

### 6.4.3 Public Realm

The public realm and landscaping strategy sets out the approach to providing valuable, high quality public and private amenity space, which is central to the proposed development. The space is laid out with a linear landscape garden running east-west across Newcastle Place, green lanes providing new pedestrian routes into the site and a considered mix of soft and hard surfaces.

The revised proposal seeks to stop up Newcastle Place, diverting all vehicular movement around the north of Westmark. This in turn transforms Newcastle Place into a truly green, pedestrianised space that offer the opportunity for considerable play space and soft landscape areas. As the scheme is a car free development with 3% disabled parking, it is not anticipated that there will be excessive residential car movement within this space.

The public realm areas that border the site are to be softened with new trees and planting that form a green halo around the site and culminates in The Met Plaza on the corner of Edgware Road directly opposite the underground station.

The main entrance to the site is from Newcastle Place, directly off Edgware Road. This entrance is designed for vehicle and pedestrian access, however 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 prioritise pedestrian movement. The intent is to ultimately stop up Newcastle Place in order to bring the maintenance of this area within the scope of the wider estate.

Edgware Road provides an excellent opportunity for high quality landscaping as well as a significant public art installation. The proposals have been developed in line with the changes on Edgware Road driven by the TfL road widening scheme. It is intended that the southern most section of Edgware Road would continue the positive changes made as part of the Phase 1 of the West End Gate development. This would involve the planting of new trees and the opportunity for retail and cafes to bring ground floor activation to this street frontage.

The detailed and considered landscaping strategy that form part of this submission form an integral part of the vision for the site in creating attractive spaces surrounding the site and within the development.



Fig. 6.26 Visualisation of WEG ground floor activation



Fig. 6.27 Public realm and ground floor activation - look and feel



**6.5 Entrance, Access and Levels**

The diagram adjacent shows the site entrances, building entrances and building connections. Access to and from the development is as follows:

**6.5.1 Edgware Road**

This street contains entrances to the site and retail units at the base of the gateway tower. The pedestrian entrance to the site is through the bosque via the corner of Newcastle Place. This leads through to the various residential entrances to each block and the dedicated landscape space. The main entrance to the tower block is located to the north west corner of the tower podium with a generous reception space and back of house facility.

Further into Newcastle Place, Block I and J each have dedicated residential entrances and secondary access points leading to the cycle facilities at basement.

**6.5.2 Paddington Green**

A pedestrian entrance to Newcastle Place is located on the corner of the site, directly adjacent to the existing Paddington Green. This is further defined by the creation of an urban garden for residents. The entrance will also provide an egress route in emergencies and will not be used in normal conditions for vehicle access or egress.

**6.5.3 Harrow Road**

Driven by a desire to introduce more permeability into the urban block, new landscaped green avenues have been formed between the buildings. These offer new pedestrian route into the site from Harrow Road with street frontage activation achieved through the placement of flexible commercial units.

**6.5.4 Site Levels**

The site is designed to accommodate wheelchairs. It is a relatively flat urban site and where changes of level occur. Ramps and part M compliant steps are designed to accommodate the change in levels. Refer to the Access Statement in section 8.0 for further detail.

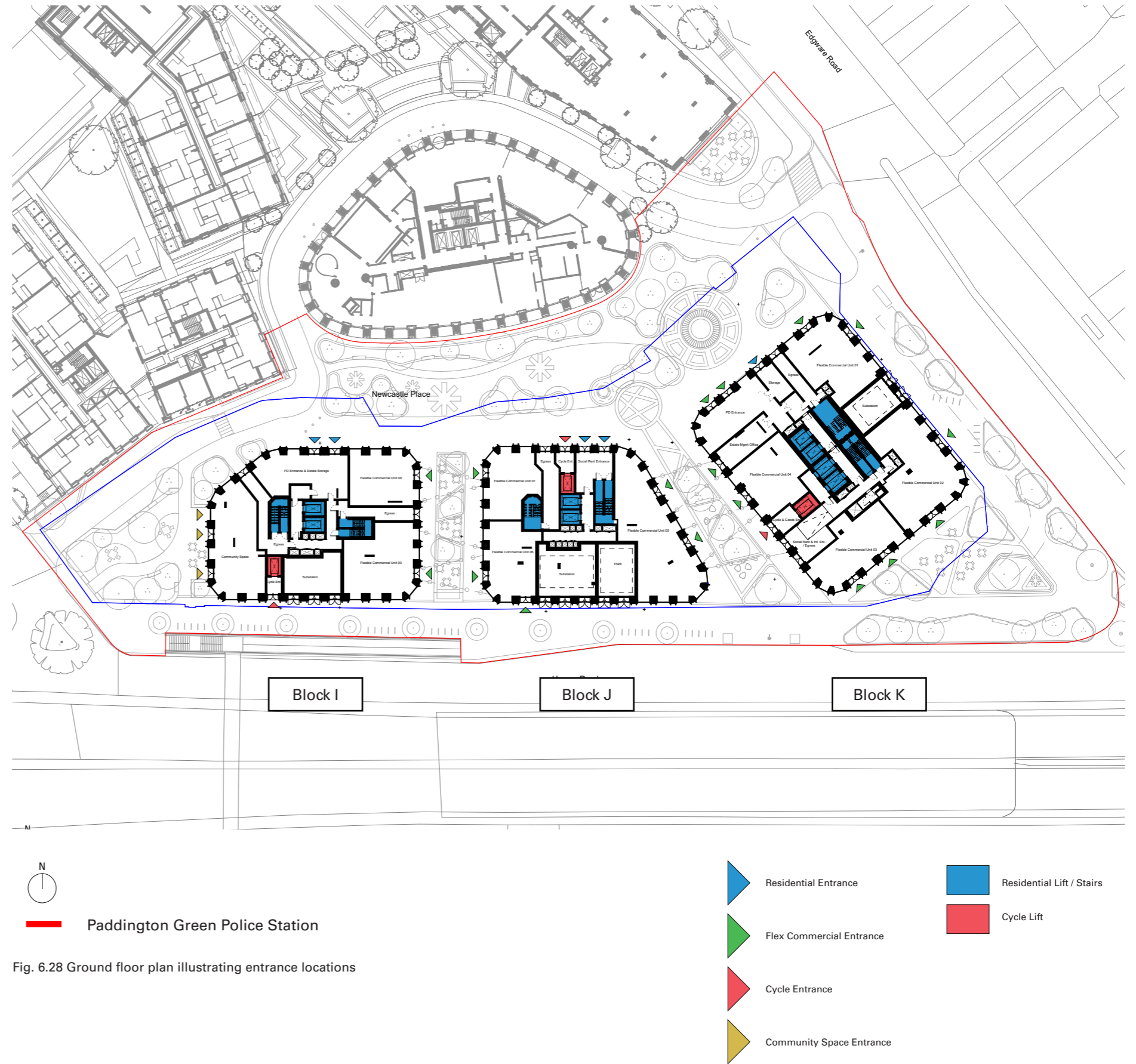


Fig. 6.28 Ground floor plan illustrating entrance locations

## 6.6 Tenure Mix

The proposals have been developed to deliver a mix of tenures dispersed across the three buildings. The gateway tower on the corner of Edgware Road houses Private Development, Intermediate and London Affordable Rent homes.

