

7.18 Planting Strategy

As with the tree strategy the proposed layers of shrubs, grasses and perennials plants have sought to maximise on soft landscape opportunities throughout the development site.

The detailed planting palette will be selected to stimulate the senses through the careful selection of plants that are specific to the different areas of the site. The selective use of single and multi-stemmed tree forms combined with groundcover and accent plants will ensure that there is good visual connectivity across the site whilst bringing visitors closer to nature thereby optimising the biophilic benefits of the landscape.

A typical selection of shrubs and perennial plants are illustrated here. Great care will be taken to create a considered balance of evergreen and deciduous plant types in order to ensure that the landscape is attractive and functional throughout the year, while avoiding an overtly formal and ornamental appearance. Wherever appropriate plants specified will be selected from the RHS ‘Plants for Pollinators’ schedule to promote biodiversity.



Mixed shrub & perennial planting

Legend	
	Application boundary
	Basement extent
	Linear park 378sqm
	Rain garden 221sqm
	Streetscape 532sqm

Landscape Character Area	Examples of shrub and perennial species
Linear park	Abelia 'Little Richard' Cistus 'Silver Pink' Convolvulus cneorum Erica carnea 'Springwood White' Geranium 'Dreamland' Hebe 'Mette' Lavandula 'Munstead' Pinus mugo 'Pumilio' Rosa 'Bonica' Vinca minor 'Atropurpurea'
Rain garden	Carex morrowii 'Ice Dance' Cornus alba 'Ivory Halo' Crocsmia 'Lucifer' Deschampsia cespitosa 'Bronzeschleier' Hydrangea paniculata 'Little Lime' Iris sibirica 'Tropic Night' Miscanthus sinensis 'Kleine Fontaine' Persicaria 'Darjeeling Red' Rudbeckia fulgida 'Goldsturm' Verbena bonariensis
Streetscape	Brunnera macrophylla 'Jack Frost' Cotoneaster radicans 'Eichholz' Euonymus 'Emerald Gaiety' Pachysandra terminalis Polystichum setiferum 'Herrenhausen' Liriope muscari Pittosporum tenuifolium 'Golf Ball' Skimmia 'Kew Green' Sarcococca confusa Waldsteinia ternata





7.19 Landscape Materials Strategy

To create a unified public realm the proposed materials and furniture for Paddington Green Police Station respond to the urban setting and is complementary to the established palette within the West End Gate, and adjacent streetscape context. Variations within the palettes will provide a local identity and highlight specific functions and locations. Materials have been selected to provide a unified aesthetic and with due regard to durability and ease of future maintenance.

Paving within the public highways has been selected in accordance with recommendations of the Westminster Way guidance document, providing hard wearing and robust pavements surrounding the site.

Edgware Road and Harrow Road will be paved generally with artificial stone paving (ASP), with some highlighted detailed paving to designate entries to retail units and residential cores.

