

Paddington Green Police Station
2 – 4 Harrow Road, London, W2 1XJ

Statement of Community Involvement

Concilio

March 2021



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Berkeley
Designed for life

Paddington Green Police Station Statement of Community Involvement

- 1.0** Executive Summary
- 2.0** Background & Approach
- 3.0** The Consultation Process
- 4.0** Phase 1 – Feedback
- 5.0** Phase 2 – Feedback
- 6.0** Conclusion
- 7.0** Appendices

1.0 Executive Summary

1.1 Introduction

This document provides a detailed record of the pre-application public and stakeholder engagement carried out in relation to the proposed redevelopment of Paddington Green Police Station, W2 1XJ on behalf of Berkeley Homes (Central London) Ltd (The Applicant). The pre-application engagement has been undertaken by Concilio on behalf of The Applicant.

The Proposed Development

The proposed development comprises the demolition and redevelopment of the former Paddington Green Police Station site to provide three buildings of 32 (Block K), 15 (Block J) and 18 storeys (Block I) in height. The new development would provide:

- 556 Private and affordable residential units (Class C3) including 38% on-site affordable
- New Commercial uses (Class E)
- 3000 sqft of flexible community/affordable workspace (Class E/F.1)
- Provision of private and public amenity space
- Landscaping improvements
- Tree and other planting
- Significant public realm improvements including new pedestrian and cycle links
- Provision of public art and play space
- Basement level excavation to provide associated plant, servicing and disabled car and cycle parking

The Applicant has a vision to create a high quality and accessible neighbourhood that connects to and with the existing vibrant community of West End Gate, creating a welcoming urban and green space in the heart of the city.

A comprehensive description of the proposals can be found in the Design and Access Statement accompanying this submission.

1.2 The Consultation Process & Objectives

Concilio were appointed in July 2020 to perform a comprehensive community consultation and

public affairs role to manage pre-application consultation with neighbouring residents and interested stakeholders concerning proposals for the redevelopment of Paddington Green Police Station.

The Applicant felt that the local community and other key stakeholders should be engaged in order to gain valuable feedback regarding the site and their view on emerging proposals, these could then be considered when developing the final proposals.

The intention had been to conduct a number of face-to-face engagement events as part of this community consultation, however due to the impact of the Covid-19 pandemic and subsequent public health restrictions we adapted our approach to be 'remote first'.

Consultation took place in two phases over an eight-month period between August 2020 to March 2021 and was designed to be as accessible as possible. To facilitate this, a range of consultation activities were undertaken including:

- Meetings with Little Venice ward councillors (where the site is located) and invitations and meetings with adjacent ward councillors;
- Meetings with local business and community groups;
- The creation of a consultation website with a virtual exhibition, containing information and updates on the progress of the scheme;
- A series of interactive surveys on the consultation website to gather feedback on the scheme;
- A series of webinar events in place of public exhibitions, featuring a presentation from the project team and moderated Q&A sessions.

The Applicant has sought to involve the local community and stakeholders extensively to help shape the final proposals. Over 60 people attended webinar events and recordings have been watched 280 times. More than 100 surveys have been completed providing valuable feedback. In addition to social media advertising, 12,000 invitations were sent to the local community to take part in the two phases of consultation.

100+
SURVEYS
COMPLETED



60,000+
SOCIAL MEDIA
IMPRESSIONS



4 LIVE WEBINAR
EVENTS



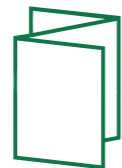
15+ STAKEHOLDER
MEETINGS



1,000+
WEBSITE
VISITORS



12,000+
FLYERS
DISTRIBUTED



280 WEBINAR
VIEWS



60+ ATTENDEES



1.3 Summary of Key Themes

A number of key themes have emerged from the consultation process. The feedback set out below comes from more than 100 surveys received during both consultation phases. A significant proportion of the feedback received was from the first phase of public engagement, there were a smaller number of respondents to the second consultation phase.

Overall, more than 50% of respondents in both the first and second phases of consultation felt the proposals would improve the local area. There were a number of key themes to emerge from the consultation process:

Height & Design

The consultation concluded that a number of people were concerned with the height of the blocks and how this would impact views from the local area. Given the amendments made between the two consultation phases to reduce the height and further refine the design the level of concern decreased between the two phases.

Traffic, Parking & Increased Population

With further residents moving to the area, respondents questioned how the increase in pedestrian traffic and parking would be managed.

Crime

Concerns were raised by residents that as a result of the closure of the police station there would be an increased level of crime in the area. Questions were asked about how this might be managed as part of the development.

Affordable Homes

Respondents were positive about the significant provision of affordable housing at this location. Questions were asked about the percentage of affordable housing that would be included on the site and the tenure split.

Connectivity for Cyclists & Pedestrians

Questions were asked about the increase of pedestrians and cyclists on the site and how we could ensure that the area is safe and usable.

Green Spaces & Public Realm

Respondents were keen to ensure that there were usable green spaces for all those living in the area. There was a positive response to the public realm improvements proposed as part of the development and how this would improve the wider area.

Environmental Concerns

Concern was raised for residents living next to the Westway and how pollution would be managed.



HEIGHT & DESIGN



TRAFFIC, PARKING & CONGESTION



CRIME



AFFORDABLE HOMES



CONNECTIVITY FOR CYCLISTS & PEDESTRIANS



GREEN SPACES & PUBLIC REALM



ENVIRONMENTAL CONCERNS

1.4 Response to Feedback

Following consideration of all feedback received throughout both phases of consultation the table below outlines how The Applicant has sought to address concerns and resolve issues.

Concern	Response
<p>A number of respondents were concerned about the height of the proposed blocks and how varied height of the blocks will sit within the surrounding context.</p>	<p>From the first consultation there has been a 7-storey reduction in height on the tallest block and a reduction in height across scheme.</p> <p>The tallest block remains on the Edgware Road corner to mark the prominent junction into the West End. There has been a reduction in the height of the block fronting Paddington Green and the conservation area.</p>
<p>Concerns were raised that as a result of the increased number of residents living on the site and moving to the area that increased traffic and parking would be challenging to manage.</p>	<p>The scheme is car free therefore emphasis on sustainable movements</p> <p>The proposals are for a car-free scheme and so the emphasis has been on promoting sustainable modes of transport.</p>
	<p>This includes encouraging people to use the area's excellent public transport links including Edgware Road tube station opposite, bus routes and nearby Paddington Station. A significant number of cycle spaces will also be provided as part of the development and a key focus has been to create a more permeable and pleasant public realm to encourage walking.</p>
	<p>The proposals include 18 accessible parking spaces with West End Gate providing further spaces if needed.</p>

With the police station no longer being in use, questions were raised about how the development may assist in reducing crime.

There will be significant improvements to the connectivity throughout and around the location and the creation of new ground floor activity through new flexible commercial units resulting in vastly improved passive surveillance. Newcastle Place would be redesigned with increased lighting and investment in public realm around the area.

There were concerns about whether the homes provided would be affordable and if so how many and what type of affordable homes they would be.

The application would provide 38% affordable housing provision (by number) on-site equating to 210 new affordable homes. In line with Westminster City Council policy this would be a mix of 60% intermediate and 40% social rent.

A number of concerns were raised about the importance of ensuring the area is safe and usable for both pedestrians and cyclists.

The proposals will fully open Newcastle Place with area for the public and pedestrians to use throughout. A safe environment for cyclists would be created from Edgware Road to Paddington Green and commercial servicing would take place within the basement, encouraging reduced vehicle movement through Newcastle Place.

Residents were keen to ensure that usable green spaces remained and were accessible to all.

Landscaping would encourage public use along with a newly publicly accessible Newcastle Place. There would be a biodiversity net gain.

Concerns were raised for residents living next to the Westway and how the pollution levels would be managed.

The new homes would have triple glazing and roof gardens at levels where air/noise allows, along with inset balconies to ensure the experience was comfortable for all residents living there.

1.5 Summary of Changes

The significant feedback received from local stakeholders and the wider community has directly shaped the proposals submitted. The proposals have evolved in the following ways:

- Reduction of building heights to a maximum of 32 storeys, reducing homes to 556 in total
- Increased number of larger family sized homes for socially rented families
- Improved pedestrian and cycle connectivity and entrances
- An enlarged community space which is to be provided as an affordable workspace
- Coalescence to West End Gate through facades and architecture
- Focus on sustainable development
- Inclusion of landscape beyond legal boundary

2.0 Background & Approach

2.1 Responding to Covid-19

The impact of Covid-19 meant the planned engagement strategy had to be adapted. The initial aspiration was to hold a range of face-to-face consultation events in addition to having a strong digital presence.

Given the public health restrictions in place and to minimise any impact on the development programme, a 'remote-first' approach to consultation was undertaken.

At the heart of this is a consultation website which contains information about the proposals, invitations to virtual events and interactive surveys for residents to provide feedback.

Alongside the consultation website and in place of face-to-face events a number of virtual webinar exhibitions were held which featured a presentation from the project team followed by a live Q&A.

We were also keen to ensure that the consultation was as accessible as possible and those who were unable to access the internet were still able to access the consultation materials and have their say. A freephone number was set up for residents to request hard copies of any materials.

Every effort has been made to ensure that the consultation was as accessible and inclusive as possible regardless of the public restrictions in place.

2.2 Policy Framework

Westminster City Council's Statement of Community Involvement in Planning (adopted in June 2014), makes clear that community involvement should ideally be sought in two stages:

Firstly, views should be sought from interested groups on what may be appropriate for a site so that these comments can, wherever possible, be taken on board before the proposals are drawn up.

Secondly, further views should be sought on the evolving proposals before a planning application is

submitted, so that changes can be made in response before submission, and also so that people are already aware of the background and the proposals when Westminster City Council carries out its own consultations on the application.

The two stages have been addressed through the consultation programme undertaken.

For large scale proposals where there is no legal requirement to consult, Westminster City Council agrees with the suggestion in the National Planning Policy Framework (NPPF) that it should strongly encourage developers to involve the local community from an early stage. They suggest that this should take a variety of forms such as local exhibitions, public meetings, circulation of leaflets or the creation of a well-publicised dedicated website, including a facility to make comments.

The consultation strategy devised and implemented by Concilio has been designed to meet the requirements for consultation as laid out in the NPPF and in Westminster City Council's Statement of Community Involvement.

This Statement is submitted to set out the type of community involvement undertaken, the views expressed and the changes made, in accordance with Westminster City's Council's expectation.