Block J houses further London Affordable Rent accommodation whilst Block I on the corner of Paddington Green is dedicated entirely to Private Development. By accommodating as much affordable housing provision as possible in Block J helps to reduce the service charge and therefore helps to keep rents low.

This approach, combined with the high quality facade articulation to all buildings ensures a tenure blind approach to the Paddington Green Police Station proposals.

## 6.7 Accommodation Schedule

The development provides a range of apartment typologies at a split of 61% private development and 39% Affordable Housing.

The table in Fig. 6.30 provides a breakdown of the accommodation schedule which has been developed with the GLA and as set out in detail in the Planning Statement.

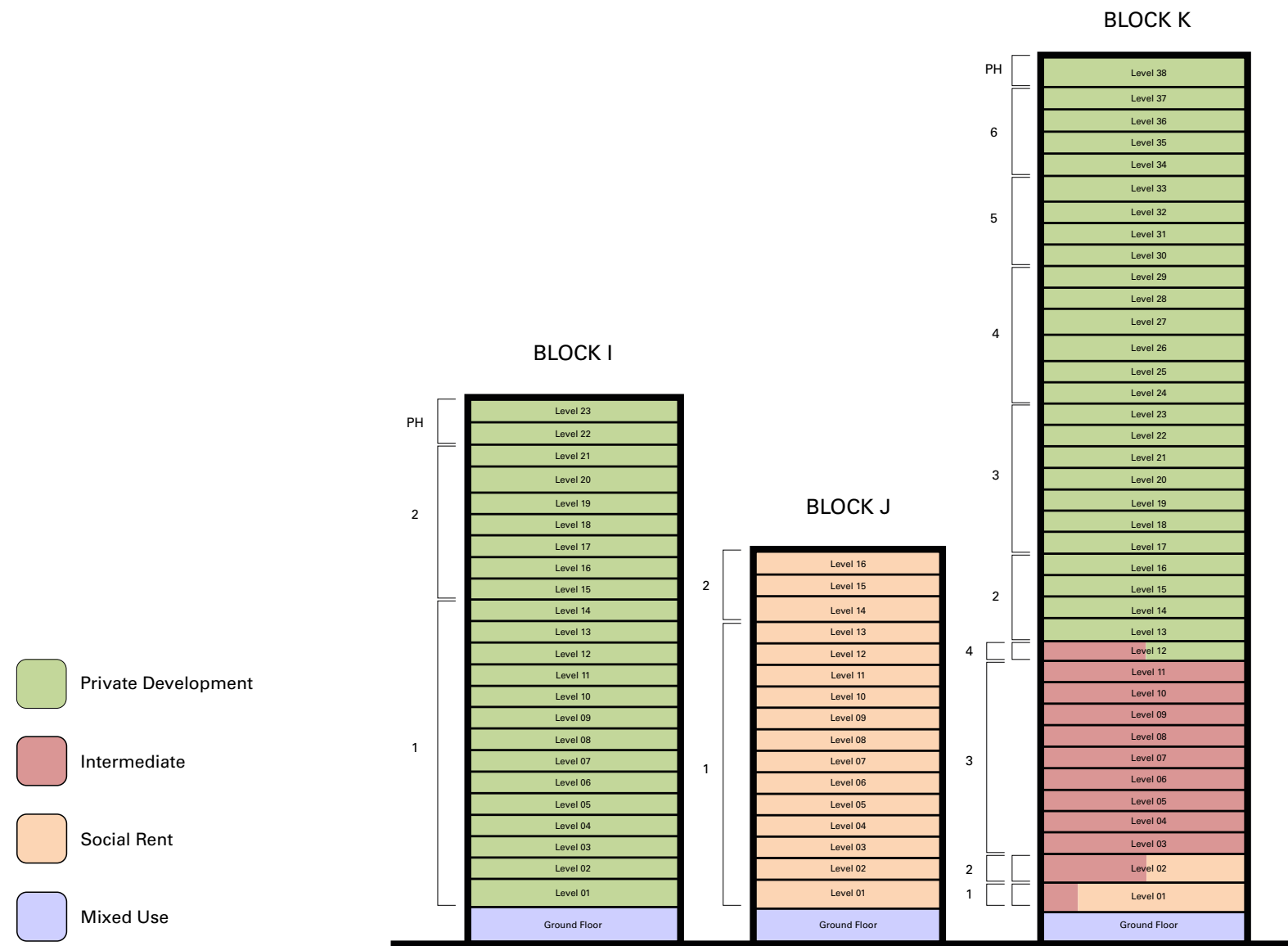


Fig. 6.29 Tenure mix diagram

Type	Open Market				Intermediate				Social			
	HR	Units	% by unit	n. by HR	HR	Units	% by unit	n. by HR	HR	Units	% by unit	n. by HR
Studio	1	22	7%	22	1	13	12%	13	1	0	0%	0
1 Bed	2	77	23%	154	2	59	54%	118	2	11	10%	22
2 Bed	3	139	41%	417	3	38	35%	114	3	50	46%	150
					2B3P	18	47%		2B3P	19	38%	
					2B4P	20	53%		2B4P	31	62%	
3 Bed	4	93	28%	372					4	46	42%	184
									3B5P	35	76%	
									3B6P	11	24%	
4 Bed	5	6	2%	30					5	2	2%	10
Total		337		995	Total	110		245	Total	109		366
											<b>Total Units</b>	<b>556</b>

Fig. 6.30 Unit mix summary



## 6.8 Apartment Design

Apartments have been designed to maximise the number of units that provide 'dual aspect' orientation. 55% of apartments offer dual aspect views, with all of the single aspect units facing south, east or west. To further enhance the outlook from apartments, wherever possible the return walls of the recessed balconies have been designed as full height glazing units, allowing more natural light into the apartment and offering a degree of additional aspect from each living space.

