



**PADDINGTON GREEN**  
POLICE STATION

# **Statement of Community Involvement (Part 2)**

Statement of Community Involvement (Part 2) –  
November 2022 - GLA0711

NOVEMBER 2022

Feedback	Response
<p><b>Design and Heritage</b> - There were some concerns raised by residents over the loss of the old police station's façade. Other feedback received noted a desire to see the police station transformed into something that could be beneficial for the wider public.</p>	<p>The slimming of the blocks received positive feedback in the consultation as this means that they are less imposing and there is greater space between the buildings. This has enabled an increase in space for the public realm, providing a significant public benefit. Berkeley are also retaining some of the friezes in the form of public art.</p>
<p><b>Height</b> - The increase in the height of the new proposals has caused some concerns with local residents and ward councillors concerned about views and nearby impact.</p>	<p>One of the reasons that the previous proposals were refused was the perceived impact on some neighbouring homes. To do this Berkeley asked the architects to look at the width of all three buildings and we reviewed several different options for schemes, to understand what worked best to improve results.</p> <p>After exploring a series of options, the current scheme has been developed to ensure the provision of affordable homes for Westminster, to create a larger amount of public realm and minimise daylight impacts on neighbouring buildings.</p> <p>We've considered feedback received during our earlier rounds of consultation, as well as comments from the Greater London Authority, and have used this to update our proposals and provide an attractive scheme, befitting this location.</p> <p>Berkeley has also sought to bring forward proposals that best reflect the position of the site in townscape and heritage terms</p>
	<p>We have addressed the width of all three blocks, taking into account daylight and sunlight to neighbouring schemes. There are 55% dual aspect flats compared to 45% in the original 2021 application, there are no single aspect North facing units.</p> <p>We have also removed the podium which previously sat between Block K and J which has allowed for better connections and links through from the south into Newcastle Place.</p> <p>Although the proposals have increased modestly in height, we strongly believe that this reflects the best composition from Townscape, Heritage and design perspectives.</p>
<p><b>Sustainability</b> - Questions about the sustainability of the proposals were raised verbally and through the survey by</p>	<p>Berkeley fully supports Westminster's declaration of a Climate Emergency and has incorporated many sustainability measures to the proposals.</p>

local residents. Respondee were keen to see steps taken to undertake sustainable construction and to minimise energy use once completed.

These include over 1,000 new cycle spaces, PV panels on all roof space not being used for plant of retail space, internal recycling in all homes, targeting a 60% carbon emissions reduction and others.

It is also a car-free scheme however there will be some electric vehicle charging points and disabled parking.

**Public Realm** – As noted above, the extensive new public realm was a very popular part of the proposals amongst local residents with it being survey respondents favourite or second favourite improvement on the proposals and benefits of the scheme.

When asked for their thoughts on what they would like to see in the public spaces, residents were enthusiastic in their responses with common answers being green spaces, more trees and play areas for children

The new proposals contain a 53% increase in public realm, a new children's play area and new green routes throughout the site so the most requested ideas from local residents for the public realm will be met. Specifically, there will be over 4,700 sqm of new public realm and 77 new trees planted - a significant biodiversity net gain will be achieved. A large 69% of the new proposed site is now public realm, giving local residents a space where they can come together and feel safe.

**Housing Tenure** – The provision of affordable housing was popular with local residents and ward councillors alike. As noted above, this was listed as the most significant benefit of the scheme.

Berkeley recognises the need for affordable housing and welcomes the opportunity to provide something that can contribute positively to this unloved corner of Westminster.

The proposals contain 39% (by unit) affordable housing and there has been a further increase the number of family homes provided within the social rented units.

# 5.0

# CONCLUSION

## 5.1 Summary

Throughout all three phases of consultation, Berkeley has effectively engaged with a wide range of stakeholders, including locally elected politicians, community groups, and local residents. Berkeley's consultation has prioritised an open approach to engagement, genuinely seeking to understand the views of the local community and build on existing close relationships. All consultations have therefore been advertised through a variety of mediums, including a flyer, social media adverts, and emails directly sent to interested parties. The client has ensured that those who are interested in the proposals have had the opportunity to engage.

Throughout the development of West End Gate, Berkeley have integrated themselves with the local community – regularly holding Community Liaison Group meetings to discuss the construction process and undertaking a wide range of community projects in the Paddington Area.