2.3 Planning Description of Development

The Applicant, Berkeley Homes (Central London) is seeking the:

Demolition and redevelopment of the site to provide three buildings, providing private and affordable residential units (Class C3), commercial uses (Class E), flexible community/affordable workspace (Class E/F.1), provision of private and public amenity space, 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 and disabled car and cycle parking, connecting through to the basement of the neighbouring West End Gate development.

2.0 Background & Approach

3.0 The Consultation Process

3.1 Aims of Consultation

The Applicant was keen to ensure the consultation strategy put in place delivered a series of key aims to assist with the evolution and development of the proposals:

- To raise awareness of the emerging proposals for the redevelopment of the Paddington Green Police Station and discuss the public benefits
- To undertake consultation in phases to ensure feedback could be incorporated into the final proposals
- To build on the relationships formed through the West End Gate development and situate the proposals within the wider West End Gate masterplan
- To enable constructive dialogue between local stakeholders, the community, the project team and The Applicant
- To ensure everyone who wanted to take part in the consultation was able to by being as accessible and inclusive as possible.

3.2 Consultation Process

The consultation strategy and process that Concilio has undertaken in relation to the proposed redevelopment of the Paddington Green Police Station has been developed with both local policy and the above aims in mind. Specifically, the consultation process has:

- Conducted an engagement programme that is appropriate for the local community and key stakeholders
- Conducted two phases of consultation each consisting of individual meetings with key community stakeholders, a consultation website, interactive feedback surveys, live webinar events, freephone contact details and posted materials
- Ensured both phases of consultation were well

publicised taking advantage of both social media adverts and posted leaflets

- Explained clearly what the scope of the consultation is and where is most scope for flexibility
- Analysed the results from the consultation objectively
- Publicised collective responses with due regard to the Data Protection Act and GDPR requirements
- Summaries how these responses have informed the proposals.

Each phase of consultation is described in more detail in Section 4.0 – 5.0 of this report along with the feedback received.

3.3 Consultation Area

A consultation area was identified to reflect the scale of the proposed redevelopment proposals. The consultation area consisted of approximately 6,500 addresses consisting of local residents and businesses around the site. Invitations to join webinars and take part in the digital consultation were advertised to this area. A copy of the map can be seen on page 50.

3.4 Project Contact and Communications Channels

A freephone telephone number and dedicated project e-mail address were setup to ensure that information and questions could be managed from one place and there was a single point of contact for residents. As mentioned previously in this document, a consultation website formed the 'consultation hub' containing information about the redevelopment proposals: www.yoursay.online/paddington-green-police-station. The consultation website sought the views of local residents on a range of subjects via interactive surveys to gather meaningful feedback from the local community.

3.0 The Consultation Process

To raise awareness of the consultation social media adverts (Facebook and Instagram) targeted to the local area were used throughout both phases of consultation. Further details of these adverts can be found below.

The objective was to promote the consultation to people who may not take notice of a traditional flyer and encourage harder to reach groups to engage in the proposals.

3.5 Phase 1 Consultation – Levels of Engagement – (August 2020 – December 2020)

More information about the feedback received during the Phase 1 engagement is included in Section 4.0 of this document. However a summary of the activities undertaken as part of this phase are included on the following page, along with key metrics and methods to raise awareness of the Phase 1 consultation.

Stakeholder Meetings

As part of the first phase of consultation a number of meetings were arranged with key stakeholders. These have been detailed on the following page.

Date	Stakeholder	Location
25th August 2020	Little Venice Ward Councillors (Cllr Melvyn Caplan, Cllr Lorraine Dean & Cllr Matthew Green)	West End Gate Marketing Suite/Virtually
8th October 2020	Marble Arch BID / Paddington PID (Kay Buxton & Mark Fairmaner)	Virtual
20th October 2020	Church Street Ward Councillor / Shadow Cabinet Member for Business & Planning (Cllr Matt Noble, Cllr Geoff Barraclough)	Virtual
21st October 2020	Hyde Park Ward Councillors (Cllr Ian Adams, Cllr Heather Acton, Cllr Antonia Cox)	Virtual
21st October 2020	Marylebone Association (Neil Wilson & Stephen Quinn)	Virtual
27th October 2020	South East Bayswater Residents Association / Paddington Residents' Active Concern on Transport (John Zamit & John Walton)	West End Gate Marketing Suite
12th November 2020	Westminster North Member of Parliament (Karen Buck MP)	Virtual
25th November 2020	Cities of London and Westminster Member of Parliament (Nickie Aiken Chief of Staff)	Virtual
30th November 2020	St John's Wood Society (Christine Cowdray & Committee)	Virtual
8th December 2020	Regents Park Ward Councillors (Cllr Robert Rigby, Cllr Gotz Mohindra, Nathan Barratt)	Virtual
8th December 2020	West End Gate Community Liaison Group	Virtual

Additional Stakeholder Invitations

Meeting requests were issued to a number of additional stakeholders as part of the first consultation phase.

Date	Notes
21st September 2020	Invitation to meet sent to Paddington Waterways & Maida Vale Society (W9W2)
21st September 2020	Invitation to meet sent to Hyde Park Estate Association (HPEA)
21st September 2020	Invitation to meet sent to St Marylebone Association
21st September 2020	Invitation to meet sent to Bryanston & Dorset Square Councillors (Cllr Arzymanow, Cllr Richard Beddoe, Cllr Eoghain Murphy)

Webinar Attendance

Two live webinars were held as part of the first phase of consultation featuring a presentation from the project team and a live Q&A. These webinars were

Date & Time	Attendance	Subsequent Views (March 21)
Webinar 1 3rd December 2020 – 6pm	23 Registrations	144 Views
Webinar 2 19th December 2020 – 6pm	14 Registrations	56 Views

Raising Awareness

For the first consultation phase, the consultation website accepted feedback for three weeks. This was the 'formal' consultation phase where visitors were invited to comment on the proposals, submit

feedback and register for online events. In order to raise awareness of this first consultation phase the following was undertaken:

Method	Date	Additional Information
The Paddington Partnership	25th November 2020	Consultation advertised on the Twitter account and website of the Paddington Partnership. Included in Appendix 7.7
Flyer	26th November 2020	6,643 Flyers Distributed Flyer & Distribution Area in Appendix 7.1 and 7.2.
Two Social Media Adverts (Facebook & Instagram)	26th November 2020 – 17th December 2020	32,935 Impressions (number of times it appeared in timelines) with 1,174 clicks. Social Media Adverts included in Appendix 7.5.
Little Venice Matters Facebook Page	27th November 2020	Consultation Promoted by Little Venice Ward Councillors Facebook Page – Little Venice Matters Included in Appendix 7.6
St John's Wood Society Magazine	December 2020	Consultation advertised in the St John's Wood Society Magazine sent to approximately 1000 members and local stakeholders Included in Appendix 7.8

Consultation Website

The consultation website was live and accepted comments for the first phase of consultation for a three week period between 26th November 2020 and 17th December 2020. The website also included virtual exhibition boards outlining the scheme. During this time the website received 600 views and 85 survey responses.

A detailed breakdown of the feedback received is included in Section 4.0 of this report.

The website, surveys and virtual exhibition boards are included in Appendix 7.3 and 7.4.

3.6 Phase 2 Consultation – Levels of Engagement – (February 2021 – March 2021)

As above, more information about the feedback received during the Phase 2 consultation is included in Section 5.0 of this document. The purpose of the second phase was to show the local community how the proposals have evolved since the first phase of consultation and to understand any final thoughts on the proposals ahead of submission.

A summary of the activities undertaken as part of this phase are included below, along with key metrics and methods to raise awareness of the Phase 2 consultation.

Stakeholder Meetings

As part of the consultation a number of meetings were arranged with key stakeholders. These are detailed below.

Date	Stakeholder	Location
15th February 2021	Little Venice Ward Councillors (Cllr Melvyn Caplan, Cllr Lorraine Dean & Cllr Matthew Green)	Virtual
17th February 2021	Marble Arch BID / Paddington PID (Kay Buxton & Mark Fairmaner)	Virtual
17th February 2021	Marylebone Association (Neil Wilson & Stephen Quinn)	Virtual
19th February 2021	Paddington Waterways and Maida Vale Society (W9W2) (Andrew Garwood-Watkins, John Zeally)	Virtual
22nd February 2021	Planning Chair & Deputy Cabinet Member for Business, Planning and Licensing (Cllr Robert Rigby, Cllr Elizabeth Hitchcock, Nathan Barratt)	Virtual
26th February 2021	Hyde Park Ward Councillors (Cllr Ian Adams, Cllr Heather Acton, Cllr Antonia Cox)	Virtual
2nd March 2021	West End Gate Community Liaison Group	Virtual
25th March 2021	Church Street Ward Councillor (Cllr Matt Noble)	Virtual

Additional Stakeholder Invitations

Meeting requests were issued to a number of additional stakeholders as part of the second consultation phase.

Date	Notes
23rd February 2021	Update & Invitation to meet sent to South East Bayswater Residents Association (SEBRA) and Paddington Residents' Active Concern on Transport (PRACT)
23rd February 2021	Update & Invitation to meet sent to Karen Buck, Member of Parliament for Westminster North
23rd February 2021	Update sent to St Marylebone Association
23rd February 2001	Update & Invitation to meet sent to the St John's Wood Society
23rd February 2021	Update & Invitation to meet sent to Church Street Neighbourhood Forum
23rd February 2021	Update & Invitation to meet sent to Hyde Park Estate Association
23rd February 2021	Update & Invitation to meet sent to Church Street Ward Councillors and Shadow Cabinet Member for Business, Planning and Licensing Cllr Geoff Barraclough

Webinar Attendance

As with the first phase, two live webinars were held as part of the second phase of consultation featuring a presentation from the project team and a live Q&A. These webinars were recorded and put on the consultation website to be viewed at a later date.

Date & Time	Attendance	Subsequent Views (March 21)
Webinar 1 25th February 2021 – 6pm	9 Registrations	75 Views
Webinar 2 3rd March 2021 – 6pm	31 Registrations	6 Views

Raising Awareness

For the second consultation phase, the consultation website accepted feedback for three weeks. This was the 'formal' consultation phase where visitors were invited to comment on the proposals, submit feedback and register for online events. In order to raise awareness of this first consultation phase the following was undertaken

Method	Date	Additional Information
Flyer	22nd February 2021	6,643 Flyers Distributed Flyer & Distribution Area in Appendix 7.9 and 7.10.
Princess Louise Close Flyer	23rd February	42 Flyers distributed to residents of Princess Louise Close.