Large living/dining/kitchen open plan spaces have been developed, with high quality finishes throughout and windows designed to maximise the views out. Wherever possible, living rooms extend out to the external facade line to maximise daylight and sunlight penetration into the living, kitchen and dining space.

Bedrooms are designed to provide generous sleeping space with built-in wardrobes provided to main bedrooms. Bathrooms and en-suites are designed with high quality finishes, whilst dedicated mechanical cupboards and storage space ensure that practical and valuable storage and drying space requirements are met.

Heat recovery is utilised in kitchens and bathrooms to capture, clean and reuse heat generated to help minimise energy use and keep utility bills to a minimum.

All apartments meet and exceed the nationally described space standards internally. The rational format to apartments leads to greater efficiency and real, usable space for the occupier.

The basic design principles aim to deliver the optimised layout, orientation and views for each residential unit within a shape that responds to its environment, compliments the surrounding townscape and reduces overlooking.

Residents will enter each building through the main entrances, located at ground floor, or through the basement cores after arriving by car, bicycle or on foot.

Ten percent wheelchair accessible units are accommodated throughout the buildings on a number of floors. Each apartment has at least one private balcony accessed off a main living space. These have been arranged to provide the best views and environmental response for each home.

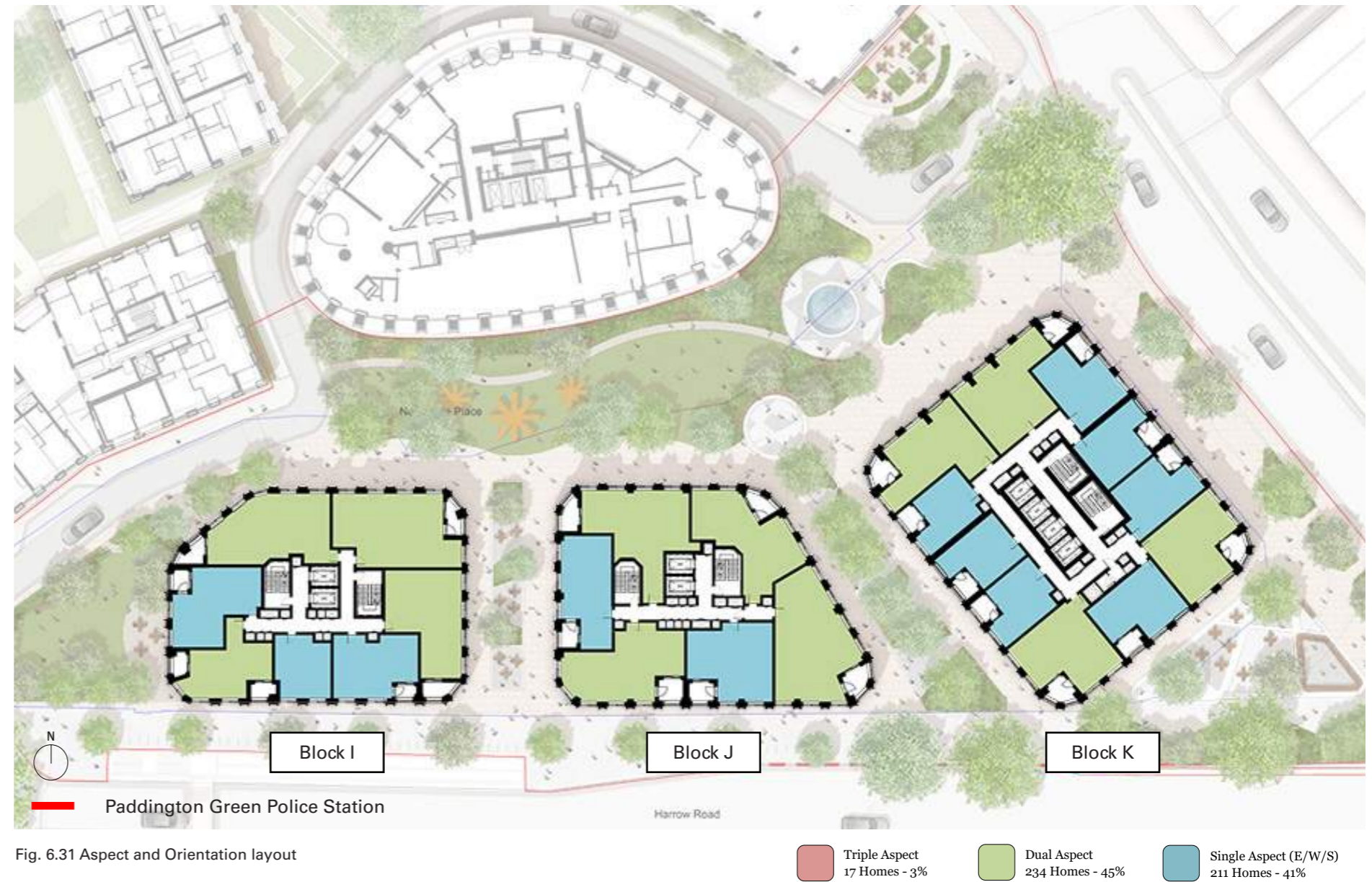


Fig. 6.31 Aspect and Orientation layout



## 6.9 Apartment Layouts

Balancing the aim for a high performance facade and maximising daylight to each home is a key design principle for the apartments with the majority of glazing located in the living rooms to maximise views and to provide privacy to the bedrooms. All residential units are designed to comply with and, where possible, exceed the London Plan 2021 standards to deliver a scheme with an exemplary standard of design and to justify the density proposed for the site as follows:

- Generous space for storage is provided in each unit as indicated on the drawings submitted with this application.
- 55% of all units are double or triple aspect, while the remaining units are single aspect that face south, west or west in outlook.
- Clear room heights are a minimum of 2.5m in living areas and bedrooms.
- Generally apartment layouts are stacked so that most rooms above and below are aligned to reduce the potential for noise nuisance between units. In the few instance where this is not the case, apartment layouts are designed to minimise room type changes between floors.

