

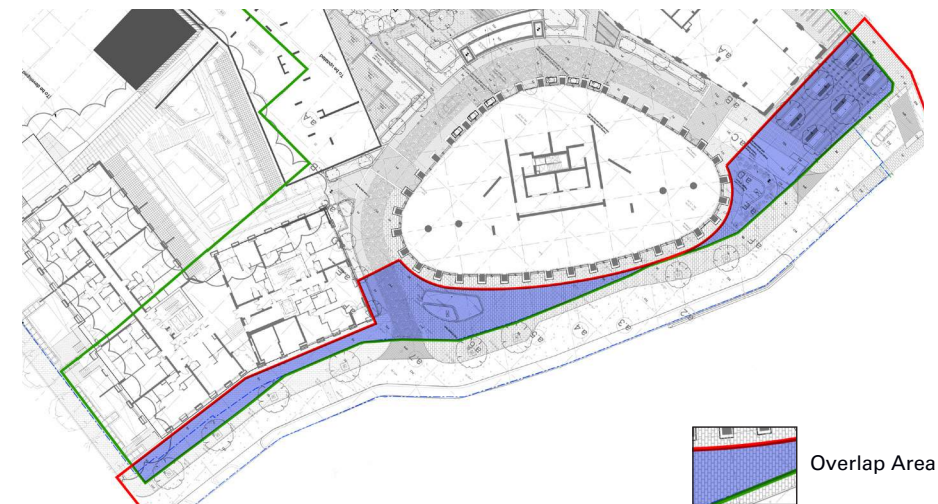
## 7.6 Paddington Green Police Station and West End Gate Interface

As illustrated on the adjacent plans the proposed application boundary for the Paddington Green Police station application overlaps with the consented West End Gate design. Proposals included within this application for **Paddington Green Police Station** are therefore intended to enhance and replace those previously consented for the **West End Gate** development.

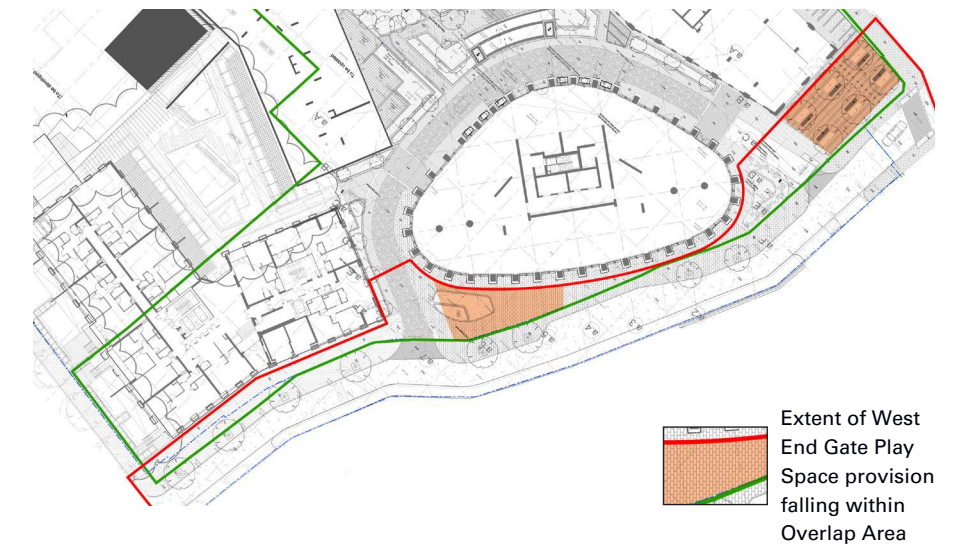
The following key changes to the **West End Gate** design are proposed;

- Central section of Newcastle Place carriageway restricted to emergency vehicle access only, to aggregate open space in the centre of the site where it will benefit from the positive south facing aspect and shelter.
- Character of the public realm changed from one predominately urban and hard to a softer, greener one, delivering the benefits of increased amenity value and urban greening.
- Inclusion of green link, amenity lawn, planting and play elements.
- Areas within the **Paddington Green Police Station/ West End Gate** overlap area have been previously identified as contributing to the **West End Gate** play and public realm provision. The existing **West End Gate** provision has been maintained within the **Paddington Green Police Station** proposals and have NOT been counted within the **Paddington Green Police Station** figures reported for open space or play provision to avoid any duplication - For full details refer to 6.11 Open Space Strategy and 6.12 Play Strategy.