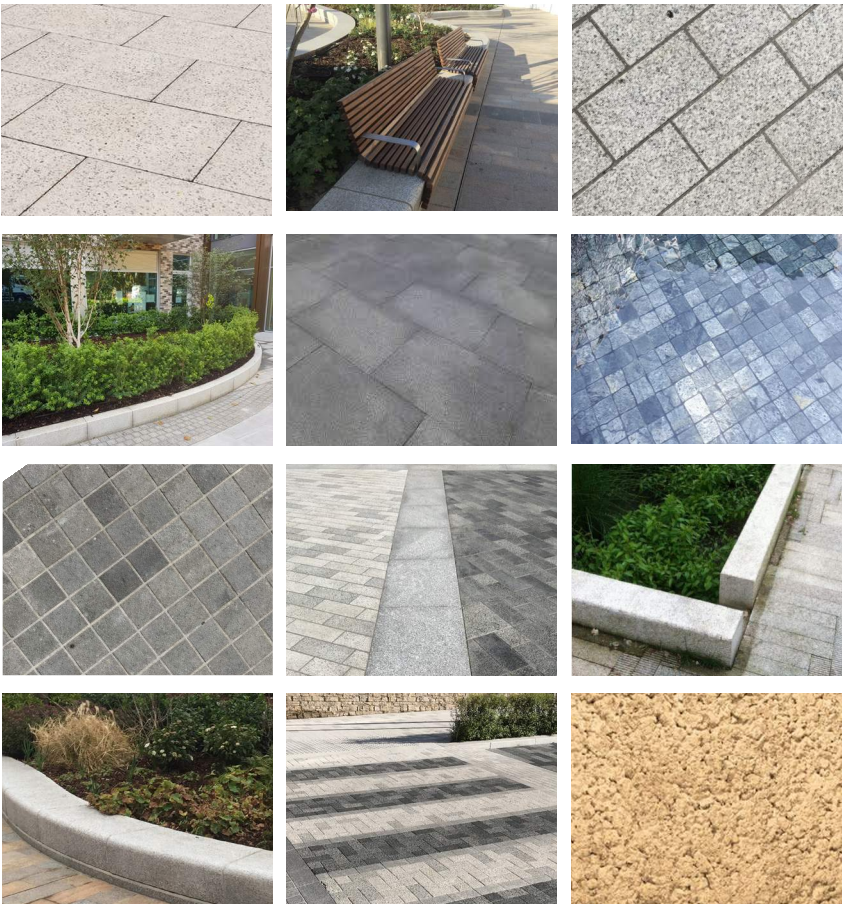
Newcastle Place and the new links into the site are paved in a natural aggregate flag paving with colour, sizes and laying patterns pattern selected to add interest, delineate uses and entry points and to harmonise with the adjacent streetscape materials.

Focal points and features areas within the site are highlighted with the use of contrasting light and dark mixes of natural aggregate block paving.

Surface water is captured through the roofs and landscape areas and collected in attenuation tanks. The landscape design will incorporate gully and slot drains integrated seamlessly into finishes.



Legend			
	Application boundary		Arbor resin bound aggregate porous surfacing (Colour: Buff)
	Granite setts (Colour: Kobra to match WEG Scheme)		Flag paving to adoptable WCC/TfL standards
	Granite rough sawn setts (Colour: Crystal Black to match WEG Scheme)		Natural aggregate flag paving
	Granite paving mix (Colour: Varies to match WEG Scheme)		Granite tiles
	Natural aggregate block paving (Colour: Light-grey mix)		Granite flag banding
	Natural aggregate block paving (Colour: Dark-grey mix)		Granite coping and cladding upstand wall (450mm high)
	Natural aggregate block paving (Colour: Light-grey & dark-grey mix to pedestrian crossings)		Natural stone kerb upstand (60mm high)
	Resin bound aggregate (Colour: Buff)		Natural stone kerb upstand with 'dog-tooth' arrangement to rain gardens (60mm high)





7.20 Landscape Street Furniture & Lighting Strategy

Street Furniture

The furniture palette for Paddington Green Police Station is deliberately simple and robust; selected to be attractive yet functional, considering the issues of accessibility, durability and future maintenance.

The public plaza located next to the Edgware Road junction will include an arrangement of feature seating benches within the urban glade trees. Benches will also include arm and back-rests and trees will be planted in discrete, flush tree surrounds.

Where required above basement structure planting will be facilitated by low raised planters and vent inlets and outlets will be integrated with landscape features to avoid adverse visual impacts.

Cycle parking will be provided in accordance with TfL London Cycling Design Standards and stands located in groups around the site to facilitate ease of use, convenience to high use functions and to assist in passive surveillance and security.

Legible London signage is proposed for the site.

