

2.4 Historical Development of the Site

2.4.1 Paddington Green

Paddington Green contains part of the ancient Paddington and Lilestone villages and is the oldest part of the wider Paddington area.

Originally surrounded by green, open space, the growth of the city encroached on the area and Paddington Green became an integral part of the area, with the added benefits of the new waterways introduced in the early 19th Century.

Paddington Green was once lined by large Georgian houses illustrating the desirability of its location. Today only two of these grand houses remains to the eastern edge of the site.

St Marys on Paddington Green Church is part of the parish of Little Venice and was built in 1791, the third church to stand on this site.

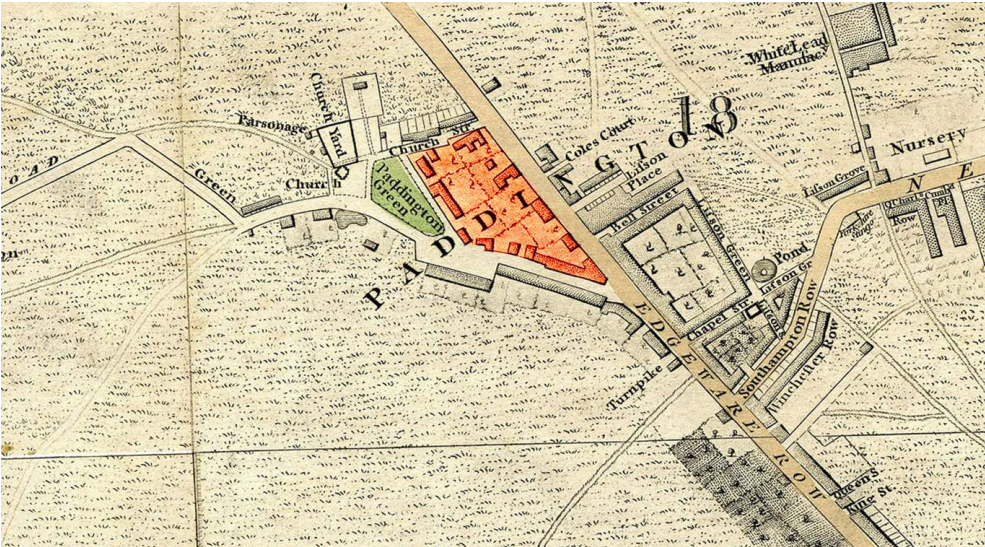
Prior to the creation of the Police Station, the site was home to The Metropolitan Theatre. Originally conceived in 1836 as a Concert Hall attached to the White Lion Public House, it was rebuilt in 1862 and was ultimately reopened again in 1864 as The Metropolitan Music Hall. In 1896 the music hall was radically reconstructed and reopened in 1897. Finally, the theatre was demolished in 1963 shortly after bringing the curtain down on its final show and made way for the widening of the Edgware Road and ultimately the erectino of Paddington Green Police Station.

2.5 Archaeology

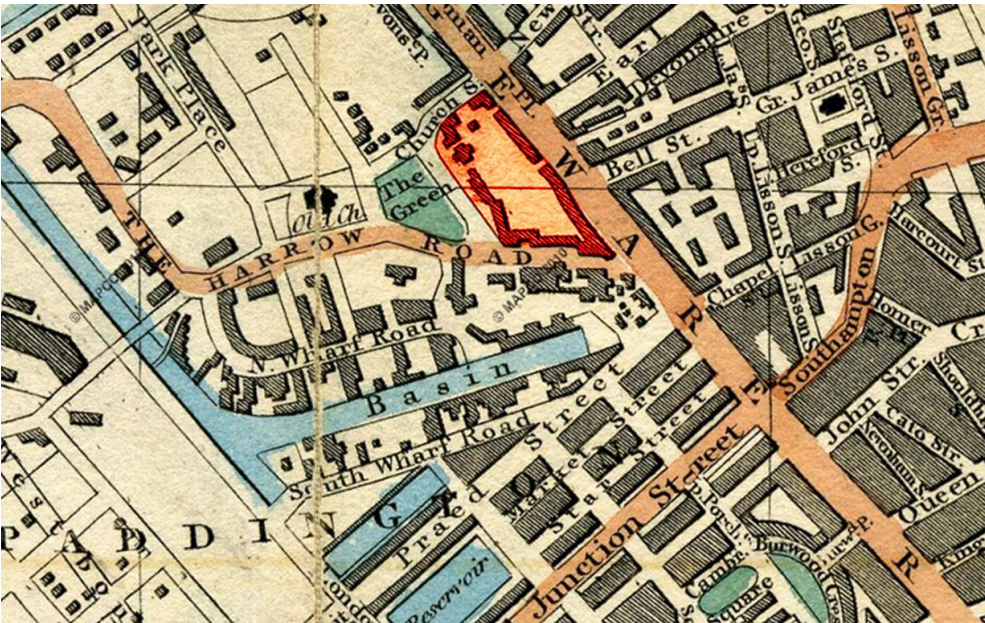
A desktop archaeological assessment has been undertaken and forms part of the Environmental Impact Assessment and the submission of the report follows scoping discussions with Westminster City Council. The Proposed Development comprises the demolition of existing buildings on-site, removal of hardstanding, construction of extensive basements across the majority of the Site and erection of multiple blocks.