Two Social Media Adverts (Facebook & Instagram)	23rd February 2021 – 5th March 2021	29,211 Impressions (number of times it appeared in timelines) with 916 clicks. Social Media Adverts included in Appendix 7.13
Little Venice Matters Facebook Page	23rd February 2021 25th February 2021	Consultation and Webinar Promoted by Little Venice Ward Councillors Facebook Page – Little Venice Matters Included in Appendix 7.14
The Paddington Partnership	23rd February 2021	Consultation advertised on the Twitter account and website of the Paddington Partnership. Included in Appendix 7.15
Marble Arch London	24th February 2021	Consultation advertised on the Twitter account and website of Marble Arch London. Included in Appendix 7.16

Consultation Website

The consultation website was live and accepted comments for the second phase of consultation for a three week period between 23rd February 2021 and 5th March 2021. During this time the website received 424 views and 33 survey responses.

A detailed breakdown of the feedback received is included in Section 5.0 of this report.

The website, surveys and virtual exhibition boards are included in Appendix 7.11 and 7.12.

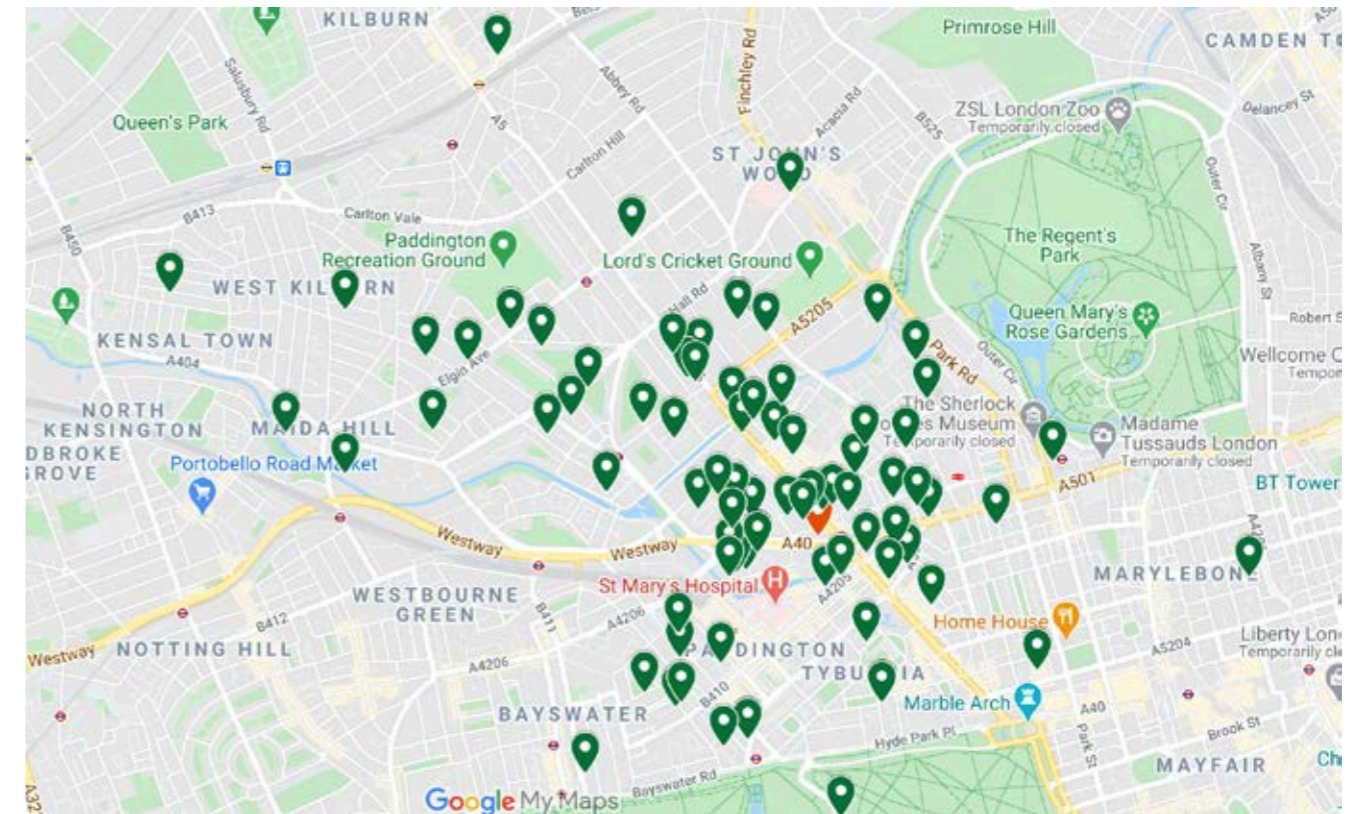
3.7 Online Statistics

The project website has remained live since the first phase of consultation and remains live today, while surveys are no longer accepted visitors are able to contact the project team and keep up to date with the progress of the proposals.

Overall the website has received 1,582 unique page views from its launch to date (16th March 2021).

3.8 Overall Map of Feedback

The map below shows the location of the feedback received from surveys from both the first and second phases of consultation.



Map of feedback identified in green



4.0 Phase 1 Feedback

4.0 Phase 1 Feedback

4.1 Introduction

The first phase of consultation on the initial proposals for the redevelopment of Paddington Green Police Station took place between August 2020 and December 2020. As outlined above, this involved a range of meetings with key community stakeholders, two live webinar events and the consultation website open for feedback via surveys between 26th November 2020 – 17th December 2020.

The surveys canvassed opinion in relation to the initial proposals overall and specific public realm improvements. The sections below outline the feedback received throughout the first phase of consultation.

4.2 Stakeholder Meetings & Feedback

In total 10 meetings were held with political and community stakeholders identified in the previous section. The format of these meetings involved a presentation from the project team and an open Q&A session to understand initial views and opinions. The following points summarise the questions and topics that were discussed during meetings with stakeholders:

- All stakeholders supported the principle of redeveloping the site following the closure of the police station
- There was interest in how the construction timeline may sit within the wider West End Gate Masterplan
- The significant public realm and street level improvements were welcomed by all and there was an emphasis on the need to provide the level of greening shown in the indicative images.
- The high level of affordable housing provision on-site is supported, but some stakeholders raised concerns about the agreement to place the off-site allocation in Barnet.
- Community space was welcomed but it was suggested by multiple stakeholders that this

should be affordable workspace to ensure optimal use.

- There was a desire to ensure that the construction and development were as sustainable as possible.
- Concerns were raised about the height of tallest block and its impact on views from the surrounding area.
- The mix of uses was welcomed, though some questioned the ongoing market for commercial and retail uses following the impact of Covid-19.
- The extensive consultation process was supported.
- There was particular interest in the future of Newcastle Place and how the site would be serviced within the wider context of West End Gate.

4.3 Survey Responses

On the consultation website visitors were able to view virtual exhibition boards explaining the proposals. Following this, two surveys were available for completion.

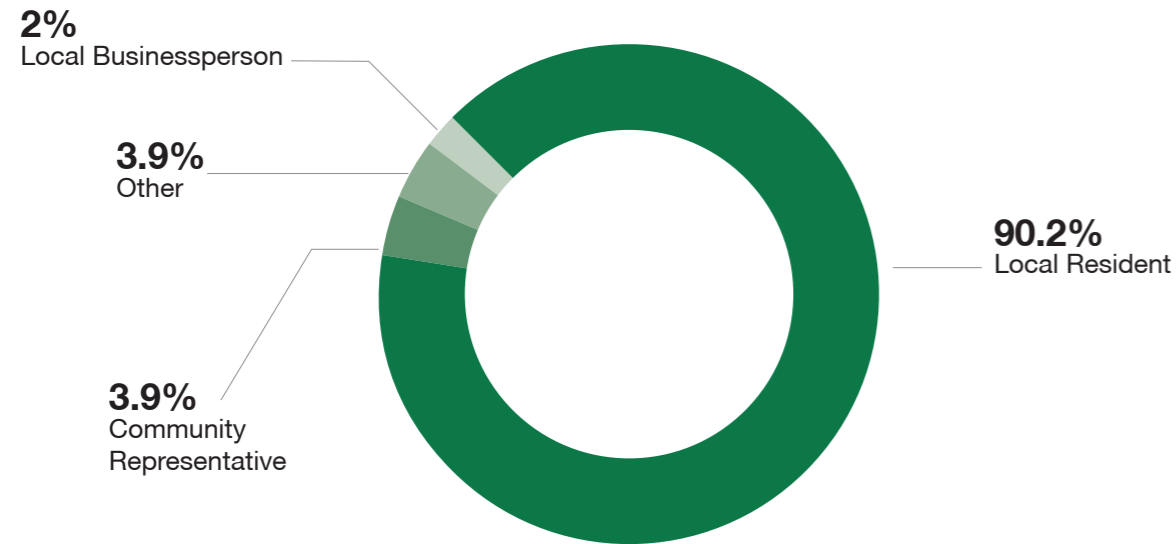
The first survey asked a range of questions related to the overall scheme and the second survey asked respondents about a specific range of public realm improvements.

Survey	Responses
Main Survey	51 Responses
Public Realm Survey	34 Responses

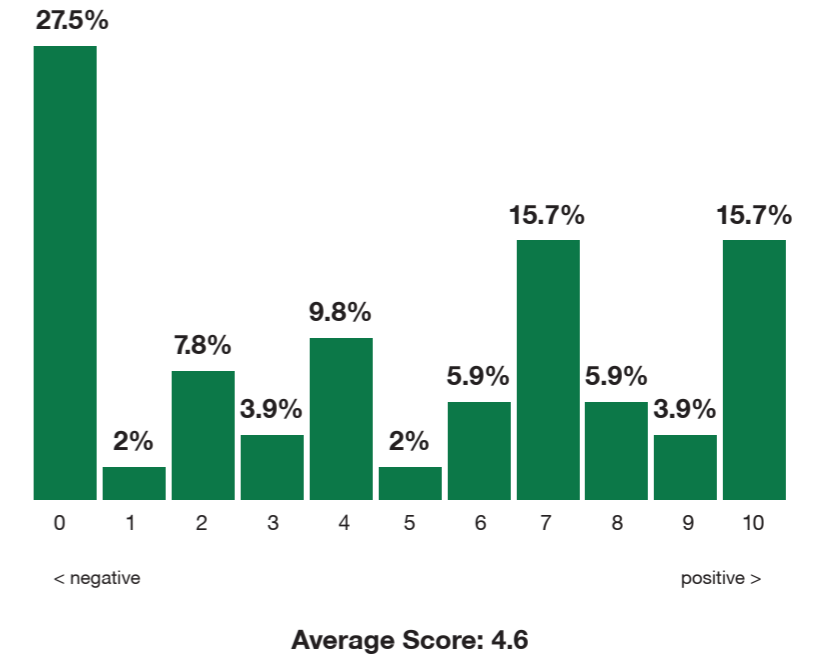
A total of 85 surveys were completed as part of the first consultation phase. The responses can be seen below.