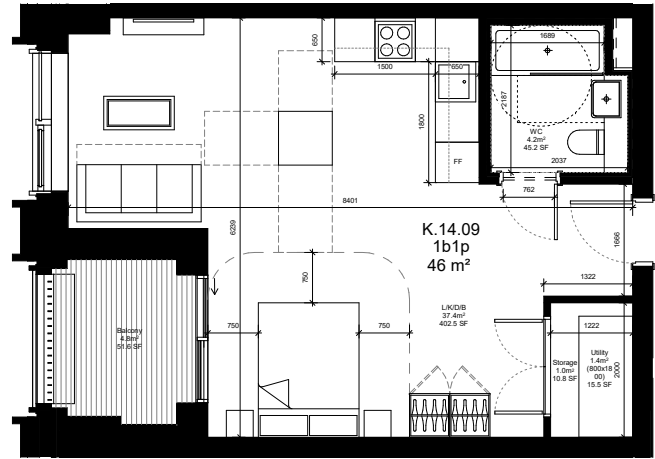


Fig. 6.32 Typical Studio / 1 Person Apartment

	A	W	L
Studio	37.4m <sup>2</sup>	6.2m	8.4m
Bathroom	4.2m <sup>2</sup>	2.0m	2.1m

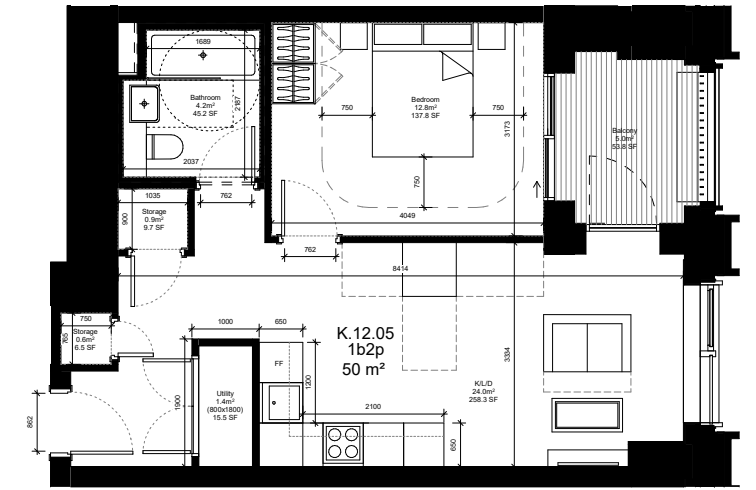
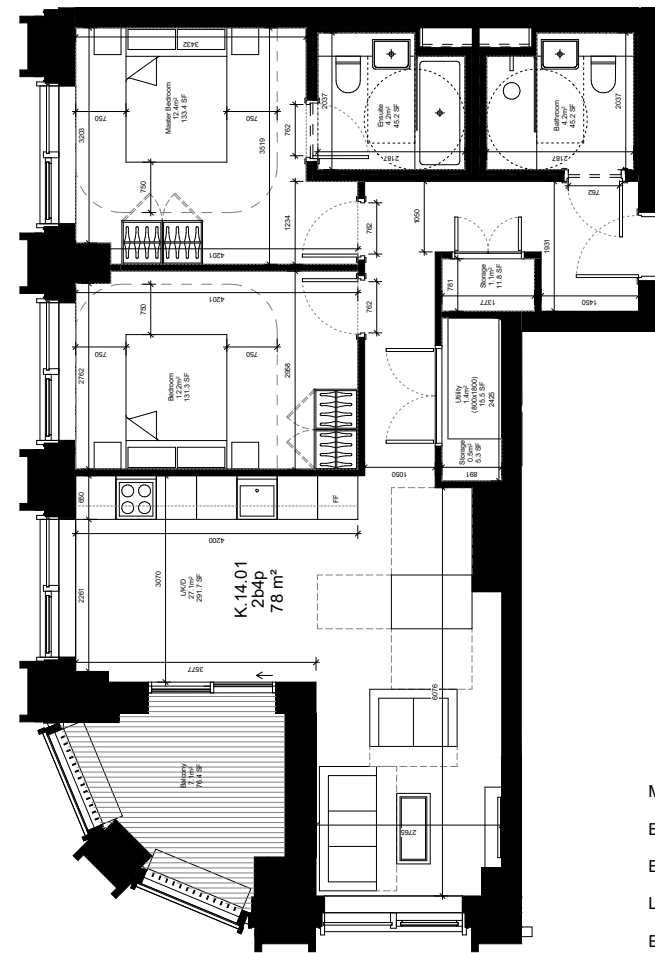


Fig. 6.33 Typical 1 Bed / 2 Person Apartment

	A	W	L
Bedroom	12.8m <sup>2</sup>	4.0m	3.1m
Living/Dining/Kitchen	24.0m <sup>2</sup>	3.3m	8.4m
Bathroom	4.2m <sup>2</sup>	2.0m	2.1m



	A	W	L
Master Bedroom	12.4m <sup>2</sup>	4.2m	3.5m
Bedroom	12.2m <sup>2</sup>	4.2m	2.9m
Living/Dining	15.2m <sup>2</sup>	6.0m	2.7m
Kitchen	11.9m <sup>2</sup>	3.0m	4.2m
Ensuite	4.2m <sup>2</sup>	2.0m	2.1m
Bathroom	4.2m <sup>2</sup>	2.0m	2.1m

	A	W	L
Master Bedroom	14.3m <sup>2</sup>	4.4m	3.3m
Bedroom 01	13 m <sup>2</sup>	4.4m	2.8m
Bedroom 02	15 m <sup>2</sup>	4.4m	3.3m
Living/Dining/Kitchen	34.0m <sup>2</sup>	5.6m	6.0m
Ensuite	4.2m <sup>2</sup>	2.0m	2.1m
Bathroom	4.2m <sup>2</sup>	2.0m	2.1m