The Basement levels of the proposed development are designed to sit within the existing PGPS basement and as such the archaeological impact has been deemed to be minor given the depth of the existing building.

The illustrations adjacent show extracts of the historical interest area and various historical images of the area.



Paddington Green Map 1795



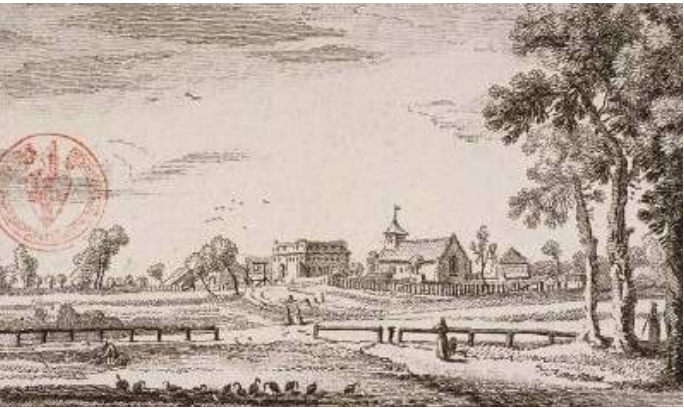
Paddington Green Map 1844



Paddington Green Map 1868



Paddington Green 1750



Paddington Green Church



Paddington Green 1784



Paddington Green 1820

Fig. 2.6 Historical Maps and Illustrations of Paddington Green



## 2.6 Heritage Context

### 2.6.1 Conservation Areas

The majority of the site sits outside the Paddington Green Conservation Area with only a small portion of Newcastle Place within the Conservation Area. Other Conservation Areas are some distance away, with the closest being Bayswater which runs to the south of Paddington, and Maida Vale which is located some distance to the north west of the site.