Main Survey Responses

Q1: What is your relationship to the local area?



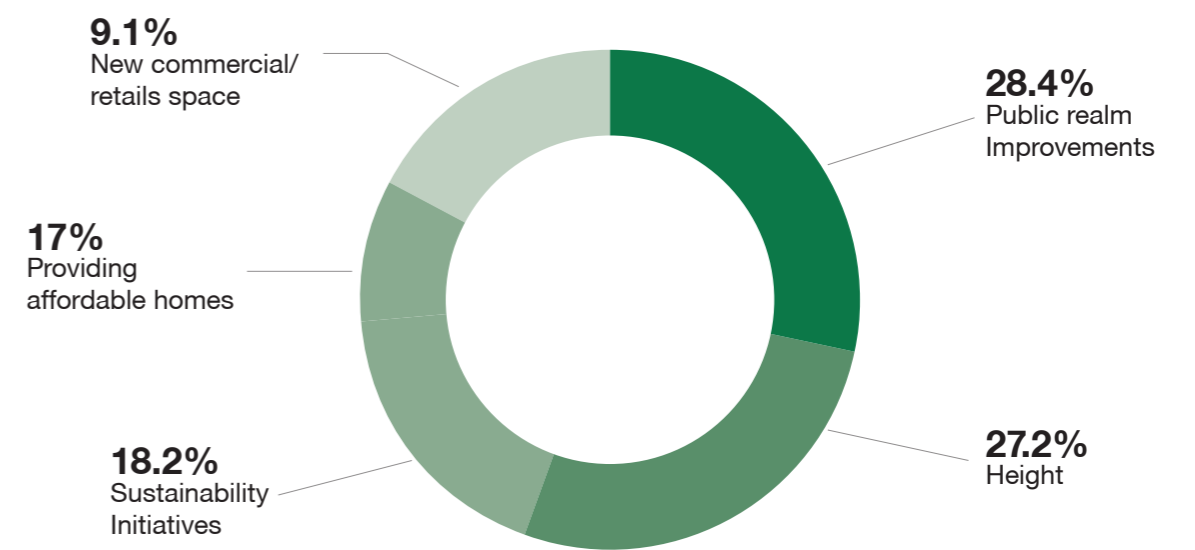
Q3: How do you feel about the design of the proposals?



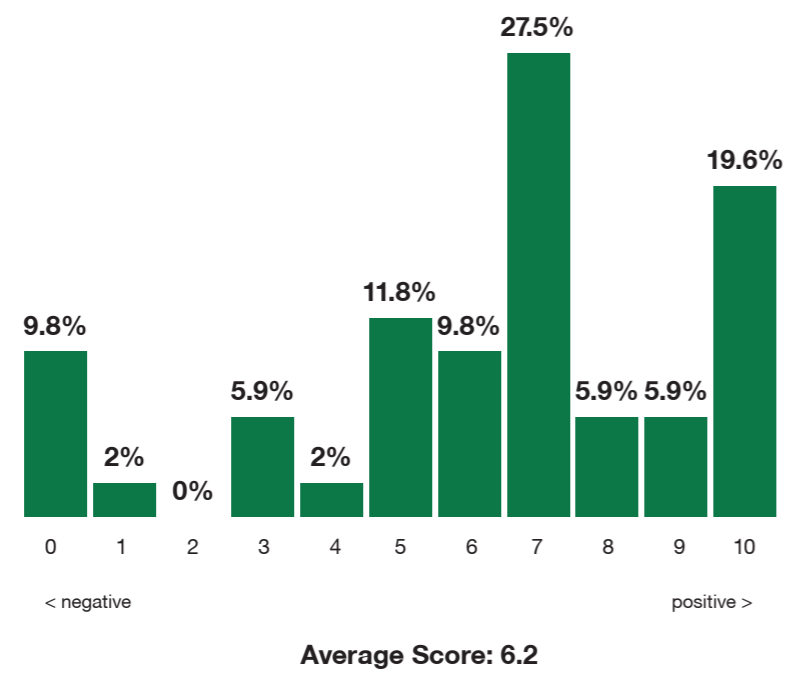
Q2: Do you agree that providing affordable and private housing is welcome at this location?



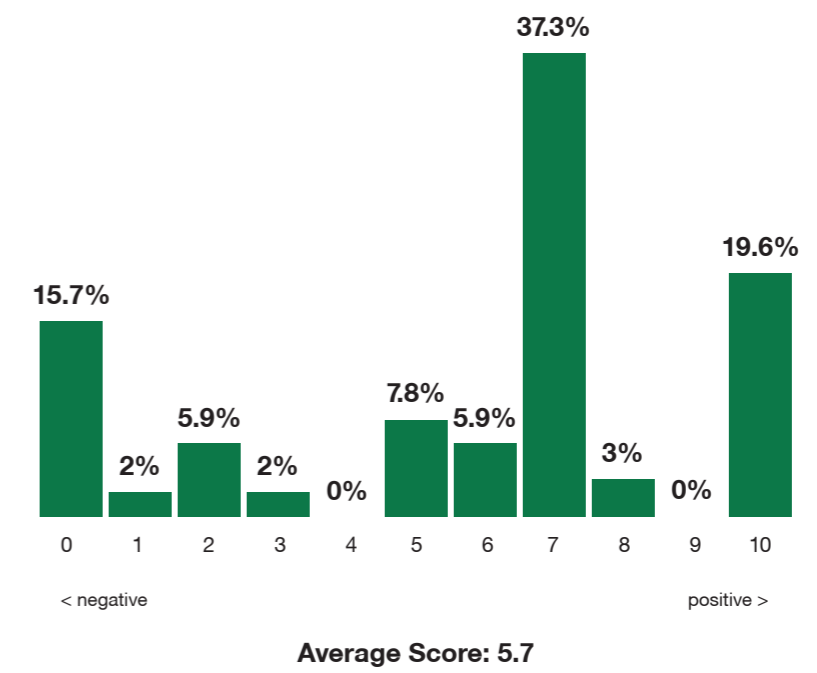
Q4: Of the following options, what do you consider to be the most important when considering the proposals?



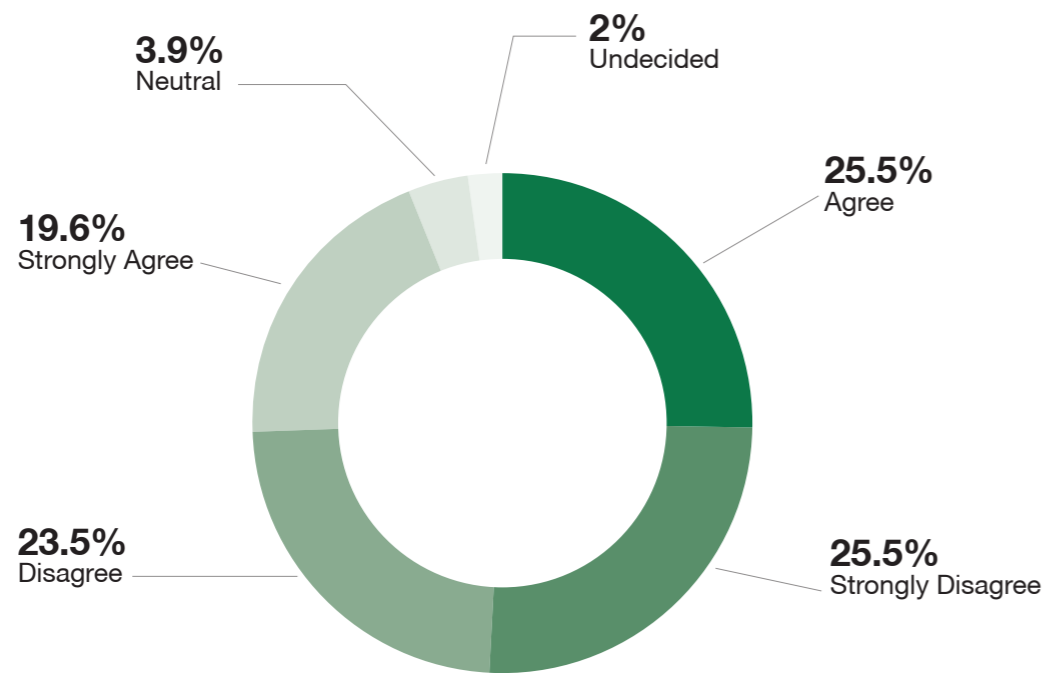
Q5: How do you feel about the creation of new community space as part of the development?



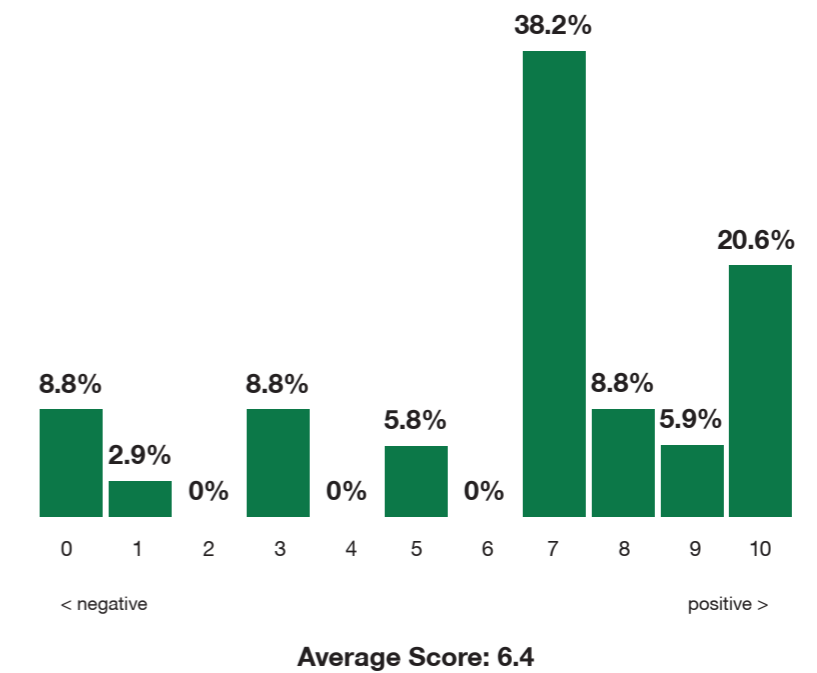
Q7: Do you like the proposed ground floor mix of uses?