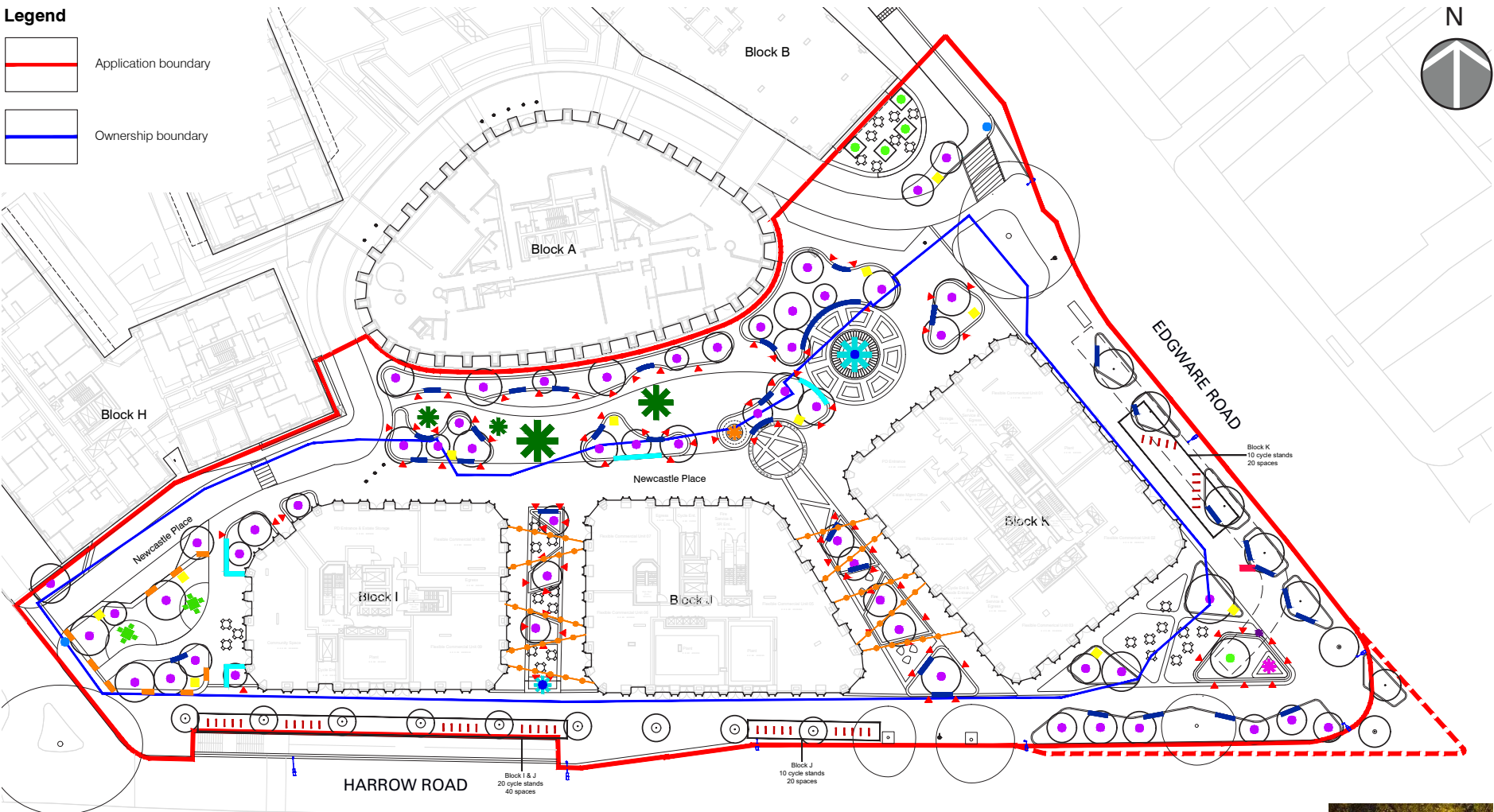
Lighting

The conceptual plan has been developed for the external areas of the site, providing lighting to support the functions of the different spaces within the scheme, highlight elements within the landscape and to ensure the safety and accessibility to all areas of the public and private realm, as well as complementing the external lighting on the buildings.

Newcastle Place will be lit with pole mounted area lighting illuminating access through the spaces and providing safety for all users. Uplights to trees in the landscape and within the water feature will also accentuate these features and will add to ambient light levels and mood in various locations around the site.

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

The existing lighting to the surrounding streets and footways will be maintained and upgraded where necessary to achieve the required lighting levels for access and safety around the perimeter of the site.