### 2.6.2 Listed Buildings

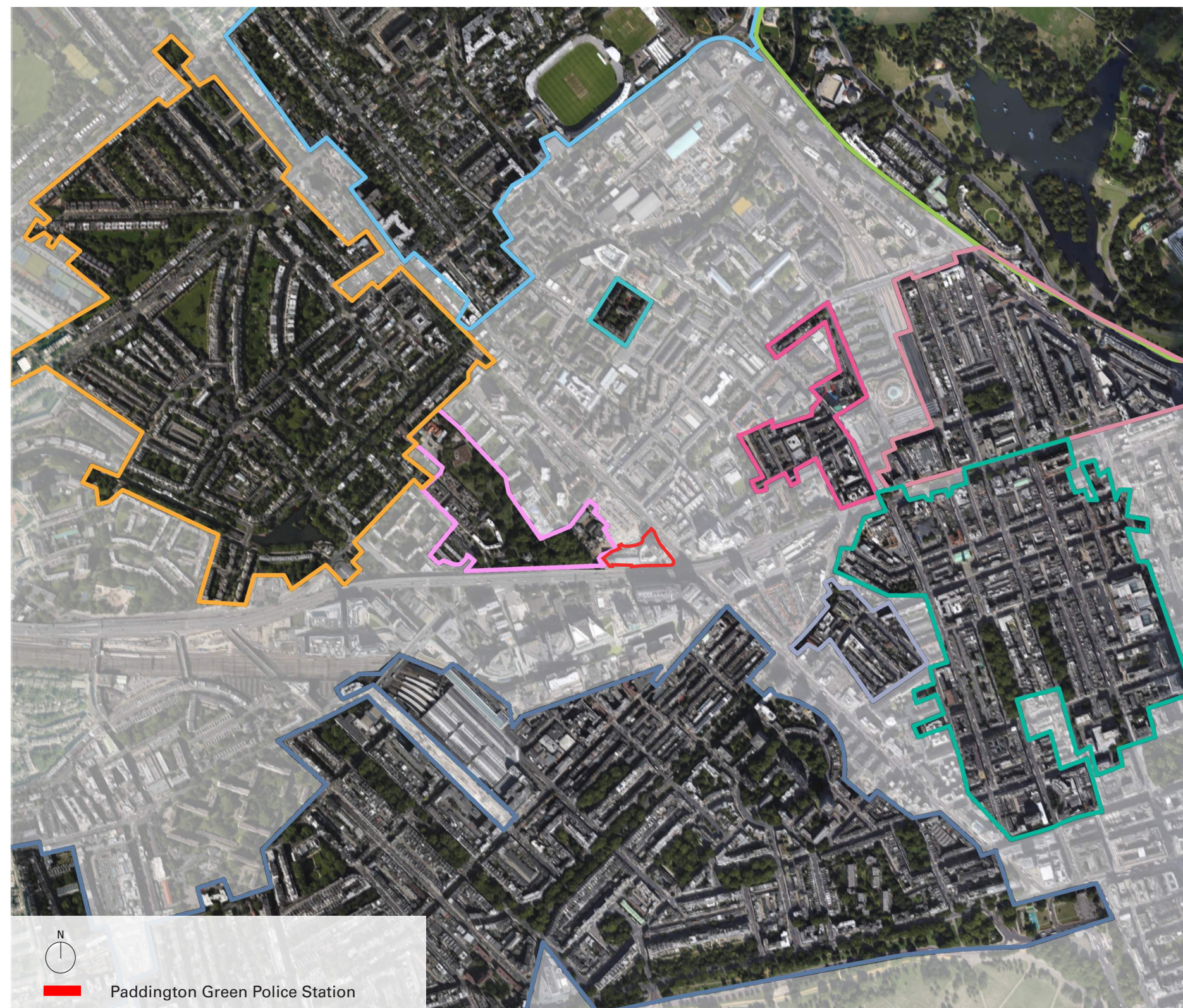
There are no listed buildings on the immediate site. There are however a number of listed buildings and monuments nearby, including:

- Church of St Mary, Church Yard Walk, Paddington, Greater London (Grade: II\*)
- 17 and 18 Paddington Green, Paddington, Greater London (Grade: II)
- Children's Hospital, Paddington Green, Paddington, Greater London (Grade: II)

Other listed items include; a pair of K6Telephone Kiosks (Grade: II), Statue of Mrs Siddons (Grade: II), Monument to Chandless Family (Grade: II), Monument to Wood Family (Grade: II) and Monument to Thrupp Family (Grade: II).

In the local vicinity

- 6 St Mary's Terrace, Paddington, Greater London (Grade: II)
- Numbers 29 to 35 (odd) and Front Garden Wall 29-35 Randolph Avenue, Paddington, Greater London (Grade: II)












	Paddington Green Conservation Area		Fisherton Street Estate Conservation Area		Maida Vale Conservation Area		Regents Park Conservation Area		Molyneux Street Conservation Area
	Bayswater Conservation Area		Lisson Grove Conservation Area		St John's Wood Conservation Area		Dorset Square Conservation Area		

Fig. 2.7 Conservation Area Plan



2.7 Surrounding Context

2.7.1 Maida Vale

Predominately characterised by its residential mansion blocks. It is noted for its wide tree-lined avenues, large communal gardens and red-brick mansion blocks from the late Victorian and Edwardian eras. The first mansion blocks were completed in 1897, with the arrival of the identically-designed Lauderdale Mansions South, Lauderdale Mansions West and Lauderdale Mansions East in Lauderdale Road.

