corner of the site, linking the St Ann's site to Warwick Gardens

We would be interested to know your views on this possible development.

6 The future of the wall along St Ann's Road

We are interested in your views on the options for the future of the wall, which are broadly:

- a. Retaining most of the current wall, apart from the new entrances shown overleaf
- b. Retaining a lot of the current wall, but making additional openings with railings to create more views into the site
- c. Keeping most of the lower half of the current wall, but replacing the top half with railings, to allow views into the site all along St Ann's Road
- d. Removing most of the current wall and replacing most of it with railings to completely open up the site
- e. I do not have strong views about this

7 Any other comments

Thank you for your input.

Contact details (Optional)

Name:

Address:

Postcode:

Email:

1 The proposed new health facilities

2 The proposed housing development

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5 The possible creation of a pedestrian and cycle access point in the south west corner of the site, linking the St Ann's site to Warwick Gardens

6 The future of the wall along St Ann's Road. I would prefer:

- ☐ a. Retaining most of the current wall, apart from the new entrances shown on the plan
- ☐ b. Retaining a lot of the current wall, but making additional openings with railings to create more views into the site
- ☐ c. Keeping most of the lower half of the current wall, but replacing the top half with railings, to allow views into the site all along St Ann's Road
- ☐ d. Removing most of the current wall and replacing most of it with railings to completely open up the site
- ☐ e. I do not have strong views about this

7 Any other comments

No
stamp
required

FREEPOST RSAJ-LZEU-HLBB

THE NEW ST ANN'S OFFICE

Barnet, Enfield and Haringey Mental Health NHS Trust

B2 Block

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St Ann's Road

London N15 3TH

Fold here