



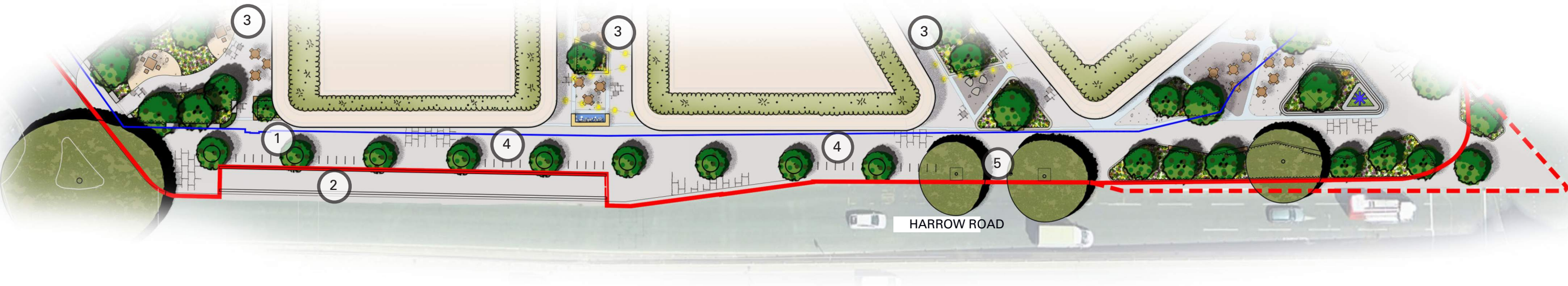
Visualisation of Edgware Road Plaza

7.12 Streetscape - Harrow Road

Flexible commercial uses at ground floor will bring activation to the site frontage along Harrow Road.

A new roadside tree avenue in raised planters will provide new greening and physical and visual softening to the adjacent carriageway and fly-over, improving the quality of the pedestrian environment and health of the street by reducing airborne pollution and providing shade.

Other enhancements will include de-cluttering of redundant signage, guarding and access restrictions, footway paving improvements and new cycle parking.



Landscape Elements

- 1. Amelanchier planter avenue
- 2. Existing subway (retained)
- 3. New pedestrian links to Newcastle Place
- 4. Cycle parking
- 5. Existing trees & bus stop retained

Legend

Application boundary

Ownership boundary

Existing trees

Proposed trees

Cycle stands

Flag paving to adoptable standard



Amelanchier 'Robin Hill'



