

5 January 2023
Delivered by email

Hannah Thomas
Greater London Authority
Union Street
London
SE1 0LL

Ref: BERL3011

Dear Ms Thomas,

PADDINGTON GREEN POLICE STATION, 2-4 HARROW ROAD, W2

SUBMISSION OF AMENDMENTS TO APPLICATION REF. GLA 0711

Following our recent discussions, on behalf of Berkeley Homes (Central London) Ltd, we hereby submit updated documents including minor revisions in relation to the live Stage 3 planning application Ref. GLA0711, for the redevelopment of the Paddington Green Police Station, located at 2-4 Harrow Road in the City of Westminster.

The planning application Ref. GLA0711 is currently under determination by the Mayor of London at Stage 3, with the following description of development:

'Demolition of the existing building and redevelopment of the site to provide three buildings of 39, 24 and 17 storeys in height, providing residential units (including affordable units) (Class C3), commercial uses (Class E), a community use (Class F.2), landscaping, tree and other planting, public realm improvements throughout the site including new pedestrian and cycle links, provision of public art and play space, basement level excavation to provide associated plant, servicing, disabled car parking and cycle parking and connection through to the basement of the neighbouring West End Gate development.'

For avoidance of doubt this updated submission focuses on updates to a limited number of documents, which are set out below along with the relevant amendments to the scheme, and/or supplementary information that has been provided following discussions with GLA officers.

SUBMISSION DOCUMENTS AND SUMMARY OF CHANGES

The following updates to documents are provided as part of this submission:

Brownlow Yard
12 Roger Street
London
WC1N 2JU

T 020 7851 4010 turley.co.uk

- Transport Assessment (Arup) – Including information and assessment of the new pedestrian crossing to Paddington Green and other minor updates.
- Design and Access Statement (Squire & Partners) - Updated façade design and privacy design commentary, updated landscaping and play space section, minor revision to wheelchair units and unit schedule (refer to DAS preface for list of updated sections).
- Environmental Statement (Ramboll) - Amended text in the introductory chapters, clarification on phasing, air quality, update to TVIA chapter view 14 and removal of two non-qualifying cumulative views.
- Updated drainage strategy proforma (Walsh).
- Planning Statement (Turley) – minor revisions/additions in line with other updated documents.
- Fire Strategy (AESG) – minor updates following feedback received.
- Energy Strategy and associated GLA reporting schedules/requirements (Buro Happold).
- Pre-development waste audit (AESG).

These updates have been submitted via email and also as a hard copy. Please do contact me or Luke Sumnall at our offices if you require any further information or clarification.

Yours sincerely



Laurence Brooker
Director, Head of Central London Planning

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