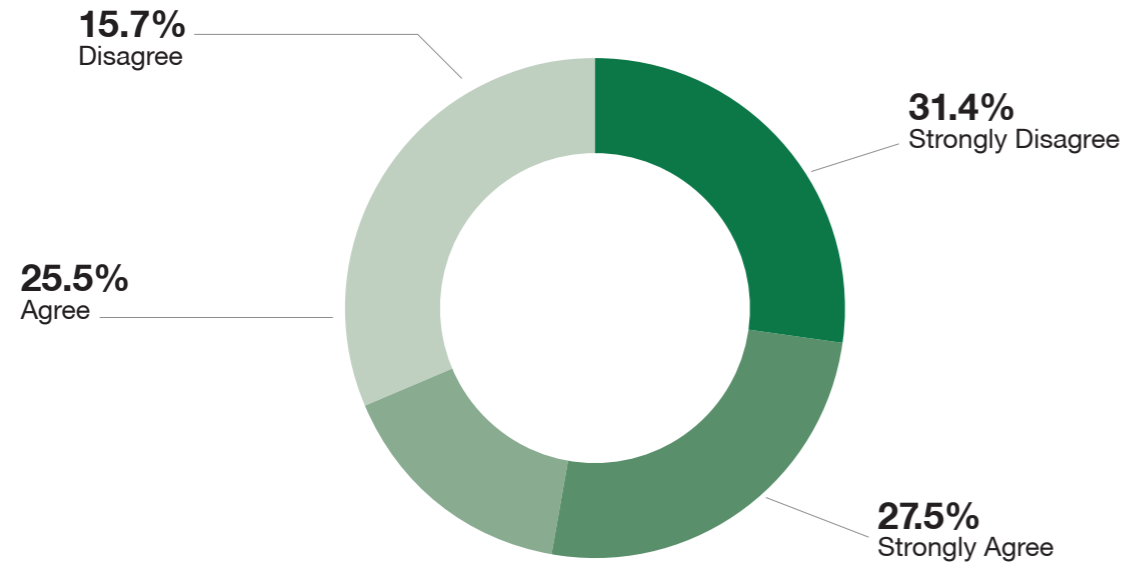
Q6: Do you agree with the principle of providing high quality office space at this location?



Q8: How do you feel about startups and local markets using the open space on Newcastle Place?



Q9: Overall the proposals will help improve the local area?



crime in the local area

- Several supportive comments suggesting that the development was much needed in the local area and that it would improve Edgware Road
- Request for more provision for children’s play spaces in the area
- Suggestion that there should be an increase in car park and cycle parking provision as part of the development
- One resident suggested that construction be sped up to minimise disruption to the local area.

Q10: Do you have any further comments?

As part of the main survey an open ended question allowed residents to raise any additional issues. 41 comments were raised from the 51 completed surveys. The comments can be summarised as follows:

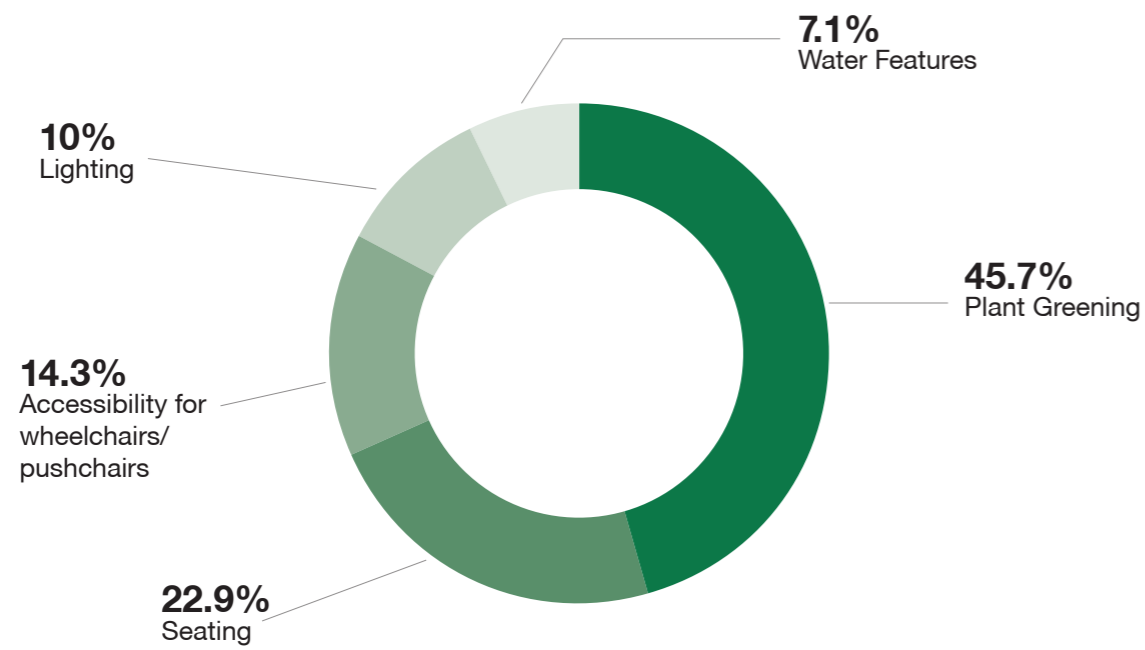
- Concern about noise from vehicles from the Westway and Edgware Road for those residents living in the new accommodation.
- Several comments were raised encouraging more green space to improve biodiversity. There was a request for the number of trees planted to be increased, and for the new public space to be open to the whole community
- Comments stating that balconies and leafy spaces would be welcome
- A request was made that the potential community space be affordable workspace for creatives
- A supportive comment on the mix of uses to ensure the area maintains its buzz, though there was a concern that the market may have changed post Covid-19 and demand may not be there
- There was a desire for the design to match the existing West End Gate development rather than it be an opposing design
- Eight comments raised concerns about the height of the tallest block of the proposals, requesting that it be reduced
- Concerns about the increased number of people and density of the proposals putting pressure on local roads and infrastructure
- The affordable housing was supported but some comments were seeking a higher number of units
- There was concern about the closure of the police station and the impact this may have on

Public Realm Survey Responses

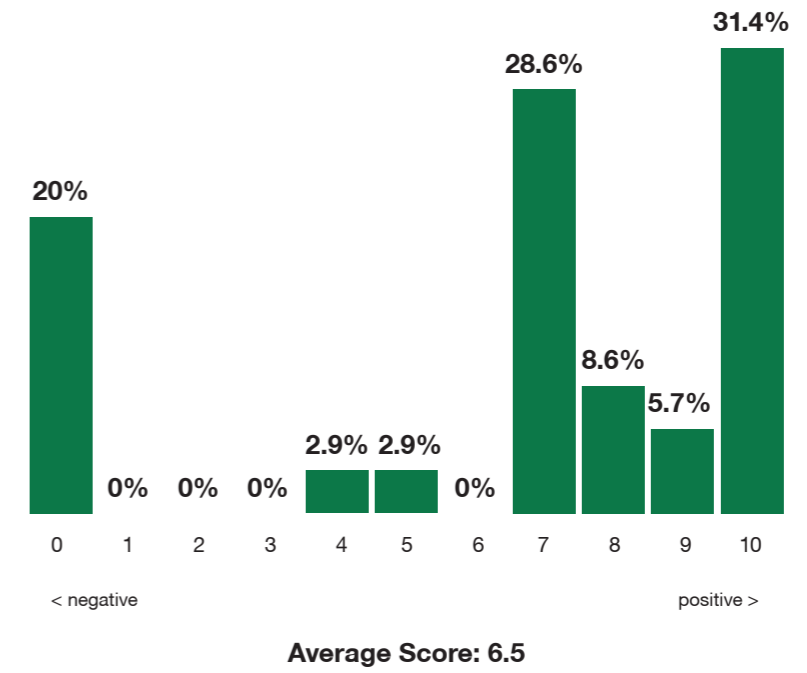
Q1: What is your relationship to the local area?



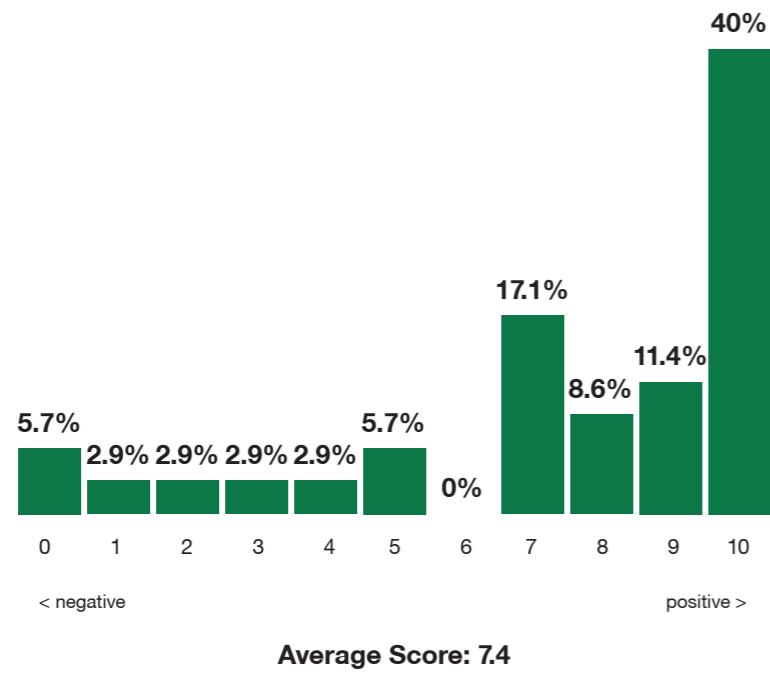
Q2: When considering improvements to the public realm and wider landscaping which of the following is most important to you?



Q4: Overall how do you feel about the proposed improvements to the public realm, creation of new spaces and new routes at this location?



Q3: How do you feel about the creation of new links and walkways through the site?



Q5: Do you agree that our vision for Paddington Green Police Station is a good one?