Stainless steel cycle stands

7.13 Circulation & Movement

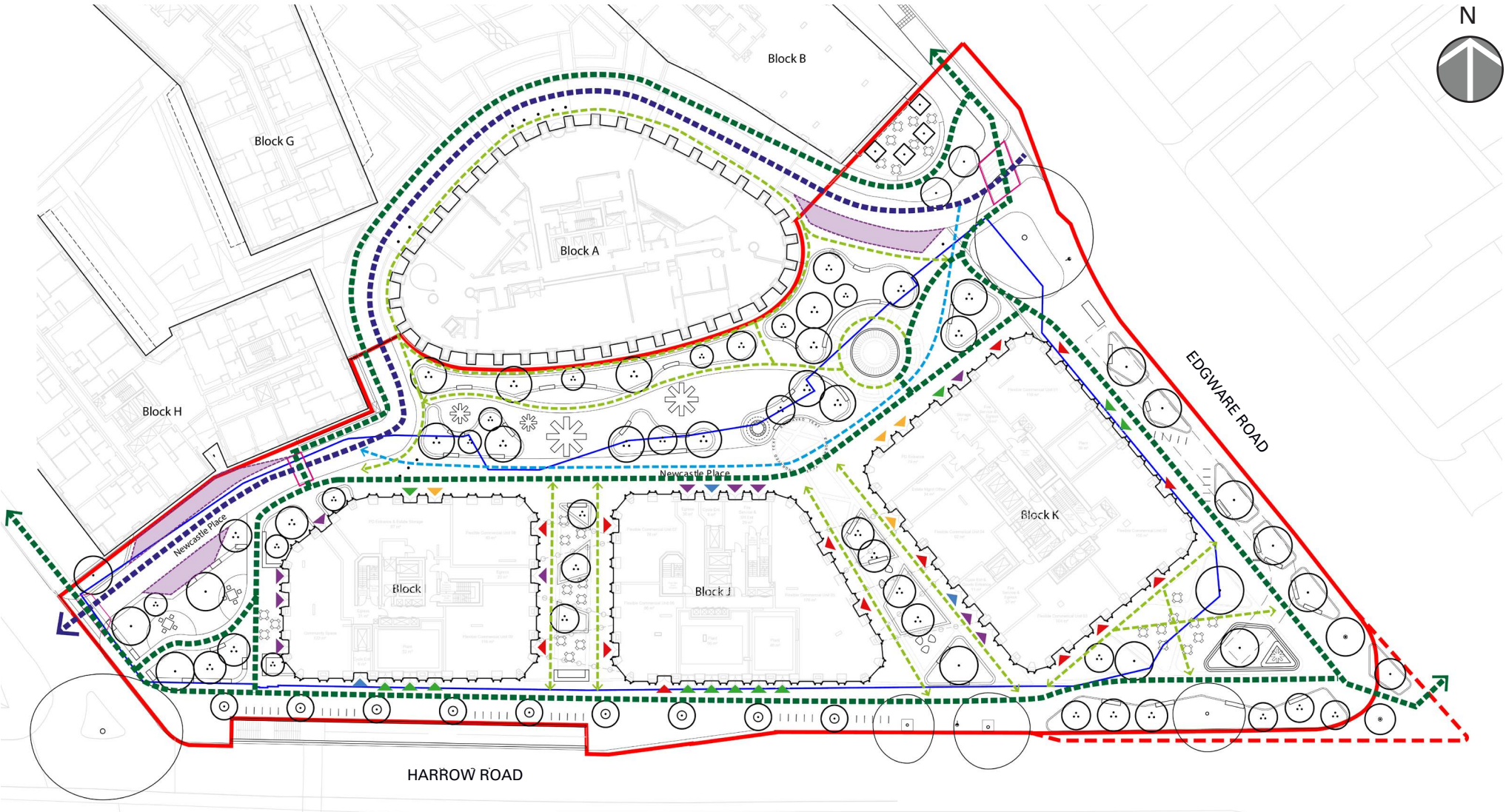
The main vehicular entrance to the site is via Newcastle Place, directly off Edgware Road. This entrance has been designed to accommodate both vehicle and pedestrian access. Vehicles entering the site will follow a one-way route, utilising the existing access route forming part of the West End Gate (WEG) development. Vehicles will exit the site to the west via Paddington Green/ Harrow Road. A controlled access route will permit emergency vehicle access to Newcastle Place. The one-way access and use of the existing WEG access route has allowed opportunity to optimise the landscaping and amenity value of Newcastle Place as a pedestrian friendly environment.

The design of the public realm has been developed with an emphasis on pedestrian and cycle movement through the site. As such the landscape has been designed to maximise the extent of soft landscaping and to prioritise pedestrian movement.

Generous footways and links are provided within the site and to the adjacent streetscape allowing freedom of movement, convenient access to and facilitating spill-out uses from adjacent uses. New pedestrian links located between Blocks I and J, and J and K will improve connectivity between Harrow Road and Newcastle Place.

Cycle stands for short-stay use have been located within the public realm in accordance with TfL London Cycling Design Standards. These will provide cycle parking opportunities adjacent to the various function areas and facilitate passive surveillance and overlooking of cycle parking areas from adjacent uses.

Off carriageway service and drop-off bays have been incorporated to facilitate day-to-day serving of the development.



Legend

- Application boundary
- Ownership boundary

Vehicular circulation

- Primary vehicular access
- Emergency vehicular access
- Layby location

Pedestrian circulation

- Primary pedestrian access
- Secondary pedestrian access
- Pedestrian priority crossing

Building circulation

- Shared residential access
- Private residential access
- Commercial entrance
- Cycle entrance
- Storage/ Plant/ Refuse