Furniture palette

- Integrated timber seating
- Integrated timber seating (incorporating basement ventilation)
- Public art location
- Water feature / sculpture To specialist design
- Nature-inspired play elements
- Sculptural vent feature
- Drinking Fountain
- Timber picnic set (fixed)
- Existing PGPS facade artwork incorporated into boundary treatment
- Cycle stands Material: Stainless steel Quantity: 40no. (incl. 10no. existing provision re-provided)

- Legible London signage Standard Finger Post
- Legible London signage Monolith

Lighting palette

- Existing street light To be retained where possible
- Pole mounted light Spacing to specialist design
- Recessed wall light Profile: Rectangular
- Recessed tree uplight
- Water feature lighting To specialist design
- Mounted tree uplight
- Catenary lighting



Pole mounted lighting



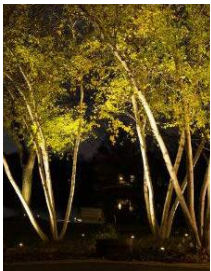
Recessed uplighter



Recessed wall light



Catenary lighting



LED uplighters to trees



Water feature (illustrative)



Drinking fountain



Stainless steel cycle stands



Vent sculpture



Integrated timber seating

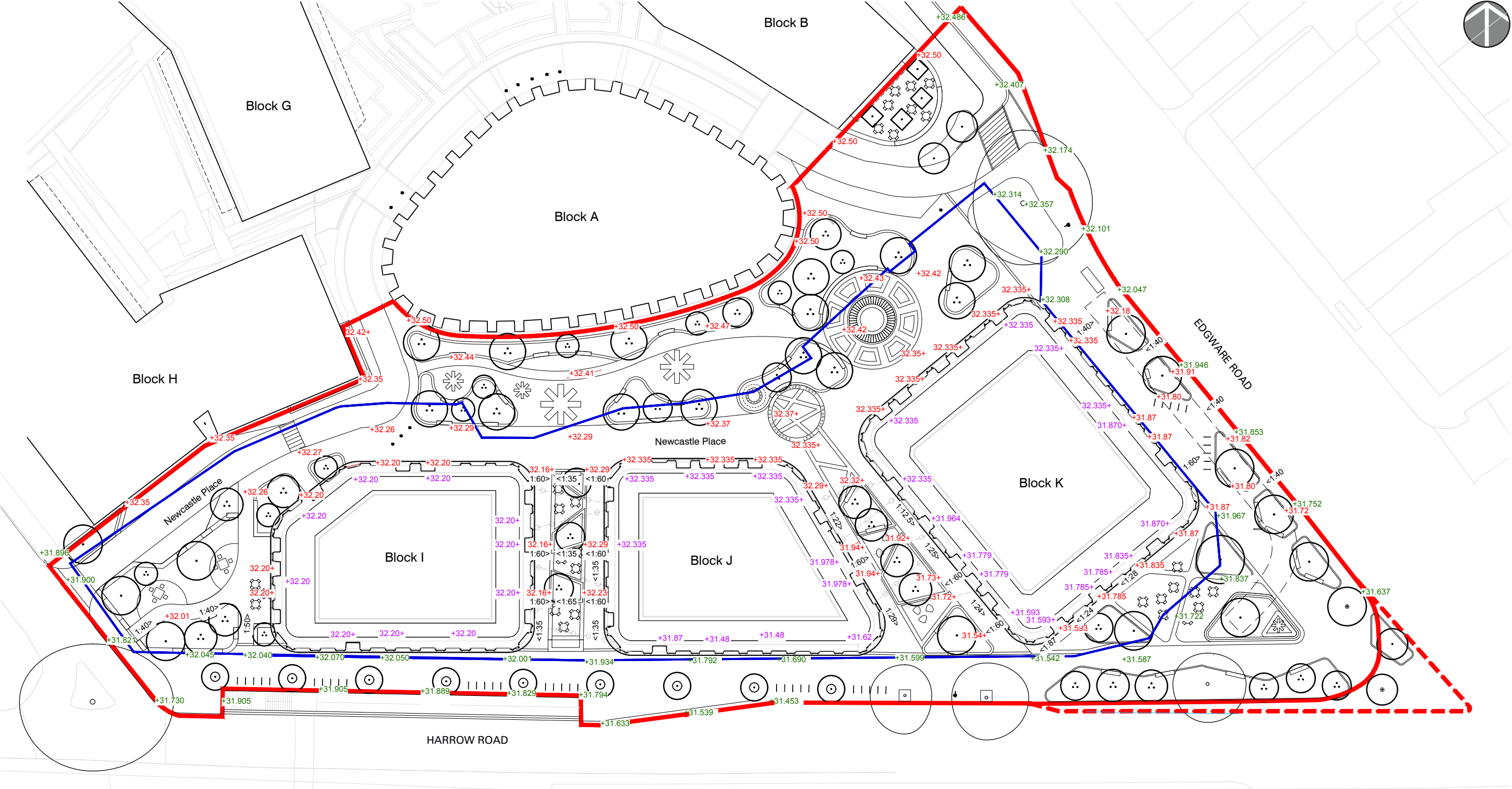


Legible London Signage

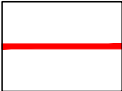
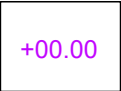

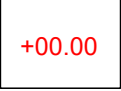



Vent integrated with seating





**Legend**

	Application boundary		Building levels
	Ownership boundary		Landscape levels
			Existing levels





# Design Summary

8



## 8.0 Design Summary

The proposed design is a high quality contemporary architectural scheme for a central urban site. The design concepts recognise the distinct character of the surrounding area, which is sensitively addressed in the proposed townscape and architectural design. The new buildings will replace the vacated Paddington Green Police Station with highly efficient and sustainable residential accommodation designed to meet the demands of modern requirements.

Working closely with the GLA extensive and detailed design development has been carried out and the proposals have been revised to further enhance the quality of living for residents by removing all single aspect, north facing apartments and increasing the number of dual aspect homes.

Building heights and massing have been revised to improve daylight/sunlight to the existing West End Gate development whilst reinforcing the slender and elegant nature of each building by increasing the height of the key gateway tower to mark the key entrance point into the centre of London. Increased gaps between buildings provides increased public realm with landscape design proposals that deliver site specific character areas to each of the public realm spaces.

