



PADDINGTON GREEN

POLICE STATION

NOVEMBER 2022

Statement of Community Involvement (Part 3)

Statement of Community Involvement (Part 3) –
November 2022 - GLA0711

WELCOME

Hello and welcome to our public exhibition. We have organised this event today to continue discussions and feedback with local residents and community groups.

Following input from residents and local groups during our earlier rounds of consultation, and feedback from the Greater London Authority (GLA), we are proud to present these greatly improved development proposals for Paddington Green Police Station.

The aim of today's exhibition is to present our aspirations for the site and welcome as much feedback as possible. Please take your time to read through all the information on display feel free to direct any questions to a member of the project team.



The masterplan

SQUIRE &
PARTNERS

Berkeley
Designed for life

ABOUT BERKELEY

Berkeley strives to create welcoming and inclusive neighbourhoods with homes of all tenures provided alongside beautiful, landscaped spaces for both residents and the public to enjoy. Our developments transform sites to create thriving spaces for people to live, work, visit and enjoy.

Our team has a wealth of experience in delivering complex developments that provide much needed homes, community facilities and improvements to local infrastructure.

OUR TRACK RECORD AT WEST END GATE

SUPPORTING CIRCA
450
CONSTRUCTION
JOBS

COMMITTED
MEMBER
OF THE MARBLE ARCH BID

ONGOING
ENGAGEMENT AND
SUPPORT OF LOCAL
CHARITIES

SOCIAL VALUE BENEFIT OF
£1.4M
PLAN

TAILOR-MADE
EMPLOYMENT
AND SKILLS PLAN

FOCUS ON GETTING
YOUNG PEOPLE
INTO EMPLOYMENT ACROSS ALL AREAS THAT THE DEVELOPMENT WILL ENABLE

Berkeley
Designed for life

BERKELEY'S PLACE IN CREATING OPPORTUNITIES

The Berkeley Group is committed to contributing to, training and upskilling the communities in which it works, through initiatives such as apprenticeships, graduate schemes and training programmes.

At its peak, West End Gate will provide hundreds of construction jobs. One year into our four year Employment and Skills Plan, we have created 24 local jobs, 37 local apprenticeships, 16 bespoke work placements, and run 35 career events.

We offer direct apprenticeships for school leavers and work experience for those considering a career in the built environment. Currently, 20% of our WEG project team are graduates or apprentices. One young woman, Rekiya Shodunke, attended our careers seminar last year. She enquired about a work trial with us, impressed us on the job, and is now a Technical Apprentice at West End Gate.

This month we hosted a careers fair on site for 150 students in London.



HOMES AND PEOPLE

We want to create special places that are truly focused on people and improving lives for everyone. We believe the art of placemaking can be defined by 4 key ingredients



People



Homes



Community



Public Realm

Berkeley
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MEET OUR WEST END GATE AFFORDABLE HOUSING RESIDENTS

As part of the proposals at Paddington Green, we are providing 219 (39% by unit) affordable homes on site.

Dushka Dejanovic was living in a one-bedroom council flat with her 15 year old daughter when she found out she was eligible for a two-bed socially-rented flat in Berkeley's West End Gate. She told us:

'I like the natural light in the living room and the private balcony. It feels very calm here. The real difference is the size – having two bedrooms for myself and my daughter makes a big difference as it means we're not on top of each other.'

'I never had a dishwasher in my life, nor things like comfort cooling. I like my bathroom and the taps, it's very good quality. I like the storage space. I feel like I've won the lottery. Everything works and if I need any help, Berkeley will help, they are so polite and courteous.'

'I'm so proud to invite friends over now. I still have this disbelief that I'm living here. It's my oasis in the chaos of London.'



COMMITMENT TO THE COMMUNITY

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Berkeley is committed to being an active participant in the neighbourhoods in which we operate. As part of our development at West End Gate, we have interacted and worked with vital community groups to bring support to important local projects.

In 2022 alone, we have worked with Westminster Wheels, a community bike shop, Marble Arch, nearby primary schools, Church Street residents and the Westminster City Council Regeneration Team. Engaging with these groups, we have been able to assist in exciting local projects and events, such as an Eid celebration in the Church Street market, an action fundraiser, repainting the railings of Church Street, a volunteer action day and a 'Fighting Food Poverty' workshop.



THE SITE

Paddington Green Police Station is a typical concrete-clad block, built in 1971. It is located on the important gateway junction of Harrow Road and Edgware Road, one of the most prominent junctions in the City of Westminster.

The former station was previously owned by the Metropolitan Police who vacated the building in 2018 when the station closed.

Newcastle Place is a cut-through to the rear of the police station, historically used by the police, and never as a true thoroughfare. We want to pedestrianise this area, seizing the opportunity to create beautiful public realm.

The current building is unwelcoming and does not make the most of this well-placed location. It is no longer fit for purpose and is in need of regeneration to provide something that can contribute positively to this unloved corner of Westminster. This site presents the opportunity to bring forward much-needed affordable homes.

Bought by Berkeley in 2020, this site now presents the opportunity to create a new, diverse and vibrant neighbourhood, with lively and welcoming public spaces at ground floor level.

