



PADDINGTON GREEN

POLICE STATION

NOVEMBER 2022

Statement of Community Involvement (Part 4)

Statement of Community Involvement (Part 4) –
November 2022 - GLA0711

THE NEW HOMES

One of the reasons that the scheme was refused in the previous submission was due to the residential quality of the proposed homes; through the improvements to the scheme we have been able to increase our provision of dual aspect homes to 55% (+10%) and eliminate all north facing single aspect homes.

Each block now includes two stair cases aligning with emerging fire safety standards.

We are pleased that our proposals present high quality, sustainable homes which cater for all needs.

We've been able to increase the number of affordable homes that we are providing on site with the focus on increasing the number of genuinely affordable social rented homes.

We have also been able to increase the number of family homes provided within the social rented units, in line with Westminster's housing needs.



Block Masterplan



Typical Residential Floorplan

GREEN SPACES AND PUBLIC REALM

We want to create a place for people to meet, families to enjoy including new green spaces, more planting and dedicated play space. Our proposals include stopping up Newcastle Place to all traffic (except emergency vehicles), creating a new green link between Edgware Road and Paddington Green. We would love to hear your thoughts on what you would like to see in these public spaces.

PREVIOUS SCHEME

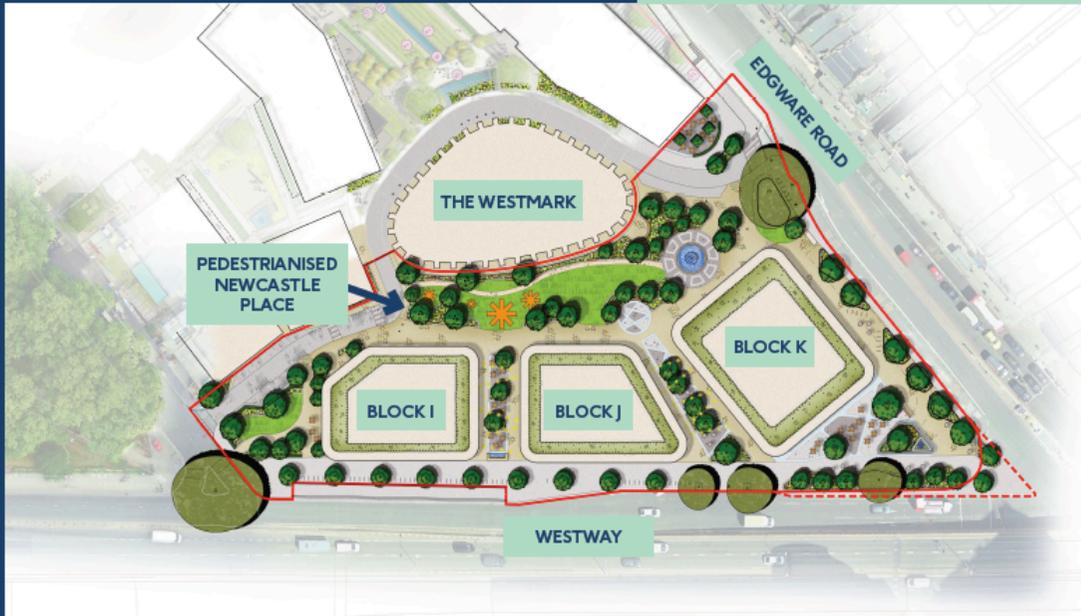
- 9M GAP BETWEEN BLOCK I AND BLOCK J
- 5M GAP BETWEEN BLOCK H AND BLOCK I
- NO AREA AT NEWCASTLE PLACE



HOW WE'VE IMPROVED OUR PROPOSALS

- 53% INCREASE IN PUBLIC REALM
- NEW CHILDREN'S PLAY ARE
- NEW GREEN ROUTES THROUGHOUT THE SITE
- 69% OF THE PROPOSED SITE IS NOW PUBLIC REALM
- WELL MAINTAINED AND MANAGED FOR SECURE AND WELL LIT

LANDSCAPE MASTERPLAN



Sketch of feature plaza



Sketch of play space



Indicative playspace

WHAT PUBLIC ART WOULD YOU LIKE TO SEE?