Fig. 6.34 Typical 2 Bed / 4 Person Apartment

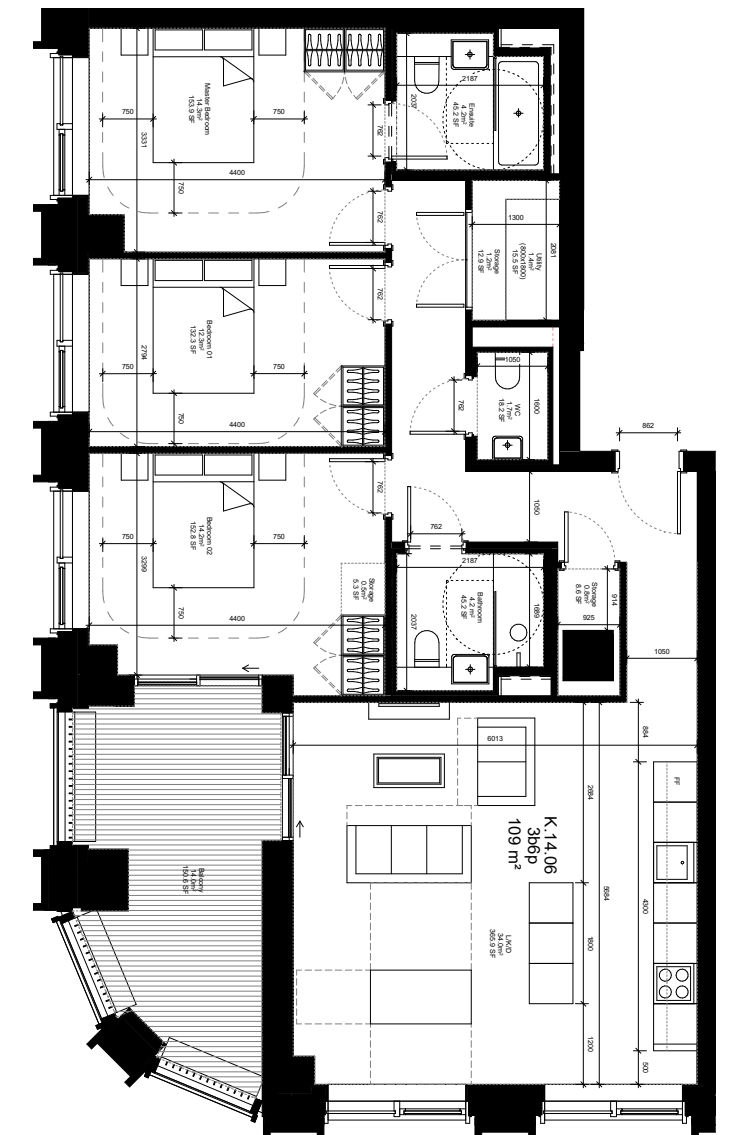


Fig. 6.35 Typical 3 Bed / 6 Person Apartment



## 6.10 Wheelchair Units

10.6% of the apartments provided are wheelchair accessible M4(3) with the remaining 89.4% designed to be adaptable for wheelchair users M4(2), following the design principles of AD Part M and British Standard 8300:2018. Block I accommodates 13.6%, Block J accommodates 28.8% and Block K accommodates 57.6% of the wheelchair units.

The following space standards are achieved in each wheelchair apartment:

- Adequate space for the storage and charging of two wheelchairs are always provided in the closest possible proximity to the private entrances.
- Internal circulation areas are kept to a minimum distance to achieve efficient layouts while providing comfortable manoeuvring spaces.
- Main bedrooms always exceed the required minimum areas.
- Wheelchair turning and manoeuvring spaces as well as clear access zones are taken into careful consideration in all habitable rooms, i.e. bedrooms, living rooms and dining rooms, kitchens and bathrooms.
- Level thresholds to all balconies and rooftop gardens ensure step free access to all residents.

Please refer to the Access Statement in Section 9.0 for further details of access to and within the Development.

Block I	From Level	To Level	No. Levels	No. WCH Flats per Floor	No. WCH Flats
Typical 1	1	14	14	0	0
Typical 2	15	22	8	1	8
Penthouse	23	23	1	0	0
<b>Total Block I</b>					<b>8</b>
<b>Block J</b>					
Typical 1A	1	3	3	2	6
Typical 1	4	14	11	1	11
Typical 2	15	16	2	0	0
<b>Total Block J</b>					<b>17</b>
<b>Block K</b>					
Resi Amenity	1	1	1	1	1
Typical 1A	1	1	1	1	1
Typical 1	3	11	9	1	9
Typical 2A	12	12	1	0	0
Typical 2	13	16	4	0	0
Typical 3A	17	23	7	1	7
Typical 3	24	29	6	0	0
Typical 4	30	33	4	2	8
Typical 4A	34	37	4	2	8
Penthouse	38	38	0	2	0
<b>Total Block K</b>					<b>34</b>
<b>TOTAL ALL BLOCKS</b>					<b>59</b>