Berkeley
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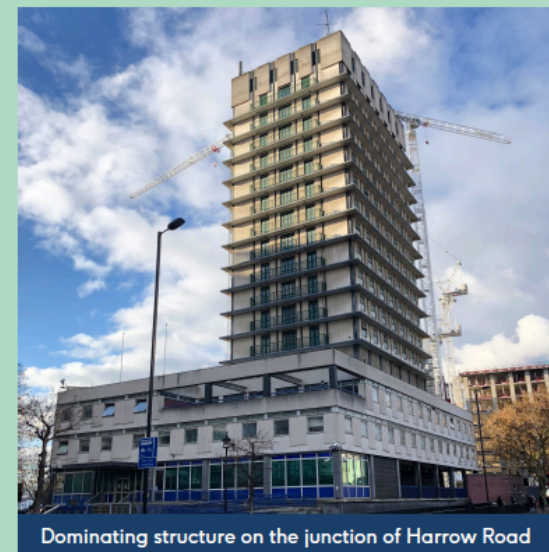


Unwelcoming existing building



Lack of public realm

- 1.2 ACRE (0.5 HECTARE) BROWNFIELD SITE
- NEIGHBOURING WEST END GATE
- BUILT IN 1971 AS A TYPICAL CONCRETE CLAD OFFICE BLOCK
- ALL THE SITE IS HARD STANDING
- LACK OF ACTIVE FRONTAGES



Dominating structure on the junction of Harrow Road

OUR JOURNEY

SUMMER 2020



Berkeley purchases Paddington Green Police Station, an 'urban fortress' that has been empty and derelict. The former police function was then relocated to Church Street

AUTUMN 2020



Consultation on proposals for Paddington Green Police Station

SPRING 2021



Berkeley Homes submits a planning application for the redevelopment of Paddington Green Police Station which did not receive permission from Westminster City Council

WINTER 2021



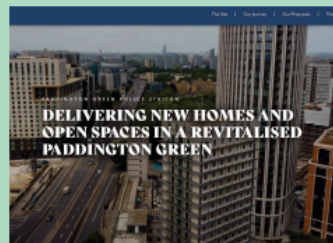
The Greater London Authority (GLA) calls in the scheme to review the decision by Westminster City Council which means it is now the planning authority and will make the final decision on the site's redevelopment

SPRING 2022



The project team has worked hard to incorporate comments and produce an improved scheme

AUTUMN 2022



Consultation on the proposed improvements begins

AUTUMN 2022



Consideration of comments

WINTER 2022



With a target resubmission of Winter 2022

RESPONDING TO FEEDBACK

CONSULTATION UNDERTAKEN

We have been engaging with the local community since September 2020 and have held two rounds of public consultation. Our proposals have been through several iterations since then, and to ensure the community could have their say on the proposals, we undertook the following engagement programme:

FOUR
WEBINARS
HELD



12,000+
FLYERS
DISTRIBUTED



1,000+
WEBSITE
VISITORS



100+
SURVEYS
COMPLETED



15+
STAKEHOLDER MEETINGS
UNDERTAKEN



60,000+
SOCIAL MEDIA
IMPRESSIONS



FEEDBACK RECEIVED

- POOR QUALITY HOMES THAT ARE NORTH FACING SINGLE ASPECT
- HEIGHT LEADING TO IMPACTS TO NEIGHBOURING HOMES
- HEIGHT NOT RESPONDING TO THE LOCAL CONTEXT
- NOT ENOUGH OUTDOOR SPACES FOR RESIDENTS TO ENJOY
- LACK OF COMMUNITY BENEFIT
- INSUFFICIENT SUSTAINABILITY TARGETS

The following boards show how the revised proposals respond to these comments.

OUR PROPOSALS

Since the application was called in by the GLA in November 2021, we have been working hard to improve and enhance our previous scheme. We are proud to present our new proposals for the Paddington Green Police Station, which provide improvements across several key areas whilst also adding to the public benefits that the scheme will offer.

We are excited at the opportunity to bring forward this site and revitalise this part of the community with new homes, public realm and retail offerings. The existing community understands the current area best and we are therefore very keen to hear your thoughts and feedback on our proposals.

We are focusing in on five key areas to guide our proposals and to create a vibrant, multi-use new community at Paddington Green.

THE NEW HOMES



RESPONDING TO CLIMATE CHANGE



A PLACE FOR THE COMMUNITY



GREEN SPACES AND PUBLIC REALM



DESIGN PROGRESS



KEY IMPROVEMENTS SINCE PREVIOUS SUBMISSION



Heights reviewed



Blocks slimmed with
distances between blocks
increased



Attractive landscape design
and 53% more public realm
than the previous scheme



Improved energy strategy,
targeting a 60% reduction
in carbon emissions



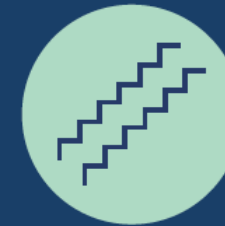
Improved affordable
housing - 60% social rented
homes by habitable room



Better residential quality
with removal of all north
facing single aspect
homes



Less impact on
neighbouring schemes
with better daylight/
sunlight results



Improved design with two
stair cores within each
block in line with emerging
building regulations

KEY BENEFITS OF OUR NEW PROPOSALS



556
new homes



219 (39% by unit)
affordable homes
delivered on site



A lively new
neighbourhood with over
1,056sqm of new cafe and
retail space



Over 4,700 sqm of
new public realm
including 75 new trees
planted



Car-free
development



Significant
biodiversity net gain
and urban greening



New green corridor through
from Edgware Road to
Paddington Green with
significant new tree planting



An enhanced, safe
play provision along
the pedestrianised
Newcastle Place