Pedestrian priority crossings



Traffic calmed environment

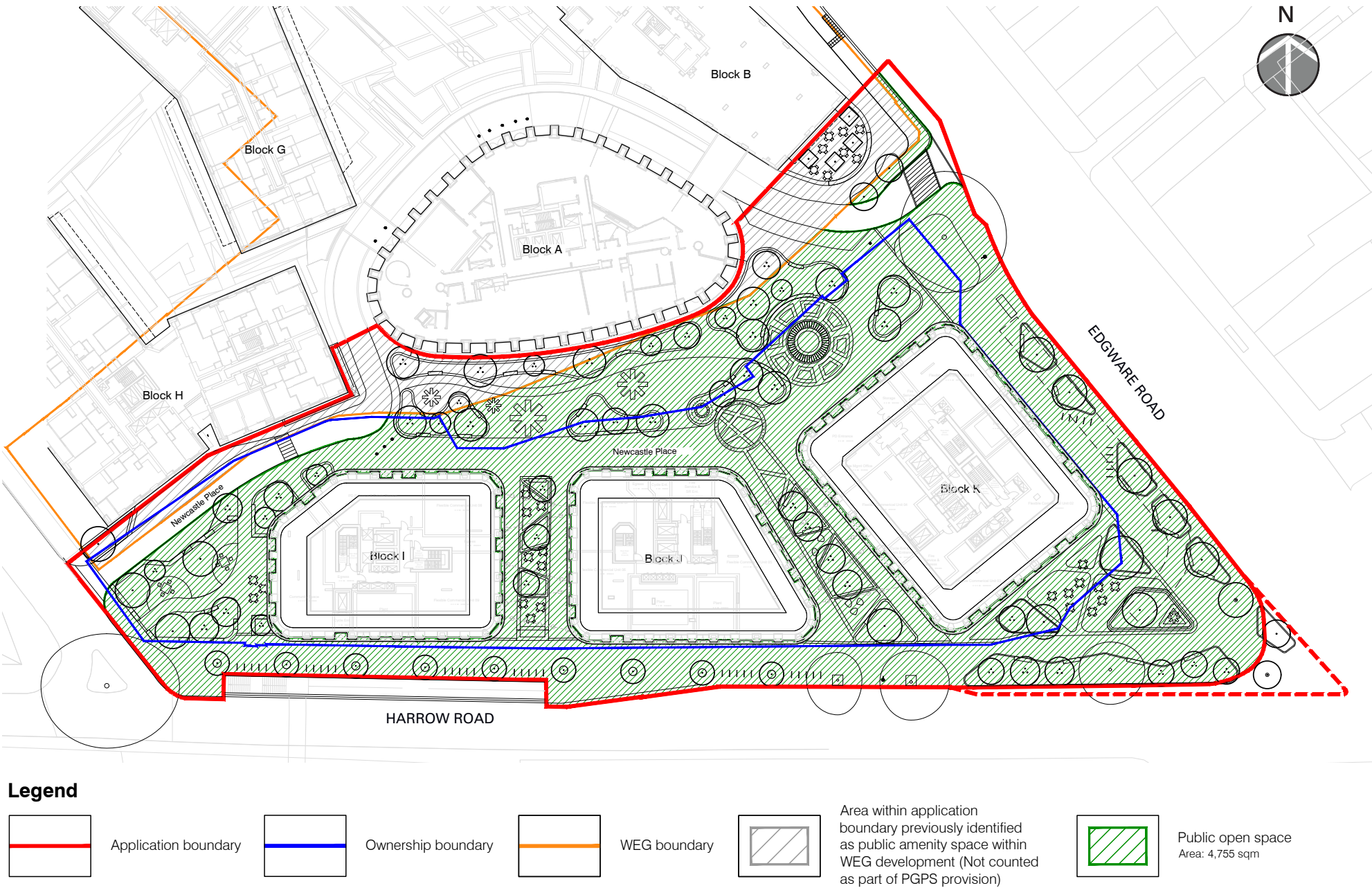
7.14 Open Space Strategy

The landscape masterplan recognises the importance of providing high quality, multifunctional, accessible outdoor space. Open space provision across the site includes a series of public spaces that not only contribute to the setting of the buildings but add to the enjoyment and use of the development by providing a range of comfortable, engaging, innovative and accessible spaces for residents, workers and visitors to the area.

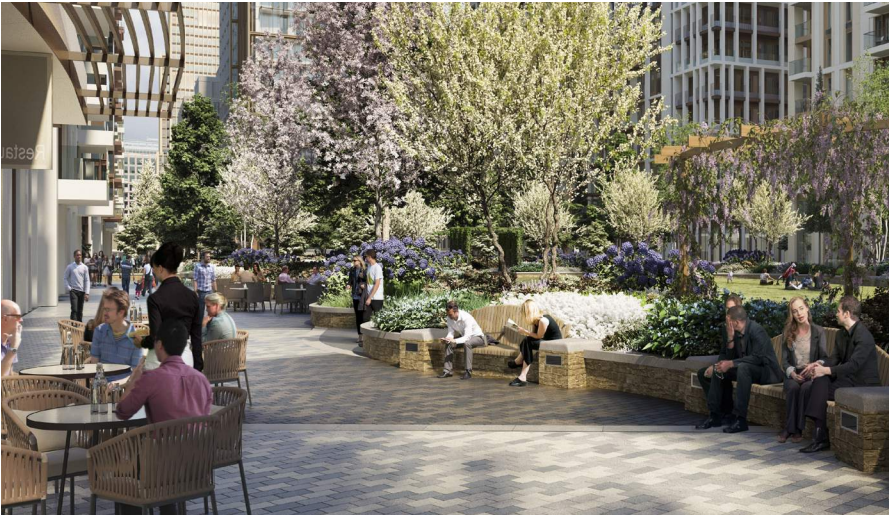
Within these areas, a range of features including, seating, lighting, water features, planting, wayfinding and play elements have been provided to activate and enhance the experience of the spaces around the buildings and encompassing the site, creating a variety of safe, inclusive, public spaces for gathering and social interaction, active and passive recreation and general circulation and movement.