The design has evolved to reinforce the concept of a cluster of tall buildings that read as part of the wider height, bulk and mass that forms the built environment to the south of the site at Paddington Basin. Careful consideration has been given to the height and form of the tall buildings to sculpt a series of steps up in building height to transition from Paddington Green up to the maximum height of the consented 1 Merchant Square development. Building massing and heights has been tested in views from distance to inform the final design proposals and deliver clear and distinct building forms.

The increased gaps between buildings coupled with the elevation treatment has been designed to optimise natural light within the space, whilst responding to the streetscape character, rhythm and its materiality. As a series of buildings the proposals will make a refined and elegant contribution to the building stock of the area.



Fig. 8.1 View from Paddington Green looking east at Flatiron building



The proposed design seeks to deliver significantly improved accessibility through the site via detailed consideration of inclusive design from the conception of the project and the consideration of the needs of all users. All aspects of the building are designed to ensure an inclusive and enjoyable environment for everybody, throughout the lifespan of the building in accordance with the relevant local and national planning guidance.

Overall, the proposed scheme meets the policy requirements of Westminster in terms of land use and active frontages, has been developed and tested extensively with the GLA and WCC to deliver significant scheme improvements whilst delivering a development which has embraced design, careful attention to detail, workmanship and materiality. It will make a positive contribution to the surrounding Paddington area, delivering new private and affordable homes whilst also raising the quality of the area as a whole to create a mixed and sustainable residential community accompanied by a range of complementary uses.



Fig. 8.3 Aerial view looking south-west to completed West End Gate Masterplan



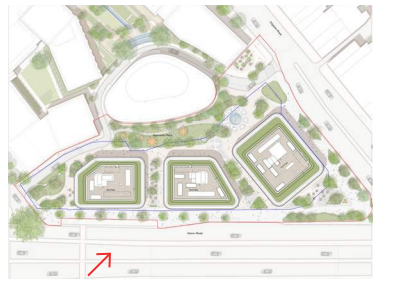


Fig. 8.2 View from Westway looking north at central mansion block (Block J)