2.7.2 Little Venice

Famous for its idyllic canals and numerous moored boats. Much of the area's property consists largely of cream coloured townhouses. The canals comprise two waterways, the Grand Union Canal and the Regent's Canal. The large picturesque pool that forms the central part of Little Venice is where these two waterways meet.

2.7.3 Church Street / Chapel Market

A vibrant daily street market adjacent to the site. The market sells fruit, vegetables and fish, household goods and clothes. The eastern end of Church Street has a very different character, comprising a renowned cluster of antique dealers.

2.7.4 Paddington Green

An open green space and conservation area adjacent to the Westway. It is the oldest part of Paddington and became a separate conservation area in 1988, having previously formed part of Maida Vale conservation area. At one time, the Green was surrounded by large Georgian houses, but now only two remain on the east side of the Green.

2.7.5 Paddington Basin

The centre of a major redevelopment as part of the wider Paddington Opportunity Area and is surrounded by modern buildings. The basin is now home to a number of companies, such as Marks & Spencer.

2.7.6 St Johns Wood

A very affluent neighbourhood which is predominantly residential, but also includes Lords Cricket Ground. Forbes Magazine rank it as the 5th most expensive London postcode.

2.7.7 Regents Park and Hyde Park

Located to the East and South. These green spaces are managed by the UK Government who are responsible for all eight of the Royal Parks in London.



Fig. 2.8 Character Area Plan



Fig. 2.9 Character Area Images



## 2.8 Surrounding Buildings

The neighbouring sites are of mixed architectural quality and height. Little of architectural quality sits directly adjacent to the site with the exception of the West End Gate development that captures the new Westmark tower and the red brick mansion buildings on Edgware Road and Church Street. In addition, the 14-17 Paddington Green phase of the development is currently under construction. It is in this immediate context that the proposal seeks to integrate with.

To the North is Hall Tower and Braithwaite Tower which stand at +21 storeys tall. These are concrete high rise residential buildings that form part of the council housing framework. Further to the North the quality of residential buildings improves with mansion blocks and villas. They are traditional construction either stucco render or brick and stone.

To the South is the Paddington Basin development. The basin includes the Merchant Square development which is a significantly taller scheme. Generally the Basin includes commercial offices, homes, shops and leisure facilities. 1 Merchant Square is a consented and implemented residential tower of 42 storeys designed by Robin Partington Architects and will be the tallest building in the City of Westminster.

To the East is Edgware Road with ground floor retail units converted from Edwardian Buildings. The upper levels of the buildings are a combination of residential, retail and offices. There has been recent improvement to the Edgware Road built environment with the completion of the West End Gate mansion blocks on Edgware Road, helping to regenerate this section of the road and introduce vital improvement to the existing public realm. However, the road remains busy and dirty with little green space.

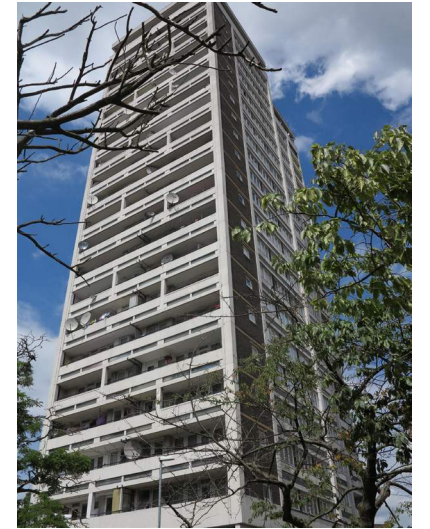
To the West is Paddington Green, City of Westminster College and St Marys Church. The church is Georgian and completed in 1791. Designed by John Plaw, and with a floorplan in the shape of a Greek Cross, it is built in yellow brick and dressed with white stone. The residential areas adjacent are Regency terraces and villas. They are constructed of traditional stucco facades.