Responding to the proposed flexible commercial uses all the external spaces within the site at ground level are publicly accessible. Generous footways adjacent to the building facades will support and promote opportunities for spill-out uses. New street tree and shrub planting will provide a buffer from the surrounding roads enhancing the quality of the public realm.

As well as the on-site provision residents will additionally enjoy convenient access to public areas within the wider West End Gate masterplan and other amenity spaces and destinations within walking distance of the site including, Paddington Green, the parks of Little Venice and Maida Vale in the immediate vicinity and further afield to Hyde Park and Regents Park.



Public realm enhancement



Integrated public seating and opportunities for flexible alfresco uses



Alfresco dining (public amenity space)



Central lawn (public amenity space)

7.15 Play Strategy

Play space provision is integral to the overall landscape proposals, recognising that play takes place in a variety of settings and may or may not involve proprietary equipment. Opportunities for play are provided within the whole environment that the child occupies and include elements of risk and challenge, which are appropriate to the needs of different age groups, while balancing safety and maintenance needs. The surrounding residential uses and active ground floor uses will ensure positive, passive surveillance providing for a safe play environment.

The play strategy has responded to dialogue with the GLA and prioritises the provision of play space for children under 5 years.

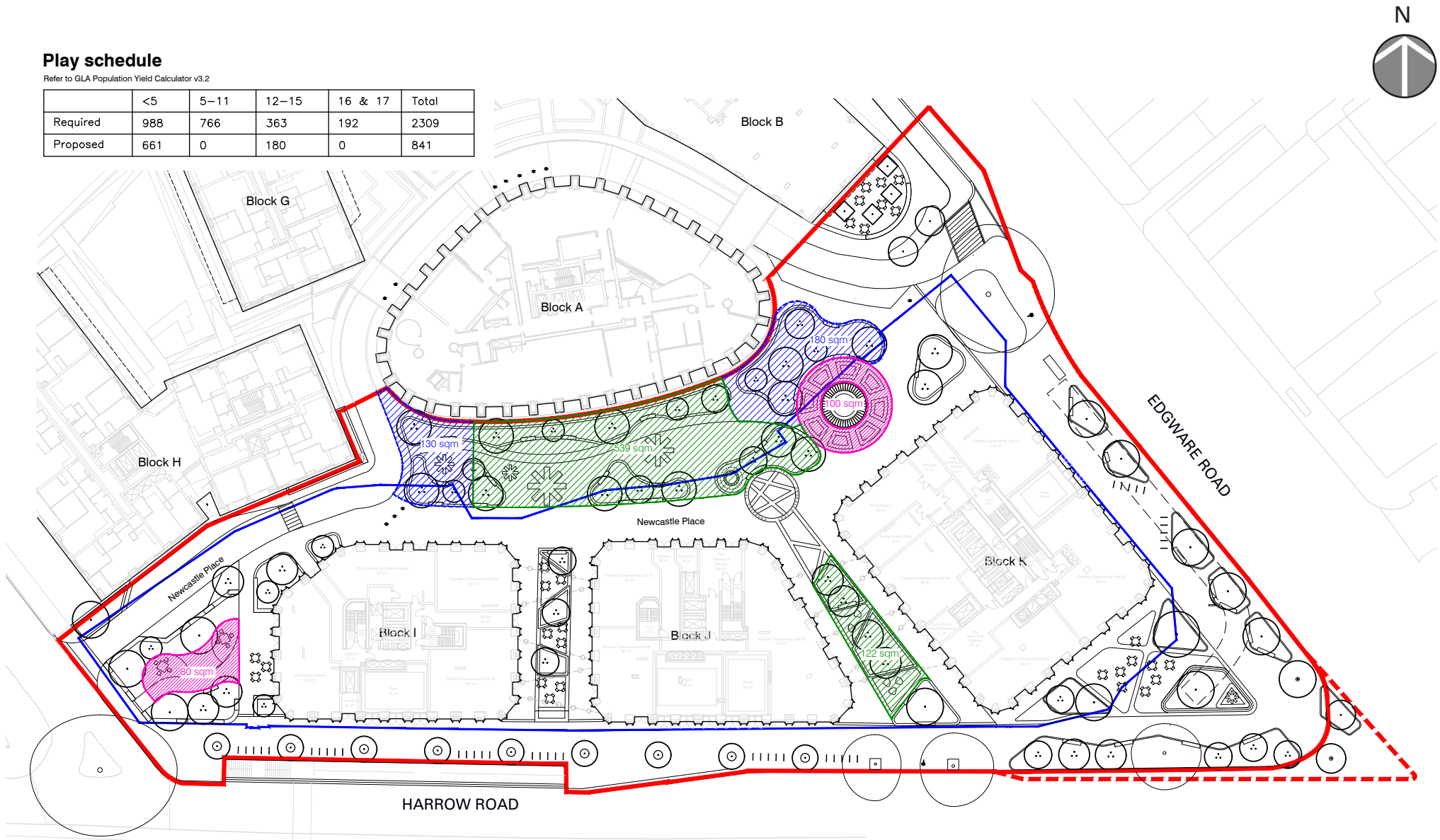
Spaces created within the landscape will be animated, safe, attractive and accessible. This will include playable landscape elements and facilities for a range of abilities and allow children to play independently or with their families. The proposals include;