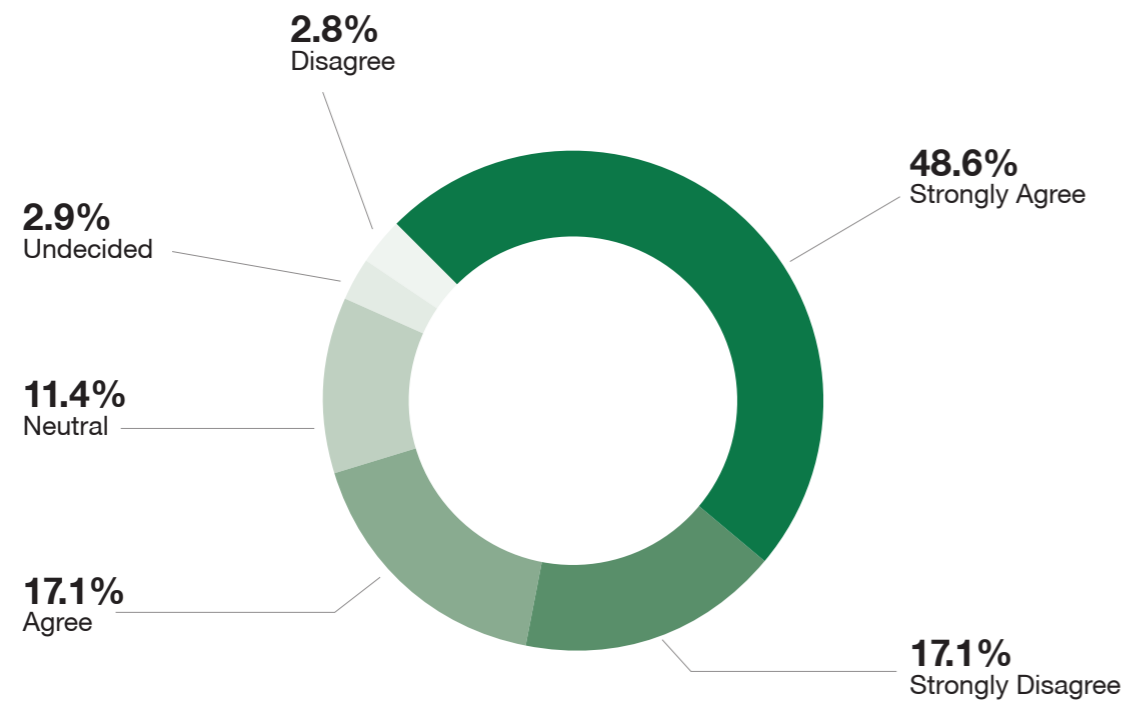


Q6: Do you have any further thoughts relating to public realm of connectivity?

As part of the public realm and connectivity survey an open ended question allowed resident to raise any additional thoughts they had in this regard. 17 comments were raised from the 34 completed surveys. The comments can summarised as follows:

- A number of comments requesting more shrubbery and trees in the area
- A number of comments requesting improvements to the underpass and subways nearby to be considered as part of the proposals
- A request that the road be widened that improved traffic flow as well as space for electric vehicles
- There should be a focus on making sure it is easy and attractive for walkers and cyclists to use the site with better connectivity and routes

Q7: Do you agree with our proposals to create a car free development?



4.4 E-Mail Responses

As mentioned previously a dedicated project e-mail address was setup to manage enquiries pgps@conciliocomms.com. A total of 13 e-mails were received during the first stage of consultation.

4.5 Summary of Responses

Overall, the feedback gathered from the first consultation phase was useful for the project team in thinking about the evolution of the proposals. Feedback indicated that there was strong support for the principle of redeveloping the Paddington Green Police Station to complete the West End Gate Masterplan and provide affordable and private housing on the site.

Respondents considered the public realm improvements, provision of new walkways and greening of the site to be positive and liked the overall 'vision' for the site that was being put forward. On a scale of 0 - 10 (with 10 being the most positive) 77.1% selected 7 or above when asked about the creation of new links and walkways through the site and 74.3% selected 7 or above when asked about the proposed improvements to the public realm. The support and views expressed in regards to public realm has helped guide the project to ensure it sits at the heart of the proposals.

The areas of most concern were the building heights and the impact on surrounding views, the increase in traffic to the area and local services alongside the overall closure of the police station. On a question about the buildings design, 27.5% selected 0 when considering the proposals (on a scale of 0 - 10 with 0 being the most negative). To address this the project team further refined the design of the proposals including the materiality, height and detailing to ease concerns.

The closure of the police station was a comment that was raised repeatedly. Even though the decision to close the station had been taken in 2018, independent of these proposals, residents expressed concerns that the demolition of the building would negatively impact the safety of the area. These were valid concerns and was something the project team looked to address during the next round of consultation.



5.0 Phase 2 Feedback

5.0 Phase 2 Feedback

5.1 Introduction

Following consideration of the feedback received during the first consultation phase, a second phase of consultation was undertaken. This took place between February and March 2021. Similar to Phase 1 and as outlined above, this involved a range of meetings with key community stakeholders, a further two live webinar events and an updated consultation website featuring information about the revised proposals. A new survey was opened on the website requesting views and opinions on the final proposals ahead of submission. This was accepting comments between the 22nd February and 5th March 2021.

The sections below outline the feedback received throughout the second phase of consultation.

5.2 Stakeholder Meetings & Feedback

In total, 6 meetings have been held with political and community stakeholders identified above with to date. The format of these meetings involved a presentation from the project team and an open question and answer session to understand initial views and opinions. The following points summarise the questions and topics that were discussed during meetings with stakeholders:

- The reduction in height of the building was welcomed by all stakeholders. Though some concerns remained about the impact of the development from key views and Paddington Green.
- A number of stakeholders welcomed the provision of 38% affordable housing on-site but continued to express concerns about allocation off-site being provided in Barnet.
- The public realm improvements were welcomed, but there was a feeling there could be better connectivity between Harrow Road and other side of the road
- The type of affordable housing being provided was questioned, including the unit sizes and mix

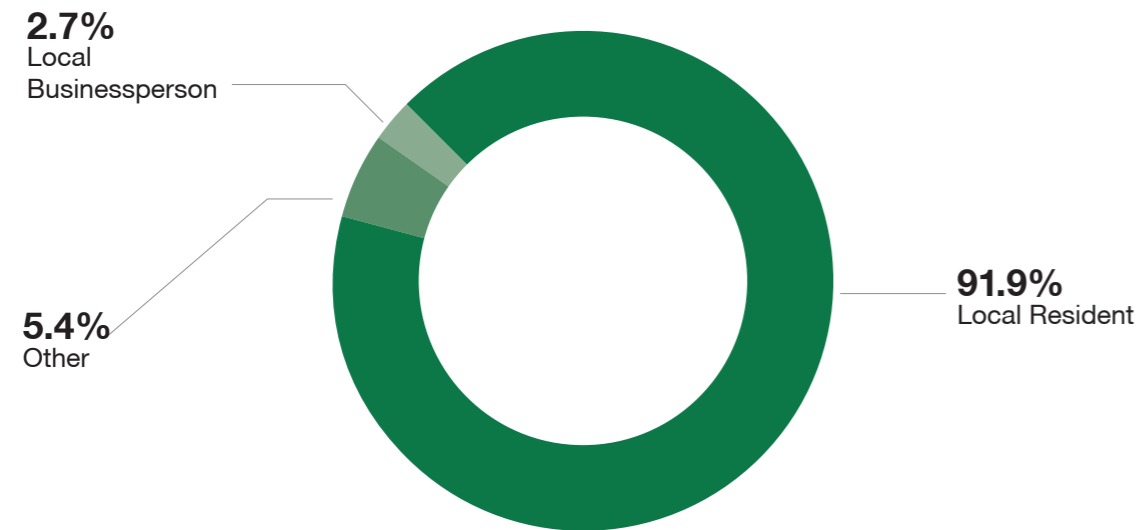
- Stakeholders requested The Applicant connect with Westminster to ensure there is provision for young people to be involved in any jobs and opportunities created as part of the development

5.3 Survey Responses

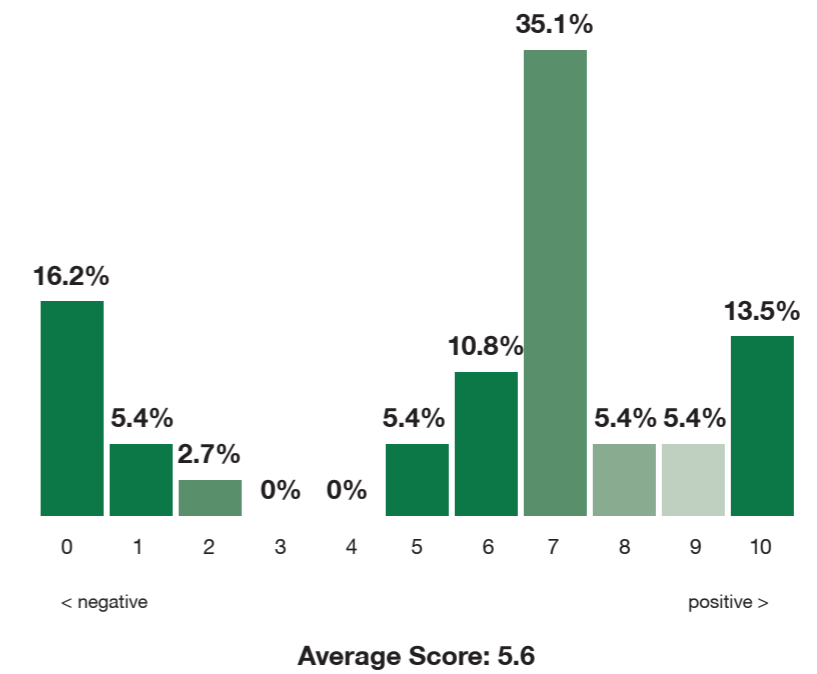
The consultation website was updated with revised exhibition boards presenting the revised proposals. A new survey was available on the website for the local community feedback their views on the latest proposals. A total of 33 surveys were completed. The responses can be seen on the next page.