View of Church Street Junction



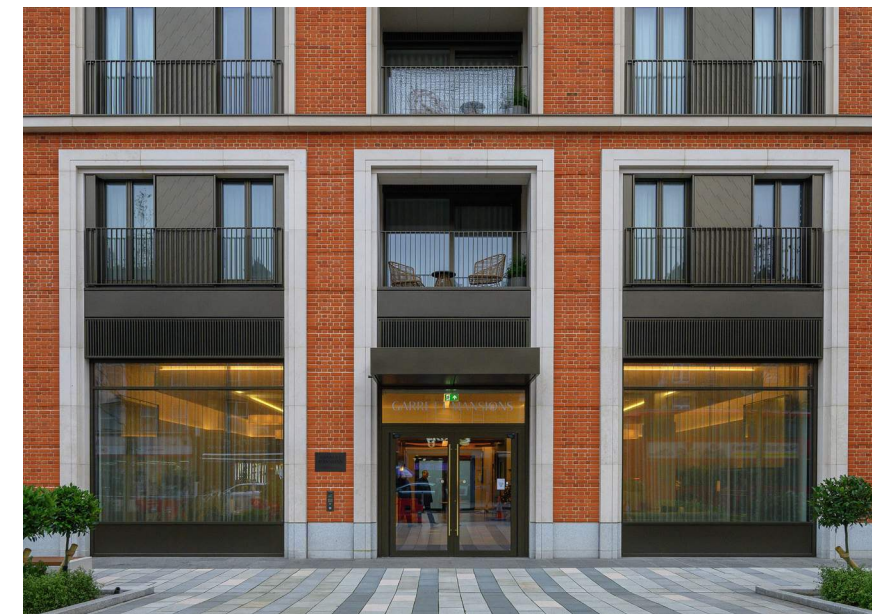
View of Police Station Site and Edgware Road Junction



View of Hall & Braithwaite Towers



View of Paddington Basin



View of West End Gate Mansion Block



View of Westminster College



View of St Mary's Church

Fig. 2.10 Surrounding Building Photographs



## 2.9 Surrounding Land Uses

The site had been in use since 1971 as Paddington Green Police Station until it was vacated in 2018. For a site of such strategic importance it represents a prime opportunity to redevelop and has been identified as such by Westminster City Council for strategic housing delivery. The adjacent diagram shows the various land use mixes that surround the site, including educational, residential and commercial uses. The photographs also illustrate the adjacent streets and buildings.

The east side of Edgware Road is characterised by a parade of low quality retail units with Edwardian buildings behind. Westminster City Council's Church Street Masterplan area sits to the east of Edgware Road, along with the well used local street market on Church Street itself, which has an antiques focus at its eastern end.

To the north of the site is Phase 1 and 2 of the West End Gate development currently under construction. Phase 1, including the Westmark tower and the brick mansion blocks on Edgware Road and Church Street have been completed on site. Phase 2, incorporating the 14-17 Paddington Green buildings is currently under construction on site.

The St Marys Churchyard is a stretch of parkland that connects to Little Venice and provides a welcome amenity to the area.

To the south of the site is the Hilton London Metropole hotel on the Westway which is approximately 16 storeys tall, and the 42 storey consented Merchant Square proposals which sit within the Paddington Opportunity Area.