Despite the challenges presented by Covid-19 during the first two phases of consultation, a wide-ranging and comprehensive consultation was undertaken which gave valuable insights ahead of the original application being submitted to Westminster City Council.

Following the decision by Westminster City Council to refuse the application a number of changes have been made to the application and public benefits have been enhanced. Increased affordable housing, increased socially rented family sized homes, better residential quality, reduced daylight/sunlight impact to neighbours, a 53% increase in the public realm and improved design are some of the improvements that have been made to the scheme.

Following the removal of Covid-19 restrictions, the third phase of consultation on the revised proposals was undertaken using a variety of in-person and virtual methods.

Overall, over a two-year period, and three phases of consultation more than 100 surveys have been completed, 5 webinar events and 1 public exhibition have been held, 20 stakeholder meetings have been undertaken, there have been more than 1,200 website views, 189,000 flyers delivered to the local community and more than 70 people have engaged with events.

While there are some concerns that remain over height and density, the principle of redeveloping the Paddington Green Police Station to complete the West End Gate masterplan has been supported throughout the process, as have the significant public realm improvements and the affordable housing contribution. Berkeley have also introduced community space as a result of feedback received, the retention and reintroduction of some of the fountains and wider public art.

All comments raised have been addressed either via meetings with local stakeholders, at the exhibition events or via the consultation website.

Berkeley is grateful to the local community for engaging in the evolution of the scheme by providing feedback and the proposals have improved as a result of this collaborative approach.

### Three phases of consultation in numbers



1,200 website  
views



66,000+ social  
media reach



19,000 flyers  
delivered



15+ stakeholder  
meetings



70+ exhibition /webinar  
attendees



100+ surveys  
completed

## 5.2 Continued Engagement

As throughout the construction of West End Gate, Berkeley will ensure the submission of the application does not mark the end of community engagement and will continue to discuss the proposals with the local community throughout the planning process.

Berkeley has been clear in their intention to create genuine dialogue and relationships with the local community, they will be a long-term partner of the local community, building on connections they have

Berkeley has demonstrated that the expectations of the Greater London Authority have been met, in terms of conducting an in-depth and robust consultation.

Berkeley will ensure that the submission of the application does not mark the end of community engagement and will continue to discuss the proposals with the local community throughout the planning process. The contact details remain on the website and the team will respond to any enquiries received.