Fig. 6.38 Wheelchair Apartment Unit Summary

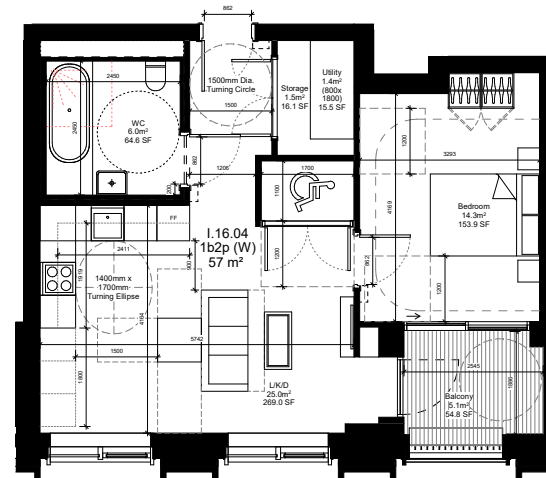


Fig. 6.36 Wheelchair Apartment I.16.04

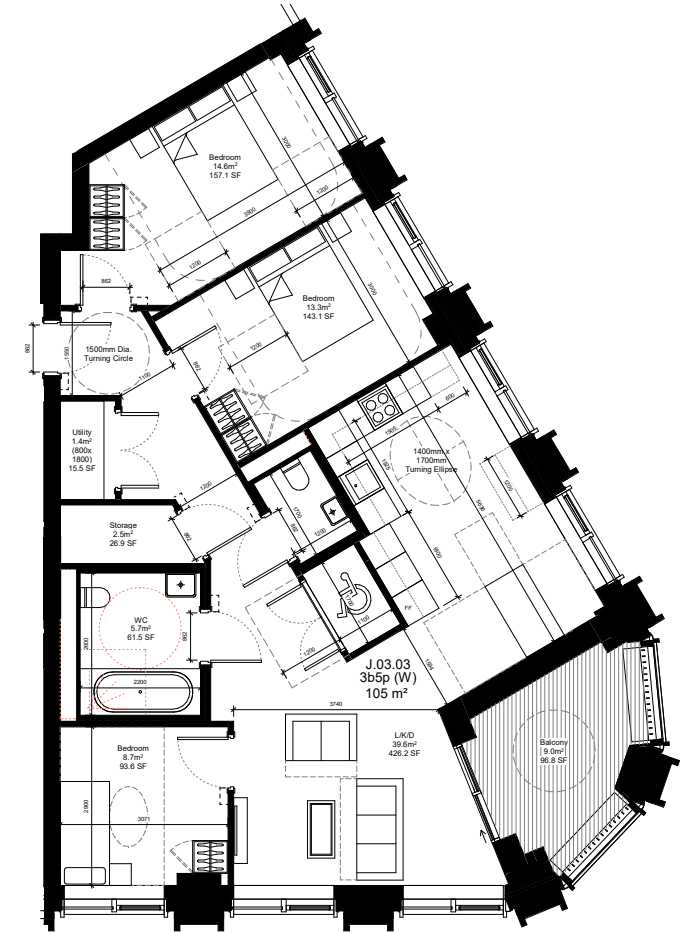


Fig. 6.37 Wheelchair Apartment J.03.03

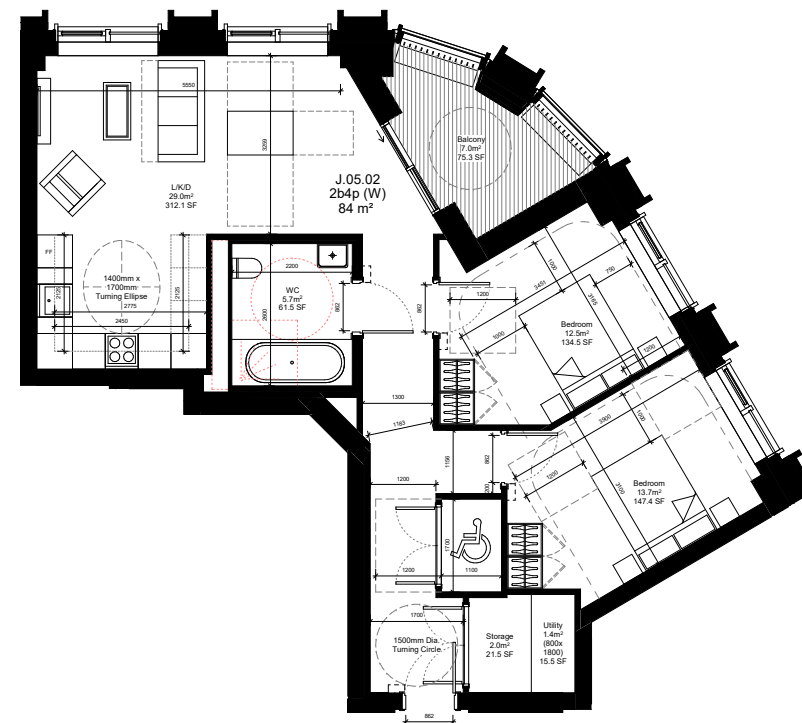


Fig. 6.39 Wheelchair Apartment J.05.02

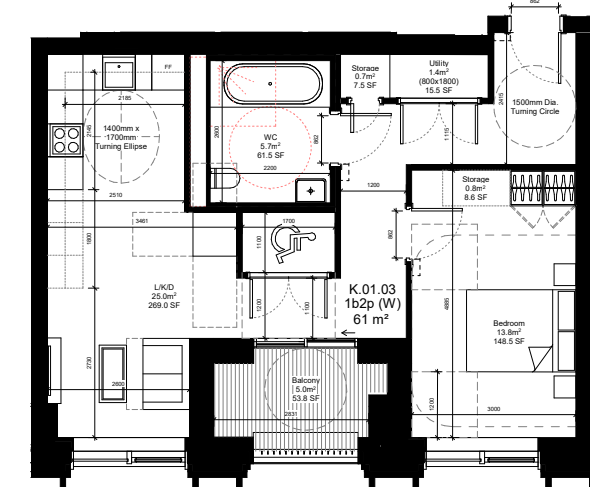


Fig. 6.40 Wheelchair Apartment K.01.03



**Part M(3) Space Requirements for Wheelchair User Dwellings:**

**General:**

Min. 300mm nib provided to the leading edge of doors, 200mm to following edge

Min. 1500mm clear turning circle inside entrance, in front of door when closed

Min. 850mm door clear opening width

Min. 1050mm clear hallway width, or 1200mm when approach to door is not head on

Min. 1100mm x 1700mm wide space must be allocated for wheelchair transfer / storage

Min. 1500mm x 1800mm turning ellipse to kitchen

**Bedrooms:**

Principle double bedroom to provide 1000mm wide clear access zone to both sides and foot of the bed and 1200mm x 1200mm manoeuvring space to either side of the bed

Every bedroom to provide a clear 750mm access route from door to the window, along with a 1200mm x 1200mm manoeuvring space.

**Accessible Bathrooms:**

Provide a 1500mm clear turning circle

Accessible bathroom door to open out

Provide clear area of 1100mm in front of WC, and 1000mm to the side

**Private Outdoor Space**

1500mm minimum clear width

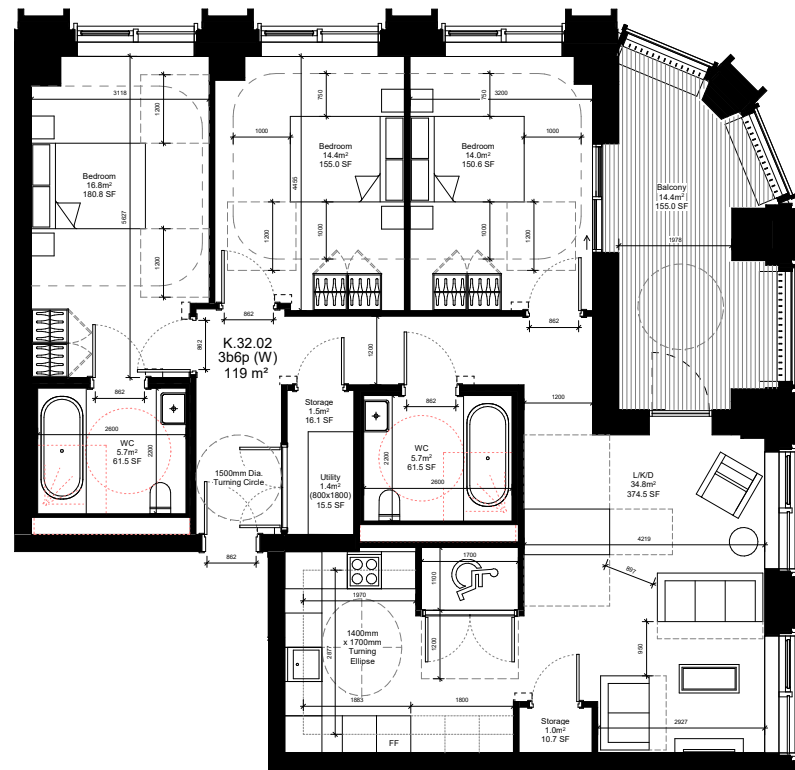
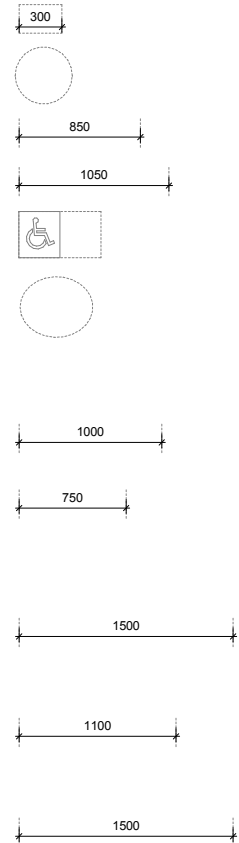