WEG and PGPS Application Boundary Overlap Area



WEG Open Space and Play Space within Overlap Area



PGPS Proposals Indicating Overlap with WEG



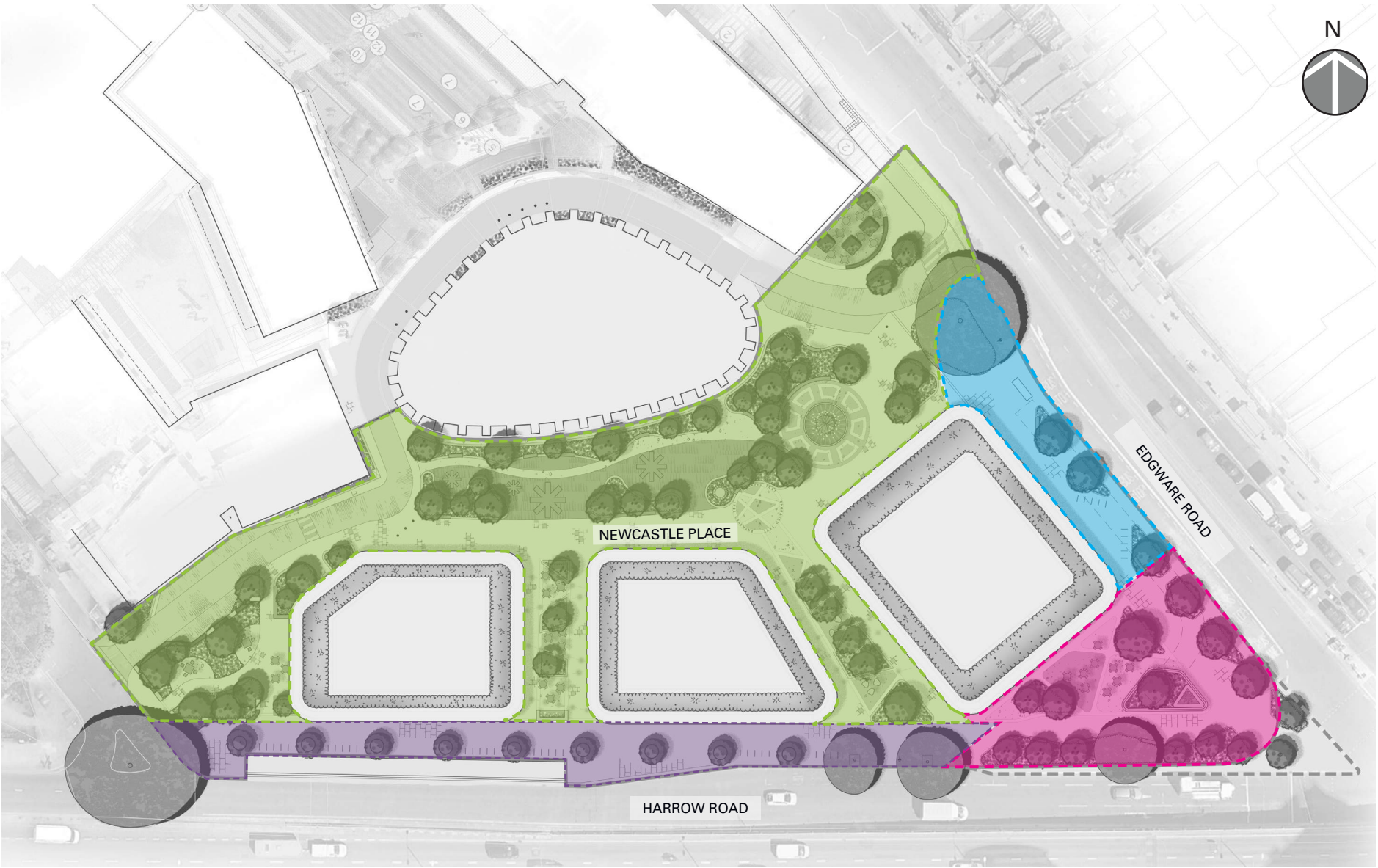


7.7 Landscape Character Areas

The landscape masterplan includes a variety of character areas which respond to the layout and design of the buildings and the proposed uses, providing a range of accessible public spaces, enabling a variety of experiences to be enjoyed.

The green urban oasis of Newcastle Place provides a new piece of public realm, linking the busy Edgware Road retail street and train station to the quietness and open space of Paddington Green.

Enhancement of the surrounding streetscape will facilitate accessibility and circulation, promote active frontages and provide additional greening.



Legend

	Newcastle Place Urban Oasis		Edgware Road Plaza		Harrow Road Streetscape		Edgware Road Streetscape
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Newcastle Place