- Animation of Newcastle Place and the associated public realm to create an exciting, flexible and richly planted open space encouraging children to explore, play and learn.
- Play elements located within the central amenity lawn areas suitable for children under 5 years.
- Incidental play within the Boulevard between Block J and K.
- Quiet garden with seating and planting.
- Piazza space with public art and busking dial allowing opportunities for interaction and informal sociability between all generations.
- Connection with the wider public realm, recreation facilities, open spaces, walking and cycling routes of Paddington.

As illustrated, 841m² of new play space are proposed.

As well as on-site play provision residents will benefit from the number and extent of green spaces within walking distance of the site. The large expanses of Hyde Park and Regents Park are both within walking distance of the site, whilst Paddington Green and the parks of Little Venice and Maida Vale are in the in the more immediate vicinity. Existing facilities within the local area, including Little Venice Sports Centre in nearby Compton Street, will also provide opportunities for sports and recreation. The proximity of good public transport link further extends these opportunities.

Where informal play space provision previously identified as part of the WEG development overlaps with the Paddington Green Police Station application boundary, this has been retained and is not included in the play space figures reported above.



Playable landscape

Legend

- Application boundary
- Ownership boundary
- <5
Area: 661 sqm
- 12-15
Area: 180 sqm
- WEG Play
Previously allocated WEG play space.
Area: 310 sqm provided. (Not counted as part of the PGPS provision)

7.16 Urban Greening & Biodiversity

The landscape proposals will transform the existing urban site into an accessible, inclusive landscape for use and enjoyment by the public and residents. As part of this transformation the landscape proposals will deliver a significant increase in urban greening and a net gain in biodiversity.