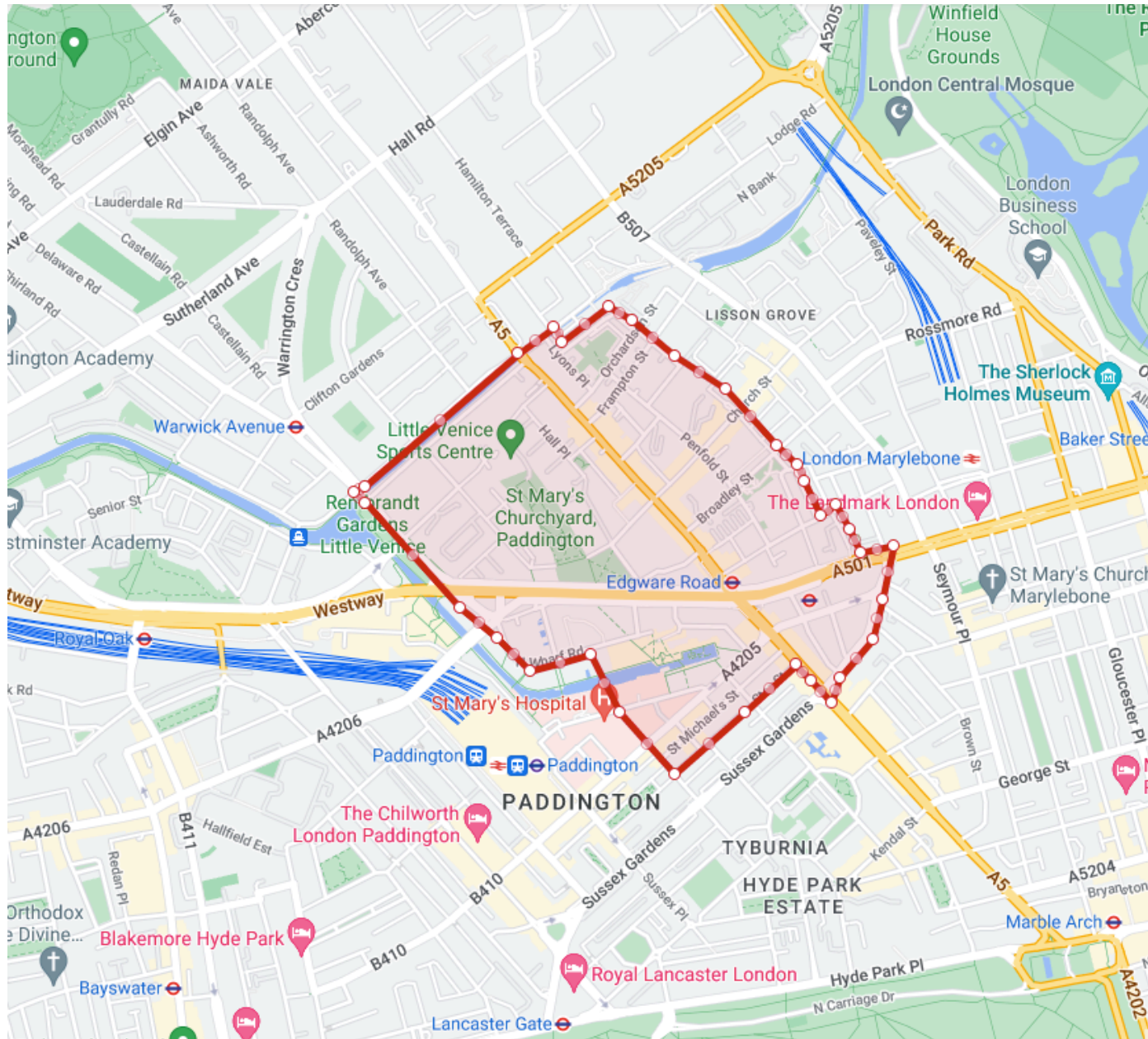
Once the application has been validated, there will be a period of six weeks where those who are interested can visit the planning portal to view all of the documents submitted as part of the application. Comments can be made directly to the Greater London Authority via the planning portal.

# 6.0

# APPENDICES

<b>Appendix A</b>	<b>Phase 3 Flyer distribution area</b>
<b>Appendix B</b>	<b>Phase 3 Consultation flyer</b>
<b>Appendix C</b>	<b>Phase 3 Facebook advert</b>
<b>Appendix D</b>	<b>Phase 3 Instagram advert</b>
<b>Appendix E</b>	<b>Phase 3 Consultation website</b>
<b>Appendix F</b>	<b>Phase 3 Exhibition boards</b>
<b>Appendix G</b>	<b>Phase 3 Consultation survey</b>
<b>Appendix H</b>	<b>Phase 3 Cllr Barraclough Tweet</b>
<b>Appendix I</b>	<b>Phase 3 Little Venice Matters Newsletter</b>
<b>Appendix J</b>	<b>Initial Statement of Community Involvement</b>

## Appendix A: Phase 3 Flyer distribution area





## Appendix B: Phase 3 Consultation flyer



**PADDINGTON GREEN**  
POLICE STATION  
[www.pgpsconsultation.com](http://www.pgpsconsultation.com)

### UPDATED PROPOSALS AT PADDINGTON GREEN POLICE STATION

Berkeley is pleased to present updated proposals for new homes, including 38% on site affordable, greener public realm, improved sustainability and the full regeneration of Paddington Green.

Following a previous application, we are intending to resubmit improved proposals to the Greater London Authority (GLA). We are undertaking further community engagement

to understand the views of local residents, businesses and stakeholders.

You can access our new website by visiting [pgpsconsultation.com](http://pgpsconsultation.com). As part of the engagement, we will be holding a public exhibition and a virtual webinar where you can learn more about our plans to revitalise the site.



SCAN TO  
VISIT OUR  
WEBSITE

#### PUBLIC EXHIBITION

Tuesday 1st November  
15.00 – 19.00

West End Gate site, 265a Edgware Road, London, W2 1HP



#### VIRTUAL WEBINAR

Tuesday 25th October  
18.00 – 19.00

Sign up on our website



If you are unable to access the website and require printed copies of the consultation materials, please get in touch using the contact details below.