Edgware Road & Harrow Road streetscape



Edgware Junction plaza



7.8 Newcastle Place Urban Oasis

Newcastle Place will be re-imagined to create a new vibrant, accessible, inclusive, public amenity space at the heart of the development and provide a green, pedestrian/ cycle friendly link between Edgware Road and Paddington Green.

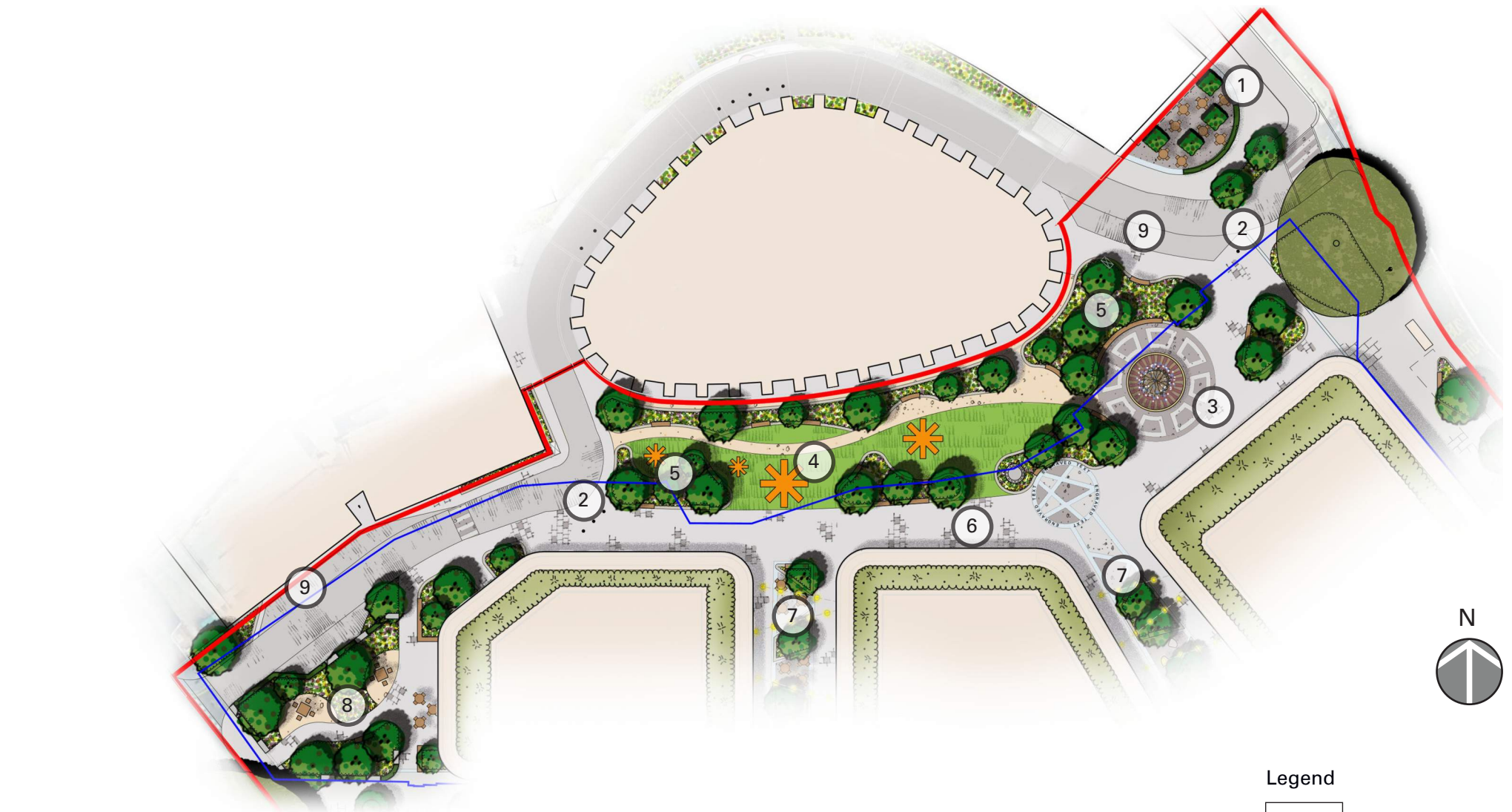
A bosque of trees with feature paving, seating and lighting, will provide a flexible space in the streetscape and entry into the Newcastle Place from Edgware Road. An animated water feature and the existing London Plane tree on Edgware Road will combine with the bosque to create a strong legible gateway to the site and invite further exploration of the public realm. The bosque provides space for circulation and gathering as well as outdoor dining opportunities to spill-out from the adjacent retail. The water feature and associated seating will provide a legible, local focus for meeting and socialising.