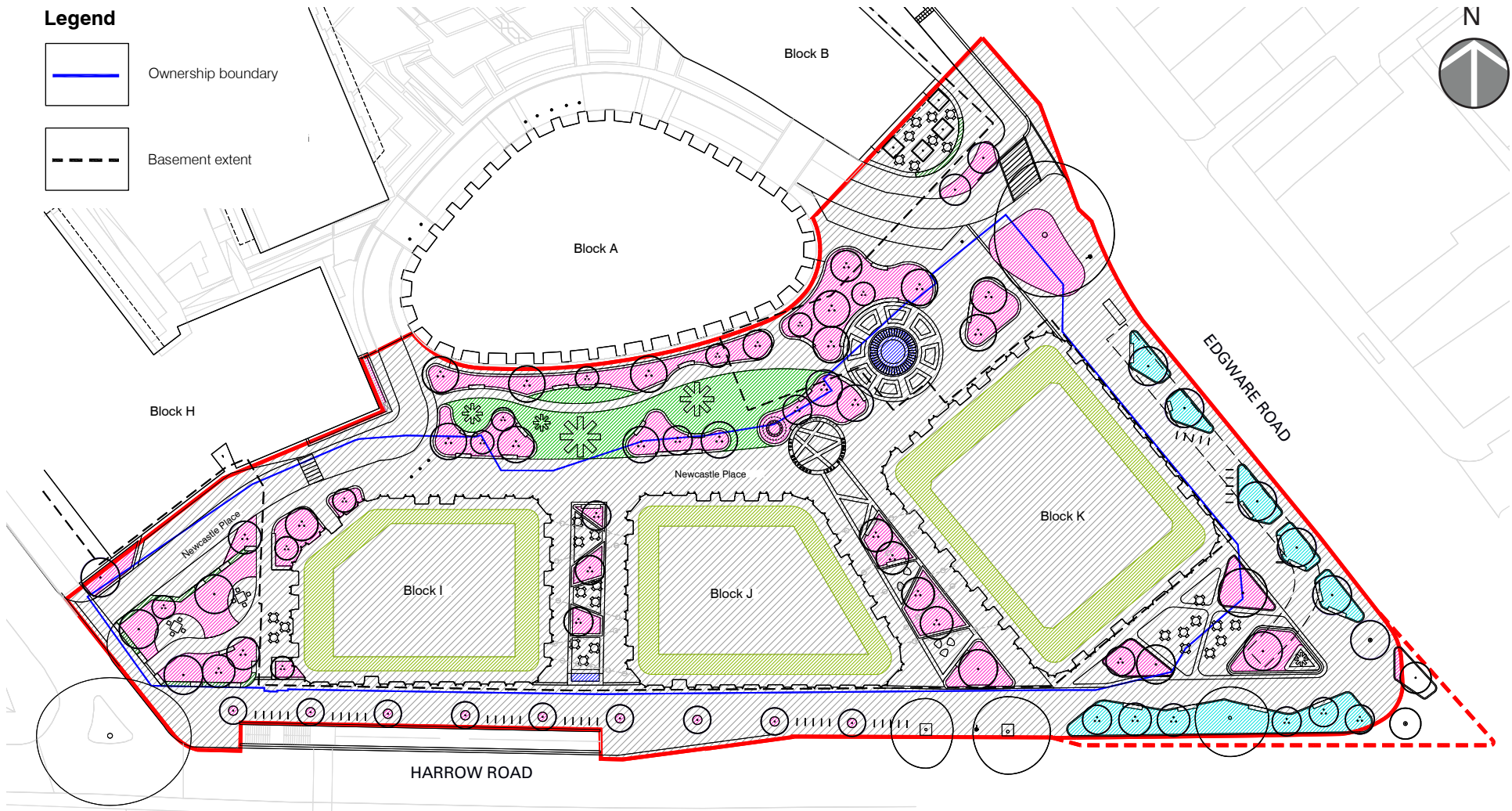
Proposals include for the planting of semi-mature trees, multi-stem trees, specimens, shrubs, ground cover, lawns and accent species and bulbs for seasonal interest.

The range of trees and understorey plants chosen will improve the biodiversity and habitats within the local landscape. The mix of native and non-native plant species reflects a desire to create a diverse landscape with a variety of plants providing colour, fruit and nectar as well as habitat for various birds and other wildlife.

At roof level biodiverse green roofs will be provided to each of the proposed buildings, providing additional biodiversity benefits and include the planting of native and wildlife friendly species.

The Urban Greening Factor UGF) is marginally lower than the Mayor’s recommended target score of 0.4, for a predominately residential development, however;

- The assessed Urban Green Factor for the proposal development provides a substantial net gain in greening, compared to the existing site which is largely devoid of any quantifiable greening.
- The proposed development seeks to introduce greening where possible, given the ‘local circumstances’ and constraints of delivering this highly urbane, dense, mixed use development.
- The proposals are for a mixed use development, with uses at ground level predominately commercial.
- The proposal provide a balance between ‘greening’ and the provisional of functional circulation and access, with space provided at ground level to facilitate active frontages and promote spill-out uses from the flexible commercial uses.
- The majority of the public realm within the site ownership is located above basement structure, limiting opportunities for permeable paving. Rain gardens have been incorporated where indicated providing additional benefits for biodiversity.