If you would like to contact the project team, then please email [pgps@conciliocomms.com](mailto:pgps@conciliocomms.com) or call our freephone 0800 994 9322

**Berkeley**  
Designed for life



## Appendix C: Phase 3 Facebook advert

**Your Say**

Sponsored · 

...

Public Consultation! Fill in our survey to have your say on improved proposals for Paddington Green Police Station!



DELIVERING  
**NEW HOMES**  
AND **OPEN**  
**SPACES** IN A  
REVITALISED  
**PADDINGTON**  
**GREEN**

COMPLETE OUR SURVEY  
AND HAVE YOUR SAY

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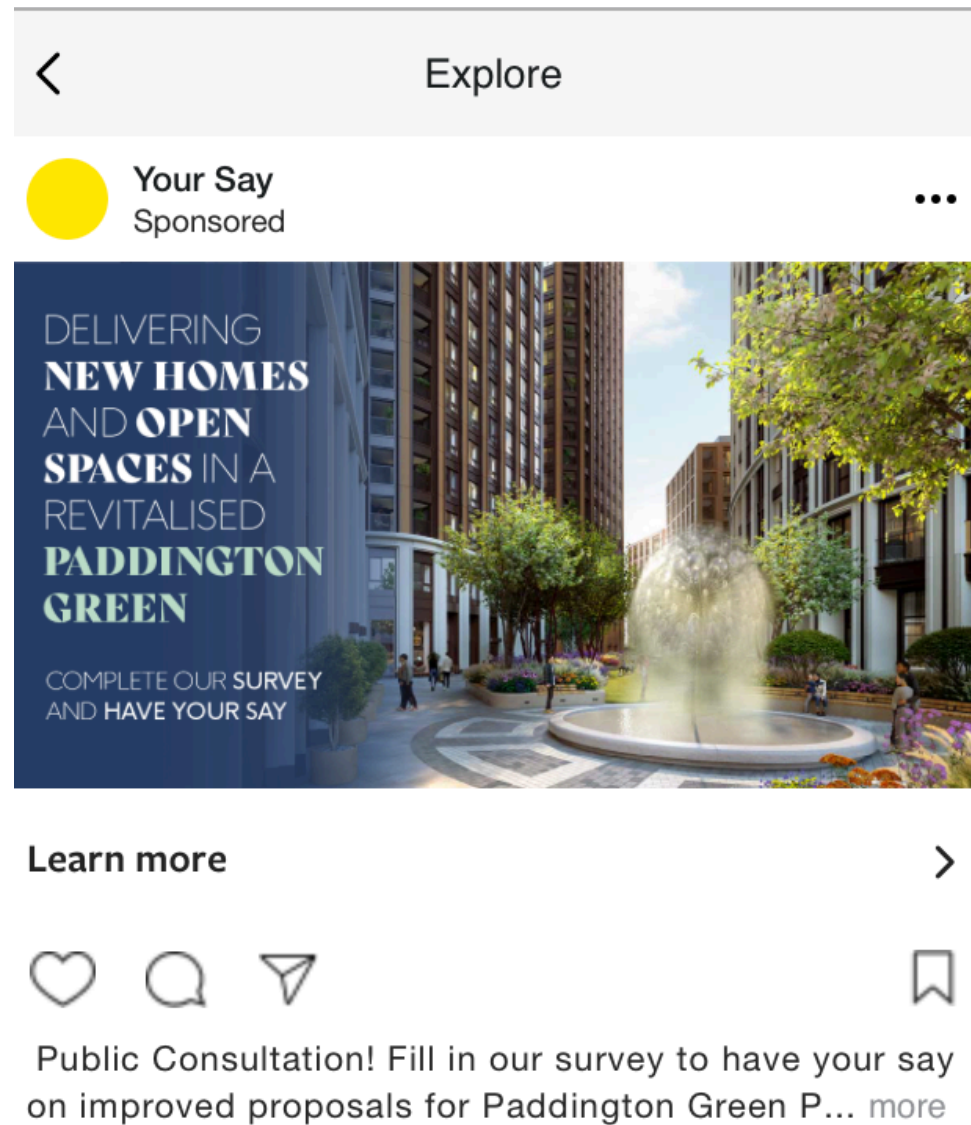
 Like

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## Appendix D: Phase 3 Instagram advert



PADDINGTON GREEN POLICE STATION

# DELIVERING NEW HOMES AND OPEN SPACES IN A REVITALISED PADDINGTON GREEN