Survey Responses

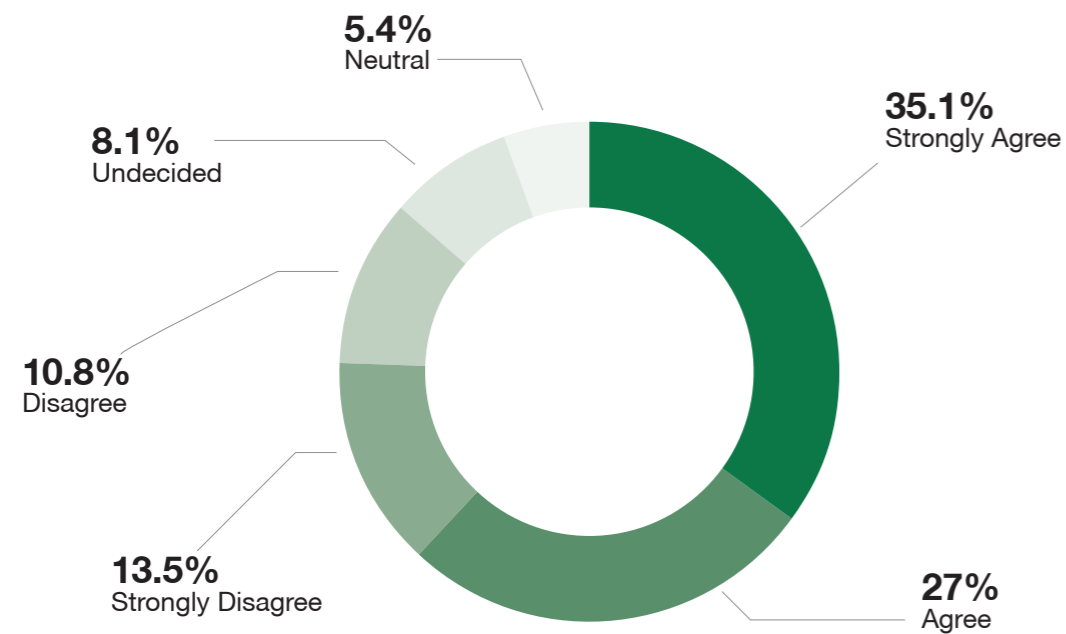
Q1: What is your relationship to the local area?



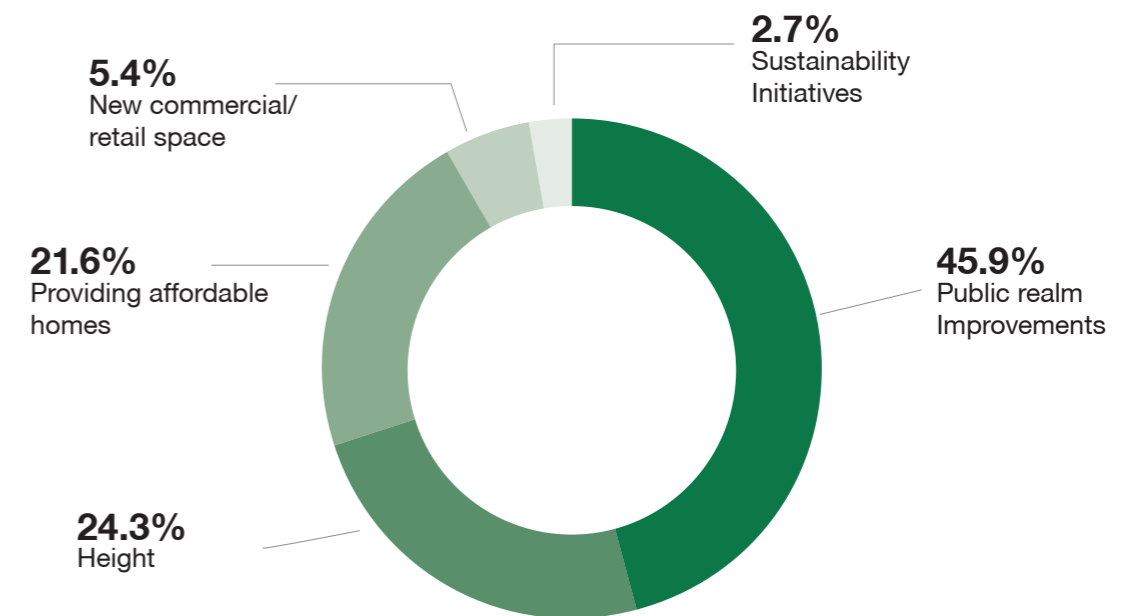
Q3: How do you feel about the public realm improvements at this location?



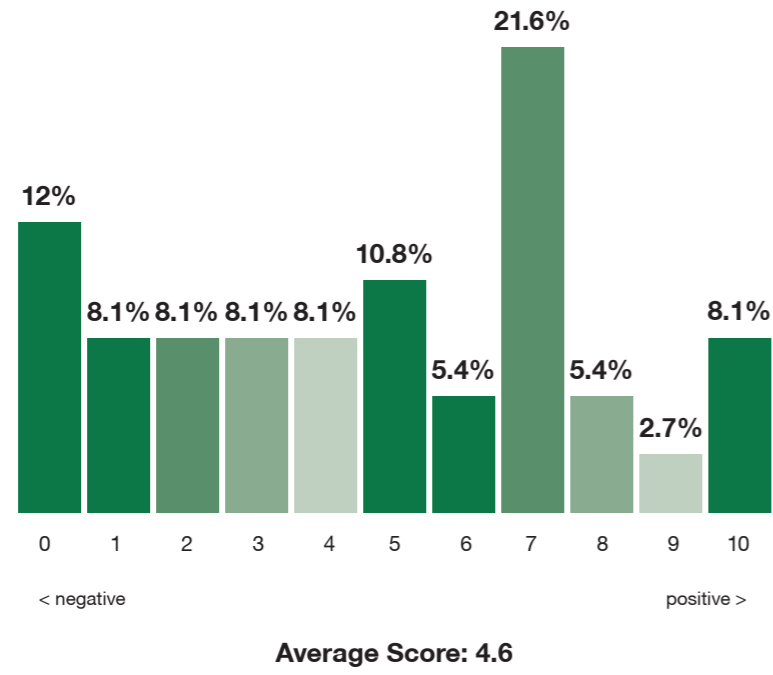
Q2: Do you agree that a reduction in the height of the tallest building to a maximum of 32 Storeys is welcome?



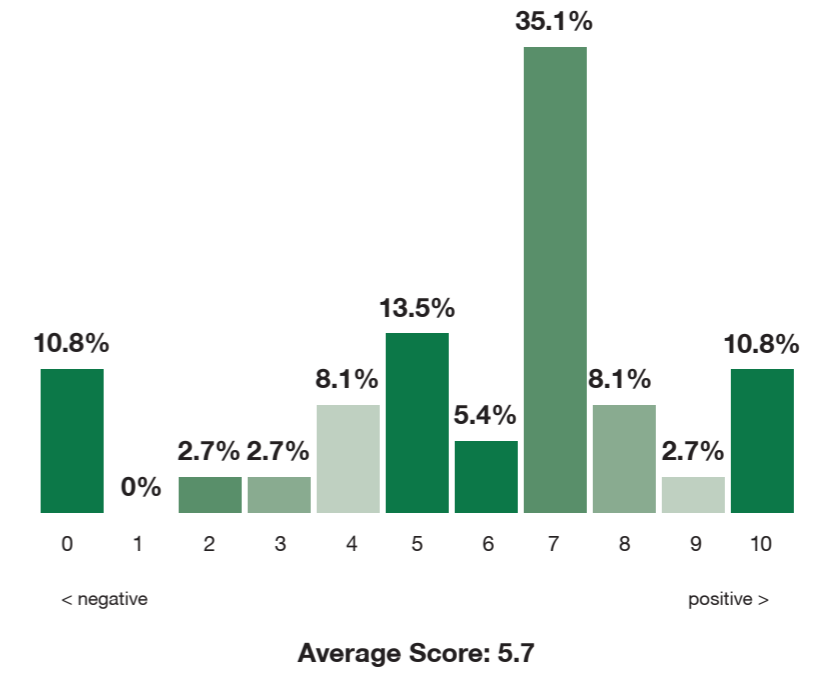
Q4: Of the following options, what do you consider to be the most important when considering the proposals?



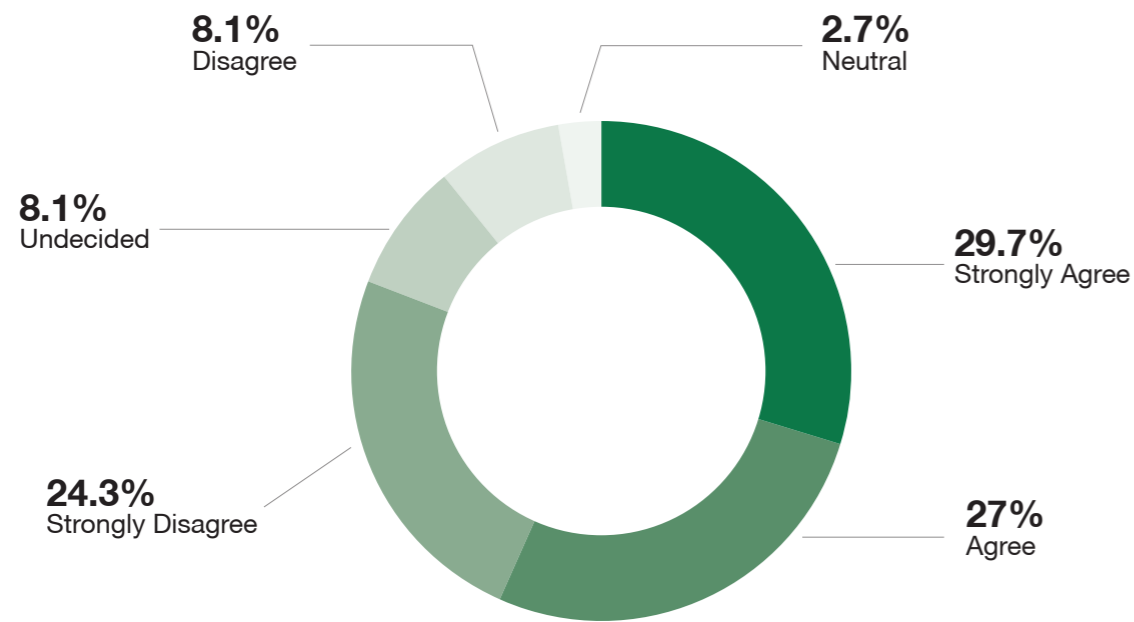
Q5: How do you feel about the revised design of the proposals?