Fig. 2.11 Land Use Plan





View 1 - Corner of Edgware and Harrow Road



View 2 - View looking east along Harrow Road



View 3 - View looking north-east along Newcastle Place

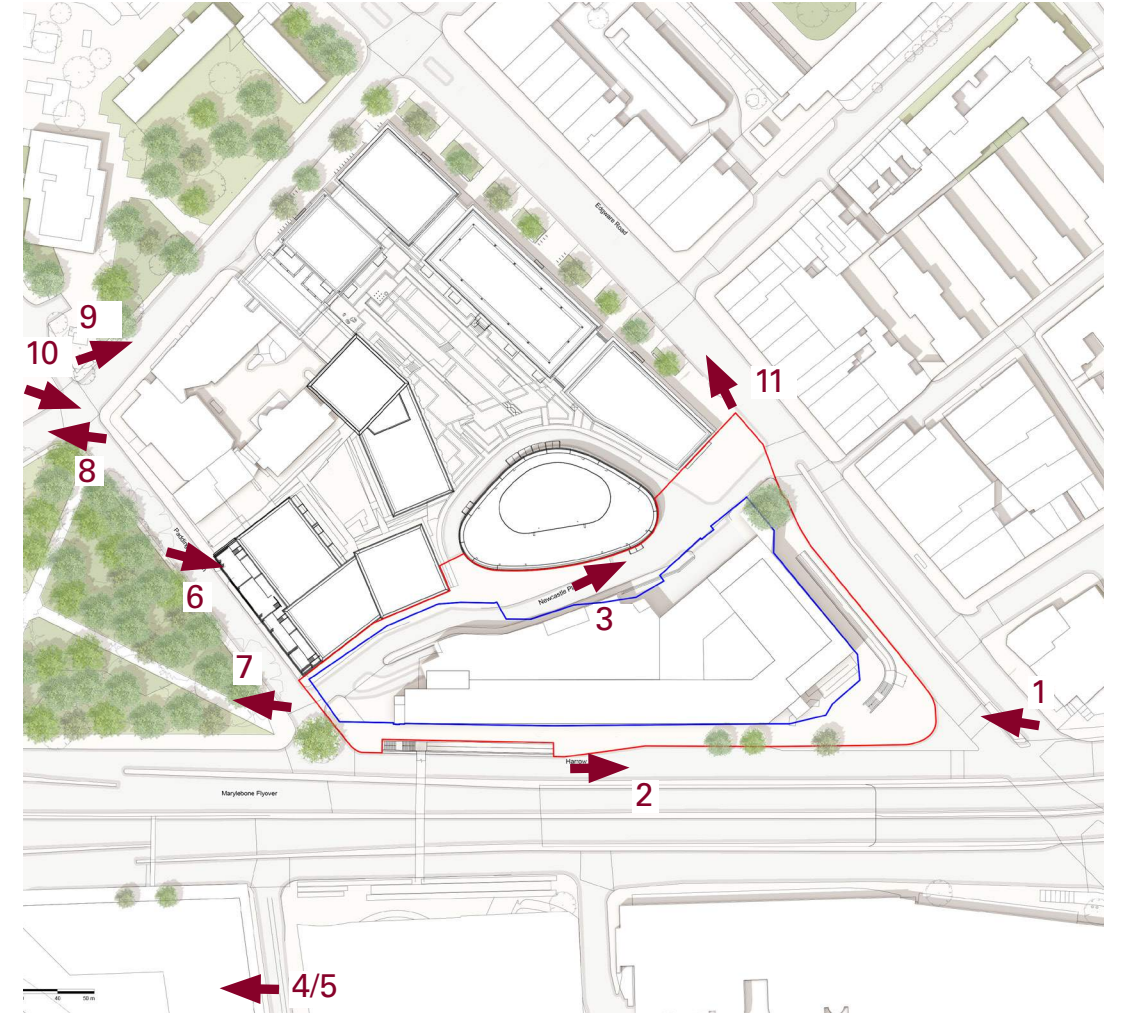


Fig. 2.12 Surrounding Context Key Plan



View 4 - Paddington Basin



View 5 - Paddington Basin



View 6 - View looking east towards site



View 7 - Paddington Green



View 8 - City of Westminster College



View 9 - Church Street



View 10 - Former Paddington Green Childrens Hospital



View 11 - Edgware Road



## 2.10 Surrounding Scale

The existing Paddington Green Police Station is 17 storeys in height on the corner of Edgware Road and Harrow Road.

The buildings within the West End Gate masterplan range in height from 4 -30 storeys. The Westmark sits centrally within the site and is currently the tallest building on the site at 30 storeys, with lower mansion blocks located on the Edgware Road and Church Street. Additional residential buildings forming the 14-17 Paddington Green phase of the development are located onto western edge of the site overlooking Paddington Green.

The existing and emerging context of the surrounding area, as illustrated in Fig 2.13 and 2.14, demonstrates the scale and mass of buildings that now define the architectural language and building massing within the immediate vicinity of the site. The Paddington Basin to the south introduces a more international style of architecture that is of high density and steps up in height, culminating in the tallest element, Merchant Square which is consented at 42 storeys in height. The existing Hilton London Metropole Hotel on the south west corner of Harrow and Edgware Road represents considerable bulk and mass at 16 storeys in height, whilst the Paddington Exchange building to the immediate east of the site on Bell Street is 13 storeys and 258 Edgware Road to the south east rises to 17 storeys in height. This cluster of buildings further reinforces the existing height and mass that is present at this critical intersection of Edgware Road and the Westway.

The notable step up in height and increased density and massing in the vicinity of the site offers an opportunity to mark a key gateway into the centre of London and deliver a cluster of refined and elegant tall buildings to this strategic site.