Making space for nature & beauty



Wildlife friendly planting



Rain gardens

Urban Greening Factor Schedule

	Surface Cover Type	Area (sqm)	Factor	Area x Factor
	Application Boundary	8285	-	-
	Semi-natural vegetation (e.g. woodland, flower rich grassland) created on site	0	1.0	0
	Intensive green roof or vegetation over structure. Substrate minimum settled depth of 150mm.	797	0.8	638
	Standard trees planted in natural soils or in connected tree pits with a minimum soil volume equivalent to at least two thirds of the projected canopy area of the mature tree	903	0.8	722
	Flower-rich perennial planting	895	0.7	627
	Rain gardens and other vegetated sustainable drainage elements.	222	0.7	155
	Hedges (line of mature shrubs one or two shrubs wide)	24	0.6	15
	Standard trees planted in natural soils or in connected tree pits with a minimum soil volume less than two thirds of the projected canopy area of the mature tree	1279	0.6	767
	Amenity grassland (species poor, regularly mown)	262	0.4	105
	Water features (chlorinated) or unplanted detention basins	32	0.2	6
	Sealed surfaces (e.g. concrete, asphalt, waterproofing, stone)	6052	0.0	0
	Total			3035
	UGF			0.37

7.17 Tree Planting Strategy

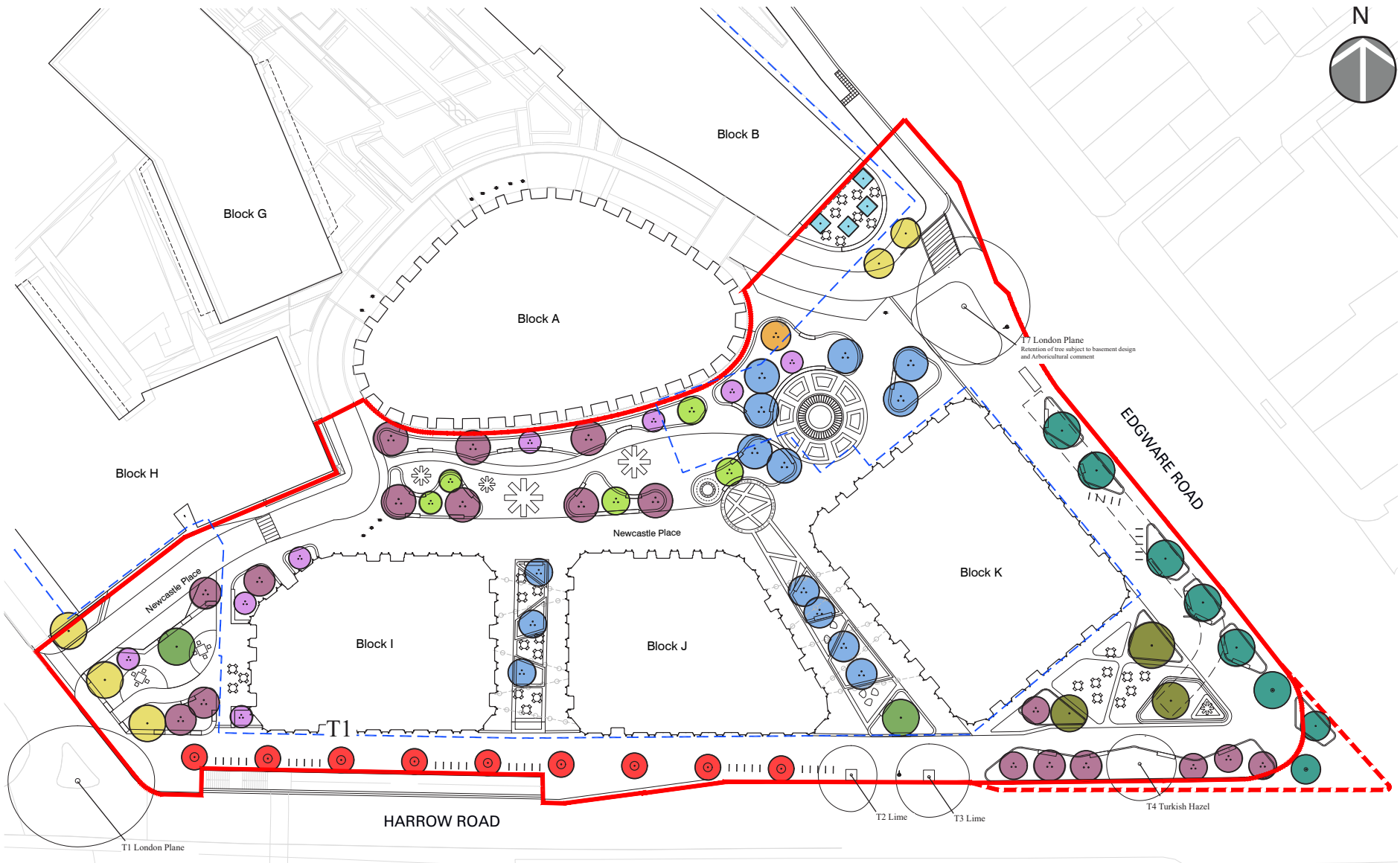
The tree planting proposals have sought to maximise tree planting opportunities across the development which is divided into the following character types;