WHAT WOULD YOU LIKE TO SEE INCLUDED IN THE PLAYSACE?

DESIGN PROGRESS

Our new proposals have addressed issues raised by Westminster City Council in their decision to refuse permission. This has also been assessed against community comments received during previous rounds of consultation.

Changes include 100% of north-facing homes being dual or triple aspect, improved sustainability features and a significant amount of increased public realm.

We have addressed the width of all three blocks, and daylight/sunlight to neighboring schemes.

Although our proposals have increased the heights, we strongly believe that this reflects the best composition from Townscape and Heritage perspectives.

The adjacent images show the proposals in more detail focusing on the ground floor plans and the aspect/orientations of new homes.



GROUND FLOOR PLAN SHOWING USES
ACROSS THE THREE BLOCKS



PLAN SHOWING ASPECT AND
ORIENTATION OF NEW HOMES

KEY DESIGN CHANGES



BLOCKS SLIMMED WITH DISTANCES
BETWEEN BLOCKS INCREASED



LANDSCAPE DESIGN IMPROVED WITH
INCREASED PUBLIC REALM (11% INCREASE)



IMPROVED DAYLIGHT AND SUNLIGHT FOR
PROPERTIES



NO NORTH FACING SINGLE
ASPECT HOMES



REDUCED DAYLIGHT AND SUNLIGHT
IMPACTS TO NEIGHBOURS



REVISED DESIGN TO INCLUDE DUAL STAIR
CORES

A PLACE FOR THE COMMUNITY

Our new proposals have addressed issues raised by Westminster City Council in their decision to refuse permission. This has also been assessed against community comments received during previous rounds of consultation. We really want the new proposals and scheme to be a space where people come together and feel safe.

Creating a community is at the heart of what we do. We want new residents to feel connected to their surroundings. The new green route through the site that we have introduced in responses to feedback will link the site through to Church Street, Paddington Green, as well as to the Paddington Basin and beyond.

Our proposals at Paddington Green include lighting strategies, CCTV and security features, all targeted at ensuring safety for our residents.

The public realm improvements will allow for indoor and outdoor community spaces to host things like book exchanges, markets, theatre productions and activities for families, all of which will help to create a sense of cohesion and place.

Book exchange market

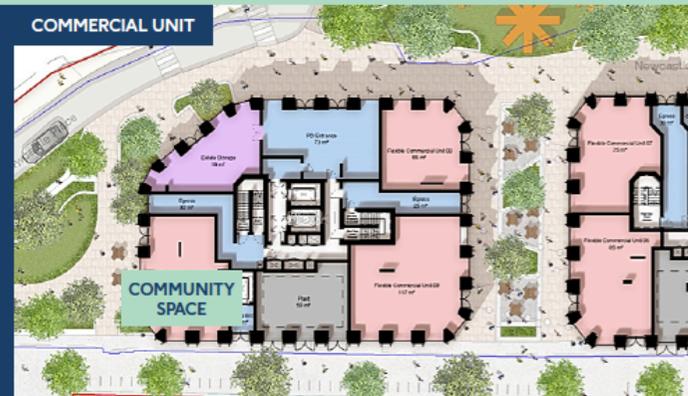


Activities for children



Local theatre

WHAT WOULD YOU LIKE TO SEE IN THE COMMUNITY SPACE?



TRANSPORT

West End Gate and the Paddington Green Police Station will connect at basement level, maintaining the current in use Church Street car park entrance.

This allows Berkeley the unique opportunity to contain servicing, refuse collection and parking within the shared basement, enabling more of the PGPS ground floor to be utilised for activation and public realm improvements.

PGPS will be a car free scheme with only 3% disabled parking within the basement ensuring vehicle trips are maintained to a minimum.

As much servicing as possible will be contained within the basement area, allowing the above landscaped Newcastle Place to be fully utilised as a new pedestrianised space.