Buildings are smaller in scale to Little Venice in the west and Maida Vale to the north, reflecting the more traditional and lower scale residential buildings that define the character of these conservation areas.

- Planning Consented
- Under Construction
- Recently Completed

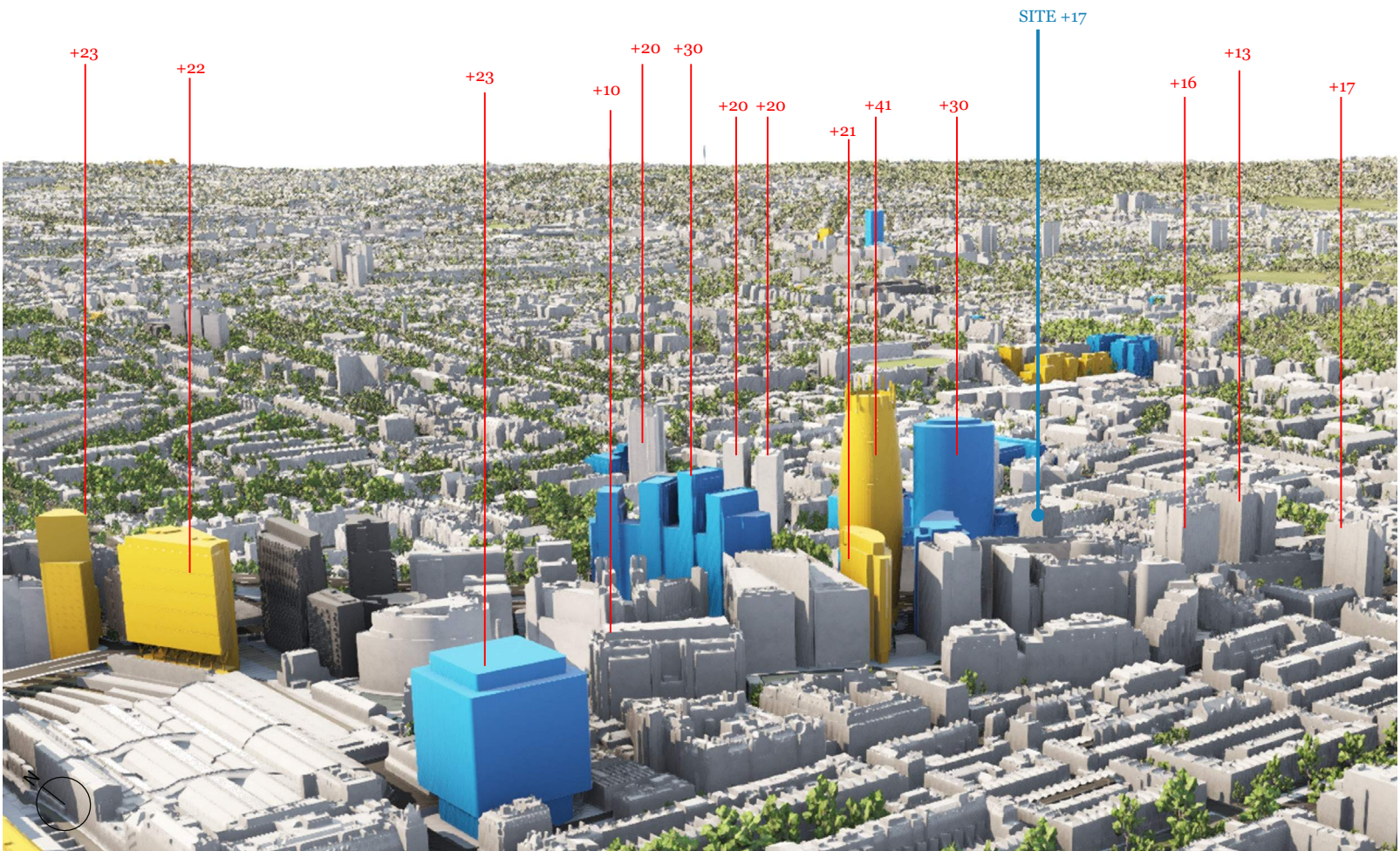


Fig. 2.13 Existing and Emerging Context - View looking North



Fig. 2.14 Existing and Emerging Context - View looking East