Fig. 6.42 Wheelchair Apartment K.32.02

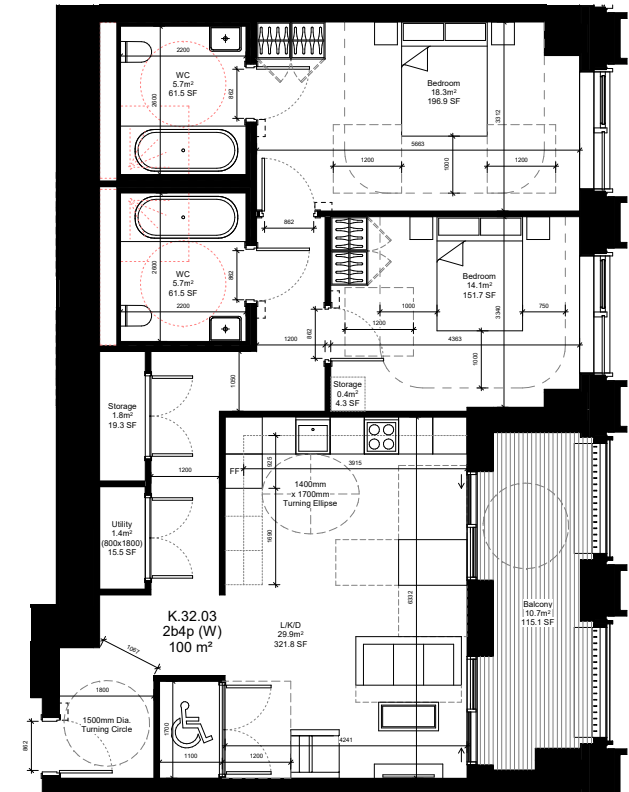


Fig. 6.43 Wheelchair Apartment K.32.03

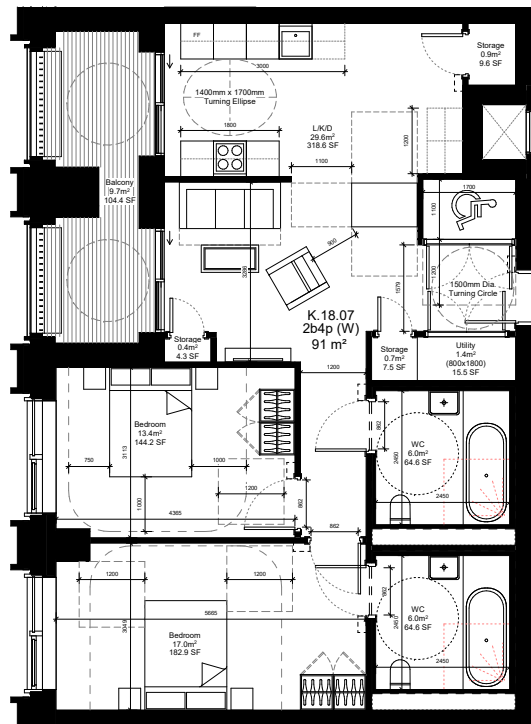


Fig. 6.41 Wheelchair Apartment K.18.07

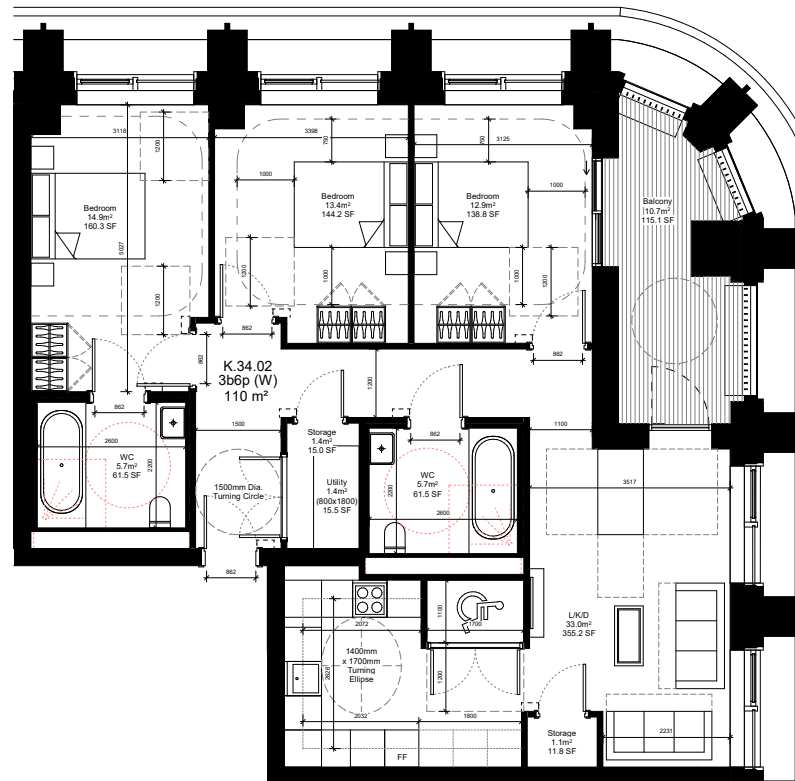


Fig. 6.44 Wheelchair Apartment K.34.02

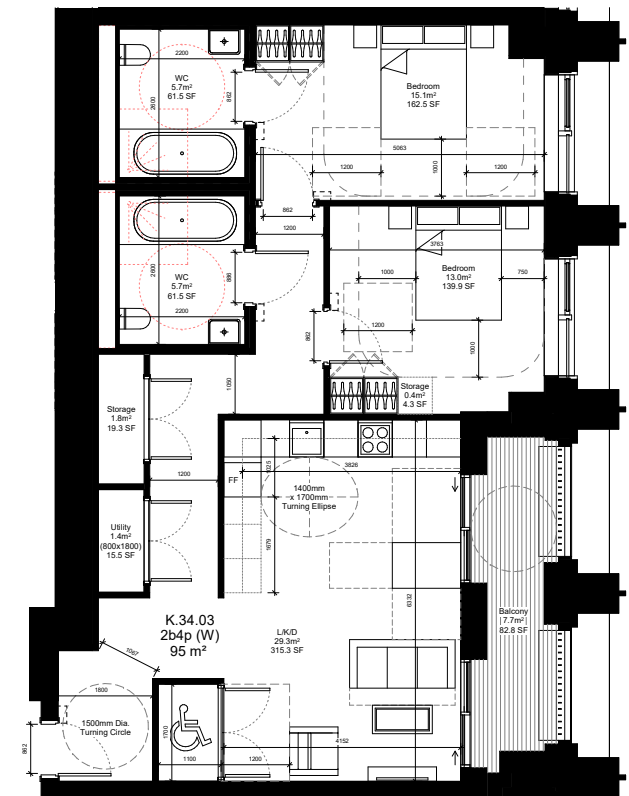


Fig. 6.45 Wheelchair Apartment K.34.03



## 6.11 Privacy and Overlooking

All residential windows have been analysed for Daylight and Sunlight and the results and conclusions can be found in the supporting Daylight, Sunlight, Overshadowing and Solar Glare Report. As a result of the revised design development, the gaps between buildings have been increased to further enhance the sense of privacy and reduce the impact of overlooking.

There are a number of facing elevations from surrounding buildings, namely to the neighbouring West End Gate development to the north. The revised slender building forms increase the distance between buildings and improve the daylight / sunlight levels to neighbouring buildings. There is significant separation to the buildings within Paddington Basin to the south, and those on the eastern side of Edgware Road.

Careful consideration has been given to the proximity of the Westmark to the proposed new buildings that form the Paddington Green Police Station development. In response to this relationship with the existing buildings, the revised proposals have been carefully sculpted to reduce the bulk and mass of the towers to deliver more elegant and slender building forms that minimise impact on neighbours.

In the narrower gap between Block I and J, the gap has been increased as a result of reduced building footprints. The privacy of apartments is increased with the careful placement of living spaces on the corners of the dual aspect apartments affording views out to the north and south and avoiding living spaces overlooking one another. The single aspect living spaces that face into the gap between the buildings have been designed to sit opposite bedroom spaces with recessed balconies used to increase the effective gap between the buildings.

As described above, the gap between Block I and J has been increased in order to improve residential quality. Wherever possible, the apartment layouts have been designed to have bedrooms facing bedrooms to avoid overlooking directly from living rooms into bedrooms. There are limited number of living rooms that sit opposite a bedroom, however these have been reduced as far as possible. The use of recessed balconies provides an additional threshold and screening between facing units adding an additional level of privacy and increasing the effective distance between habitable rooms.