- Newcastle Place
- Edgware Road
- Edgware Road & Harrow Road Junction Plaza
- Harrow Road

The species have been selected to be both specific and appropriate to the character types as identified above and pay due regard to;

- Wider West End Gate masterplan and context
- Aspirations of WCC Paddington Places Project (Draft)
- Ultimate height and spread of canopy
- Extent of overshadowing
- Flowering character
- Seasonal interest and colour
- Ecological value
- Biophilic value
- Tolerance of light and shade
- Provision of shelter

The trees specified will combine to create distinctive character areas that blend seamlessly one into the other to create a rich, varied, holistic pattern. Tree planting will additionally provide environmental improvements providing for shade and assisting in the reduction of pollution via carbon capture and sequestration.



Trees to improve streetscape

Ground Level

	Tree or multi-stem	Quantity	Form	Foliage
	Amelanchier lamarckii	1no.	Multi-Stem umbrella	Deciduous
	Amelanchier 'Robin Hill'	9no.	Standard	Deciduous
	Betula jacquemontii	18no.	Multi-stem	Deciduous
	Carpinus betulus 'Fastigiata'	5no.	Standard	Deciduous
	Euonymus alatus 'Compactus'	8no.	Multi-stem umbrella	Deciduous
	Malus 'Evereste'	14no.	Multi-stem umbrella	Deciduous
	Morus alba	4no.	Taple top	Deciduous
	Platanus x acerifolia	8no.	Standard	Deciduous
	Prunus avium 'Plena'	2no.	Standard	Deciduous
	Prunus serrula	5no.	Multi-stem	Deciduous
	Quercus palustris	3no.	Standard	Deciduous

Size when planted

Girth	Height	Crown (diameter)
-	2.5-3.0m	2.0m
20-25cm	1.5-2.0m	2.0m
-	5.0-5.5m	5m
30-35cm	5.0-7.0m	1.5m
-	1.2-1.5m	1.5m
-	3.0-3.5m	2.5m
25-30cm	2.5m	2.2m
30-35cm	6.0-7.0m	2.5m
25-30cm	5.0-6.0m	2.2m
-	3.5-4.0m	2
25-30cm	3.0-4.0m	3

Estimated size in 20yrs

Expected height	Expected crown (diameter)
5.0m	3.0m
8.0m	5.0m
15.0m	6.0-10m
15m	4.0m
2.0m	2.0m
6.0m	3.5m
3.0m	2.5m
16.0m	9-10m
12m	5.0m
7.0m	7.0m
20m	9-15m

Legend

- Application boundary
- Basement extent
- Existing tree & RPA retained

Illustrative Tree Palette



Amelanchier lamarckii
(multi-stem umbrella)



Amelanchier 'Robin Hill'



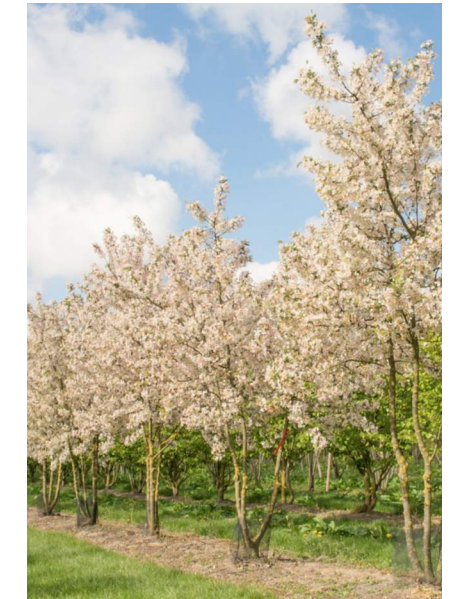
Betula jacquemontii



Carpinus betulus 'Fastigiata'



Euonymus alatus 'Compactus'



Malus 'Evereste'



Morus alba (table top)



Platanus x acerifolia



Prunus avium 'Plena'



Prunus serrula



Quercus palustris