



Visualisation of Newcastle Place





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7.9 The Boulevards

The Boulevards are new, uncluttered, wide pedestrian links connecting Newcastle Place to the Harrow Road. Offering flexible commercial use at the ground floor level, they extend the public realm and character of Newcastle Place beyond the linear park.

Intimate places for alfresco dining and spill out seating amongst raised planters with tree planting are created. Incidental play opportunities exist with the inclusion of boulder seating.

A water wall feature makes use of the Police station artistic facade panels linking the passageways to the history of the site and elements in the wider scheme.

The links between the buildings will be lit with overhead catenary lighting creating a distinctive character, reducing clutter and highlighting these connections.

Landscape Elements

- 1. Alfresco dining oppotunities
- 2. Trees and planting with intergrated seating
- 3. Water Wall Feature Gateway
- 4. Spill-out activity zones adjacent to facade



Legend

	Application boundary		Proposed tree and shrub planting		Water wall feature		Boulder seating and play
	Ownership boundary		Alfresco seating		Catenary lighting		



Pedestrian Links



Raised planters with mixed shrub planting



Boulder seating



Water wall feature



Police station facade panels



Alfresco dining





Visualisation of The Boulevards



7.10 Streetscape - Edgware Road

Along Edgware Road the deep building setback will allow for a generous pedestrian circulation space adjacent to the building frontage.









A new avenue of London Plane trees will improve the streetscape environment, assist with reducing airbourne pollution and promote the tree-lined avenue character of Edgware Road. The new planting will respond to the Transport for London proposal to convert the existing Joe Strummer subway into a rain garden. These works are anticipated to happen soon and prior to development of the Paddington Green Police Station Site.

Additional improvements will include paving improvements, integration of signage information and additional cycle parking.

Landscape Elements

- 1. Gateway bosque terrace
- 2. Pedestrian crossing as TFL improvements
- 3. Existing London Plane tree & bus stop retained
- 4. London Plane tree planting & cycle parking integrated with TFL Joe Strummer subway SUDs scheme
- 5. Wide footways adjacent to flexible commercial use facades

Legend

	Application boundary		Proposed hedging
	Ownership boundary		Proposed shrub planting
	Existing trees		Yorkstone flag paving to adoptable standards
	Proposed trees		Cycle stands



Gateway bosque terrace



Morus alba parasol



Streetscape improvements (incorporating TFL rain gardens)



Platanus x acerifolia





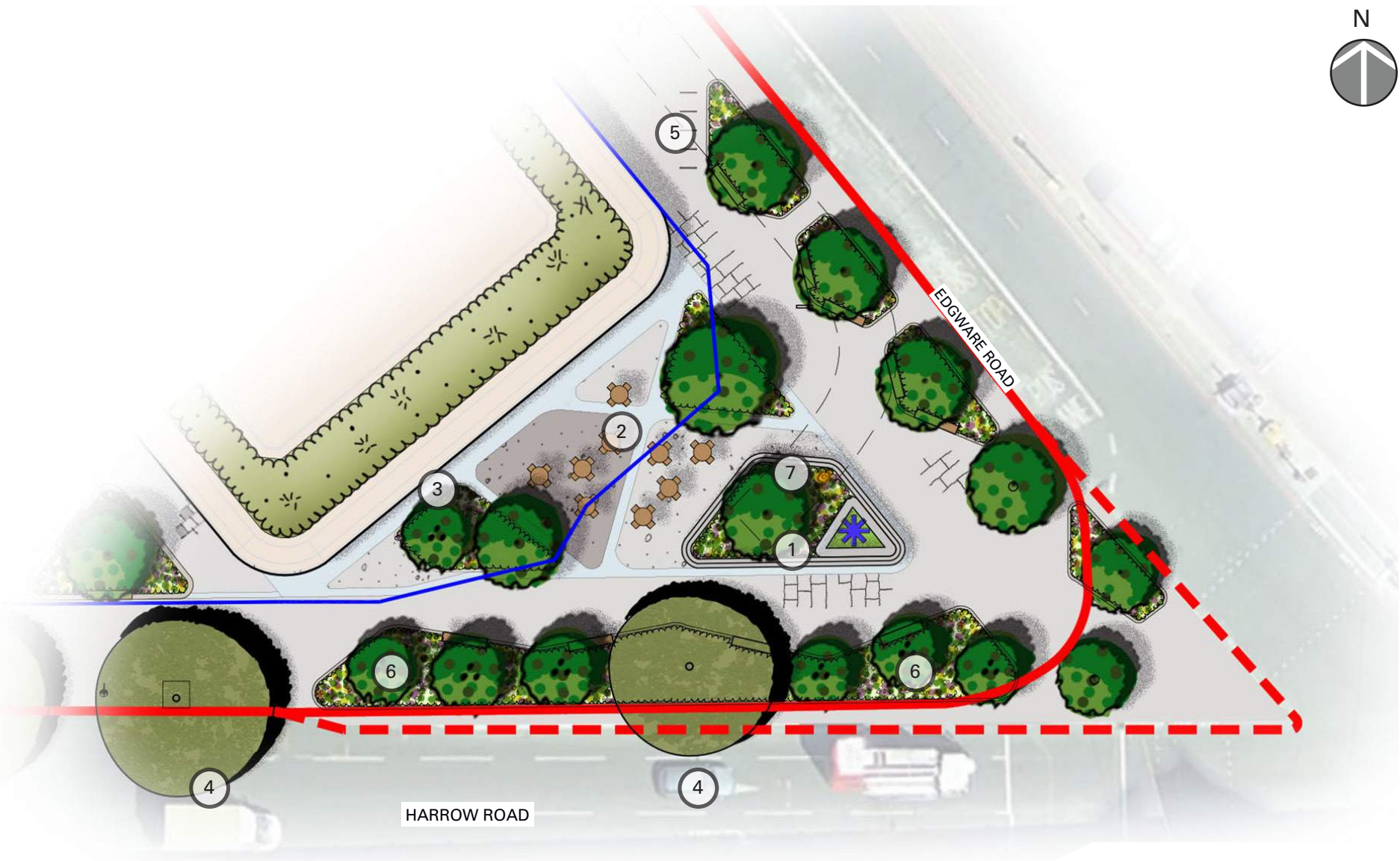
7.11 Edgware Road Plaza

The avenue of London Plane trees along the Edgware Road frontage of the site, will culminate in the new plaza space on the corner of Edgware Road and Harrow Road, opposite Edgware Road Underground Station.

Within the predominantly hard paved plaza a piece of public art located in a raised planter with seating steps will provide a prominent focal point and local waymarker. Fixed public seating within the plaza will provide places to stop and rest with additional space provided to allow flexibility for spill-out alfresco activity from the proposed adjacent flexible commercial uses and a setting for small scale activities, such as busking. A trio of Oak trees and planting beds forming an urban glade will provide greening, shelter and seasonal shading to the Plaza and associated public seating, enhancing the local micro-climate.

Landscape Elements

- 1. Focal artwork
- 2. Urban tree planting with seating below
- 3. Spill-out activity zone adjacent to facade
- 4. Existing trees retained
- 5. London Plane tree planting & cycle parking
- 6. Birch tree planting rain garden



Betula jacquemontii



Platanus x acerifolia



Quercus palustris

Legend

- Application boundary
- Ownership boundary
- Existing trees
- Proposed trees
- Proposed rain garden planting
- Granolithic block (dark & light grey mix) feature paving
- Flag paving to adoptable standard
- Public Art