Planning has been obtained to amend the orientation of homes within Block H, ensuring that wherever possible living spaces



Fig. 6.46 Overlooking analysis



are positioned on the remaining elevations. The south elevation of Block H includes only two south facing living spaces, with the remaining ten bays on this elevation including either a bedroom or dual aspect living space for levels 1 through to 5. Level 6 includes only one living space on the south elevation and level 7 & 8 includes only bedrooms.

### 6.12 Lighting Strategy

The approach to lighting is focused on supporting the functions of the different spaces within the scheme, whilst creating a high quality, distinctive, safe and unified environment.

The lighting scheme design has been designed to further enhance the transformation of the area and safety has been placed at the forefront of the lighting design development process. Key to this has been to ensure spaces are well lit with good overlooking that offers residents and members of the public a degree of safety and security within the development.

Careful consideration will be given to ensure light is focussed where it is required, avoiding over-lighting and light pollution which could disturb wildlife. Emphasis will also be given to using robust, low energy lighting systems and fittings appropriate for the intended locations and use. Warm white light will be used to help create a welcoming environment and emphasise the distinctive colour, form and texture of the planting and trees that characterise the new green urban oasis in Newcastle Place.

General lighting of the public realm will be achieved using street lighting columns along the roadway of Newcastle Place. These will be complemented with integrated lighting of the street furniture and uplighting of trees to support the social life of spaces after dark. The water feature will have dedicated accent lighting marking the main entrance into the site whilst entrances to the building will be articulated with feature lighting. Further details of the landscape and public realm lighting can be found in Chapter 7.0 of this report.

Lighting to the residential facades will be applied in a subtle and careful fashion to accentuate the facades whilst not generating excessive levels of light pollution and glare. Surface mounted light fittings with integrated shielding to the walls of the balconies will provide low level lighting to illuminate the balcony areas and avoid glare.

The roof terraces will be lit with a combination of lighting bollards to illuminate pathways and low level ambient lighting to seating and planting areas.



Fig. 6.47 Proposed landscape lighting

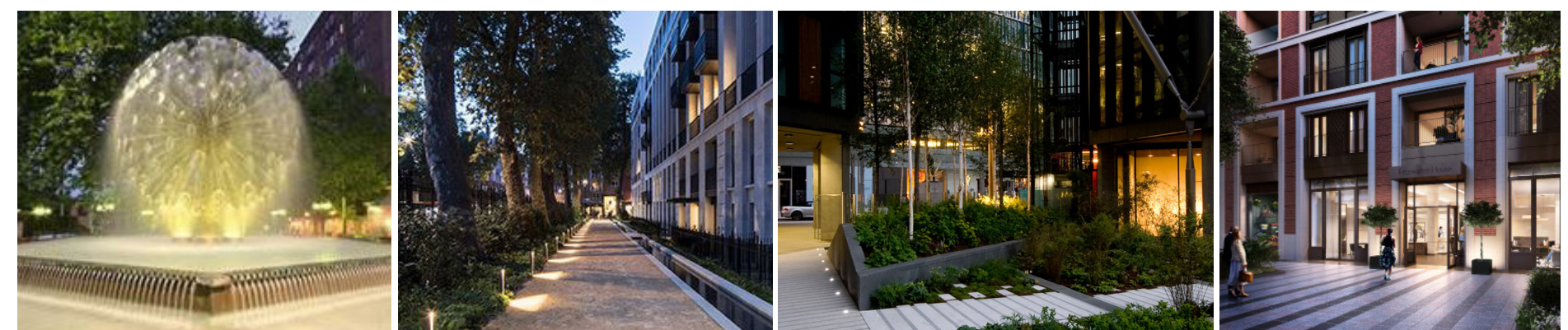


Fig. 6.48 Lighting precedent images