The routing of vehicle access around the WEG building has enabled the creation of a pedestrian friendly route through the site with a central landscaped, amenity lawn area with a positive southern aspect. The central lawn will offer an area for informal recreation and relaxation that is complemented by good quality robust surface finishes, seating and integrates elements for play. Raised planters wrapping the lawn will provide for shelter and enclosure. Semi-mature and multi-stem tree planting, with raised canopies, combined with groundcover and accent plants will ensure that there is good visual connectivity across the site whilst bringing users in contact with the biophilic benefits of the verdant landscape.

The pocket garden serves as a gateway in the west side. Integration of the paddington facade panels within boundary treatment. The garden has separate spaces that allow for flexible spill out uses with fixed picnic sets and planting to create intimate spaces within the space.

Landscape Elements

- 1. Al-fresco dining with table top Mulberry trees enclosed with 1.5m high yew hedge
- 2. Drop bollards for emergency access
- 3. Feature piazza with focal water feature and integrated seating
- 4. Central play area with planting and seating
- 5. Raised planters with integrated seating
- 6. Feature paved shared surface for incidental emergency vehicle access
- 7. The Boulevards with raised planters, integrated seating, play opportunities and lit with overhead catenary lighting
- 8. Quiet tranquil garden with seating and planters
- 9. Servicing lay-bysThe Boulevards



Central amenity space



Gateway bosque terrace



Arrival water feature



Raised planters with mixed shrub planting



Playable landscape



Legend

- Application boundary
- Ownership boundary
- Existing trees
- Proposed trees
- Proposed hedging
- Proposed shrub planting
- Species rich lawn
- Water fountain
- Play elements
- Pedestrian crossing





Visualisation looking east to Block I from urban garden





Visualisation of Newcastle Place