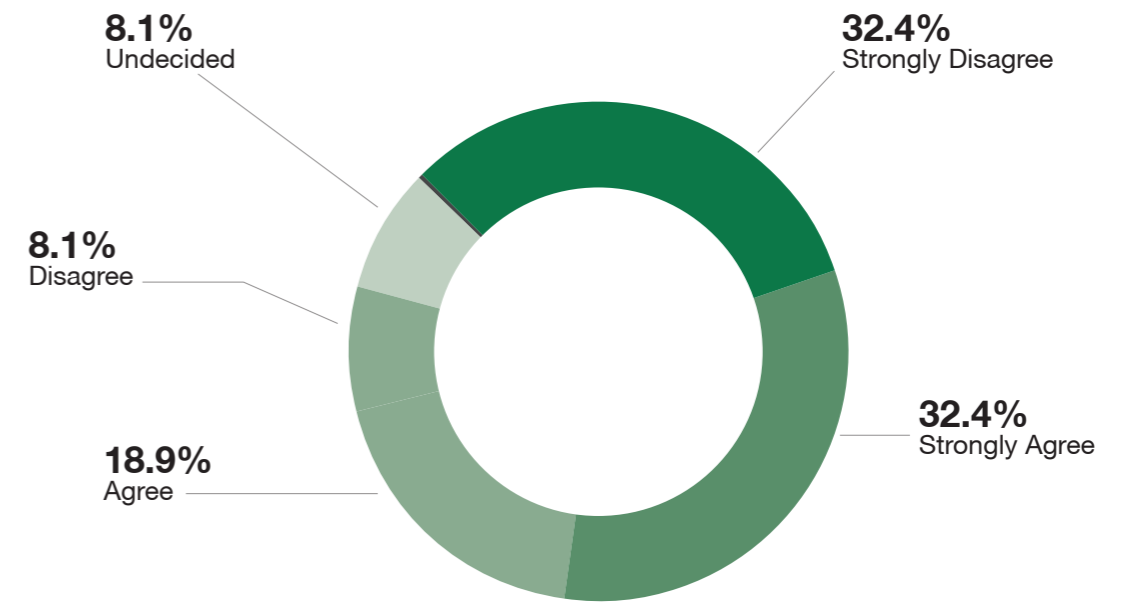
Q7: Do you welcome the provision of affordable workspace as part of this development?



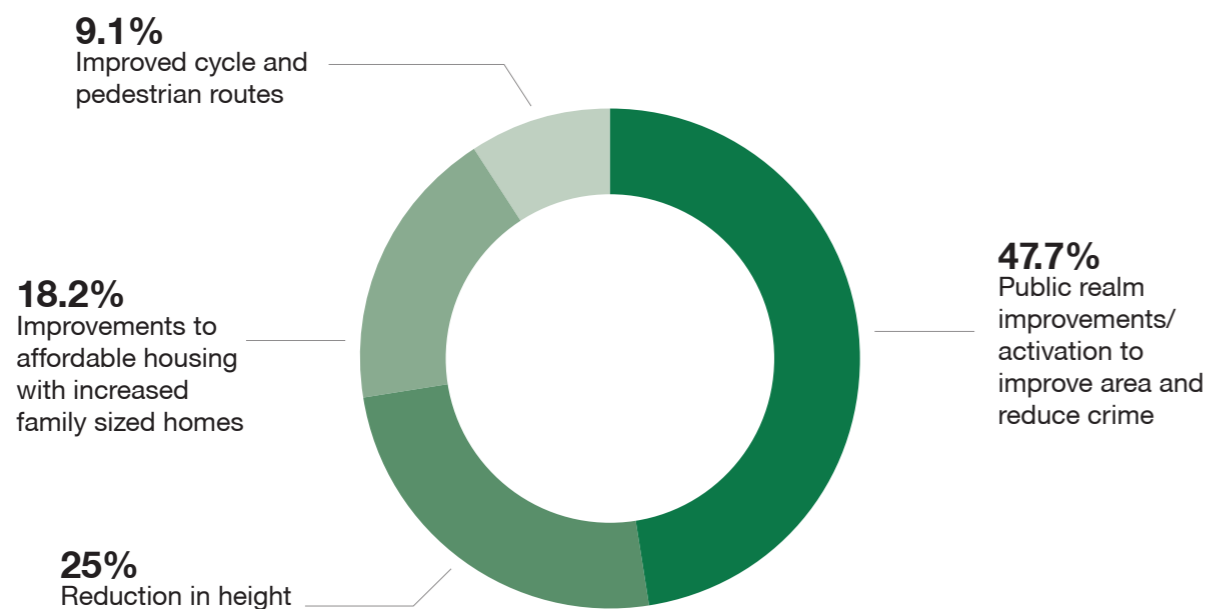
Q6: Do you agree that providing affordable and private housing is welcome at this location?



Q8: Overall the proposals will help improve the local area?



Q9: Of the following revisions, what do you consider to be the most important when considering the proposals?



Q10: Do you have any further comments?

As with the Phase 1 consultation an open ended question was included to allow residents to raise any additional issues or feedback. 24 comments were raised from the 33 completed surveys. The comments can be summarised as follows:

- Two residents expressed concern that there was an oversaturation of housing in the area and that affordable housing wasn't necessarily affordable for ordinary people
- Five residents welcomed the reduction in height, but still felt the proposals were too high.
- A number of residents raised the issue of crime in the area and objected to the loss of the police station.

- Some residents expressed a desire for the development to happen quickly and welcomed the improvements to the local area.
- The mix of uses was welcomed with a request for cafes and restaurants to be put in place to improve the area
- One resident was critical of the increased pollution caused by the construction.

5.4 E-Mail Responses

As mentioned previously a dedicated project e-mail address was setup to manage enquiries pgps@conciliocomms.com. A total of 9 e-mails were received during the second phase of consultation.

4.5 Summary of Responses

The purpose of the second phase of consultation was to discuss the evolution of the scheme following the feedback received from the first phase. There was a lower level of engagement from the community for the second phase of consultation.

Below we've highlighted the key changes made to the proposals following feedback. Overall there is support for the updated proposals with 51.3% either strongly agreeing or agreeing that the proposals will help improve the local area.

Height

In the first phase of consultation 27.2% selected height as their most important issue when considering the proposals - we received feedback that the local community thought the proposals were too high. We therefore reduced the building heights to a maximum of 32 storeys.

Following this change 62.1% either strongly agreed or agreed with the reduction in height. The number of people selecting height as their most important issue also dropped from 27.2% to 24.3% following the changes.

The proposed changes have directly addressed residents concerns and have resulted in changes to the proposals which have been welcomed by the local community.

Design

On a question about the building's design, 27.5% selected 0 when considering the proposals (on a scale of 0 - 10 with 0 being the most negative) during the first phase of consultation.

The project team refined the design of the proposals including the materiality, height and detailing to ease concerns. Following this the percentage selecting 0 when considering the design of the proposals dropped to 13.5% in the second phase of consultation suggesting an improvement in its evolution.

Public Realm

During the first and second round of consultation, public realm improvements were a key consideration for the community. During the second phase on consultation 45.9% selected public realm improvements as their most important issue (a significant increase from the 28.4% in phase 1).

Understanding the importance of public realm to the local community has meant we have placed this at the heart of the proposals. We have enhanced the urban fabric to further create green spaces for everyone and create a place that neighbours will want to visit and engage with. The proposals have created a fully open and accessible Newcastle Place with areas for pedestrian/public use throughout and include landscape beyond the site's legal boundary. The main plaza sitting on the junction of Edgware Road and the Marylebone Flyover has been retained and we have created a number of active frontages along the site.

Crime

As outlined previously a number of residents raised the closure of the police station as a concern which would result in a decline of safety for the area.

We have taken this seriously and our proposals will enhance the passive surveillance in the area. The current area is closed off, dark and uninviting which can contribute to encouraging anti-social behaviour. The proposals seek to address this by creating a permeable site, with active commercial frontage, better lighting and more passive surveillance.

Other

In addition to the changes above the project team has also updated proposals to reflect comments made including an increased number of larger family sized homes for socially rented families; an enlarged community space which is to be provided as an affordable workspace; and a focus on sustainable development.

6.0 Conclusion

6.1 Summary

Despite the challenges posed by Covid-19 and subsequent public health restrictions, the consultation strategy has sought to engage with a wide range of stakeholders, including locally elected politicians, community groups, residents and visitors to the area using a range of communication methods.

The purpose of two phases of consultation has been to ensure an iterative approach to engagement, genuinely seeking to understand the views of the local community and where possible incorporating these views into the emerging proposals.

Despite the digital nature of the consultation the virtual events and survey responses have been well viewed and accessed by those living and working close to the site.

The principle of redeveloping the Paddington Green Police Station to complete the West End Gate masterplan has been supported throughout the process, as have the significant public realm improvements and the affordable housing contribution. There are some concerns that remain over height and density though it was recognised that initial feedback had been considered and the final proposals have reduced in height.

6.2 Scheme Evolution

Following the first phase of consultation and further pre-application conversations with Westminster City Council officers and the Greater London Authority, the proposals evolved and a number of changes were made. These changes include:

- Height: Reduction of building heights to a maximum of 32 storeys, reducing homes to 556 in total
- Family Homes: Increased number of larger family sized homes for socially rented families
- Accessibility: Improved pedestrian and cycle connectivity and entrances
- Affordable workspace: An enlarged community space which is to be provided as an affordable workspace

- Sustainability: Focus on sustainable development with inclusion of triple glazing to reduce energy consumption, high-quality air filtration for residents and an increase in bio-diversity.
- Public realm: Public realm was a top priority for survey respondents. We have therefore ensured our proposals go beyond our legal boundary to provide high-quality public areas. We continue to work with TfL and Westminster City Council to improve our proposals.
- Traffic/parking: Ensure the development is a car-free scheme and contain as much servicing within the basement to reduce congestion on roads.
- Ground floor: Creation of an enhanced ground floor through new flexible commercial space designed to activate the area.
- Improved safety: Better lighting throughout the development along with better connections creating natural surveillance.

The Applicant is grateful to the local community for engaging in the evolution of the scheme by providing feedback and the proposals have improved as a result of this collaborative approach.

6.3 Continued Engagement

As throughout the construction of West End Gate, The Applicant will ensure the submission of the application does not mark the end of community engagement and will continue to discuss the proposals with the local community throughout the planning process.

6.0 Conclusion

7.1 Phase 1 Consultation Invitation Flyer

Online Consultation for the proposed redevelopment of Paddington Green Police Station



Berkeley are pleased to present initial plans to deliver much needed private and affordable homes at the former Paddington Green Police Station. The proposals will vastly improve the public realm and offer commercial use at ground floor. This is an exciting opportunity to regenerate and enhance this site for the whole community.

We are keen to understand the views of the local community and encourage you to visit our consultation website, view the proposals and leave feedback for the project team.

Your feedback will assist us in refining the proposals ahead of submitting a planning application to Westminster City Council next year.

You can access the website by visiting: yoursay.online/paddington-green-police-station

As part of the consultation we will also be hosting a webinar on **3rd December and 10th December at 6pm - 7pm**. Find out more and sign up to attend by visiting our website.

We encourage you to visit the website and leave your feedback by **5pm on Thursday 17th December**.

If you are unable to access the website and require printed copies of the consultation materials, please get in touch using the contact details below.



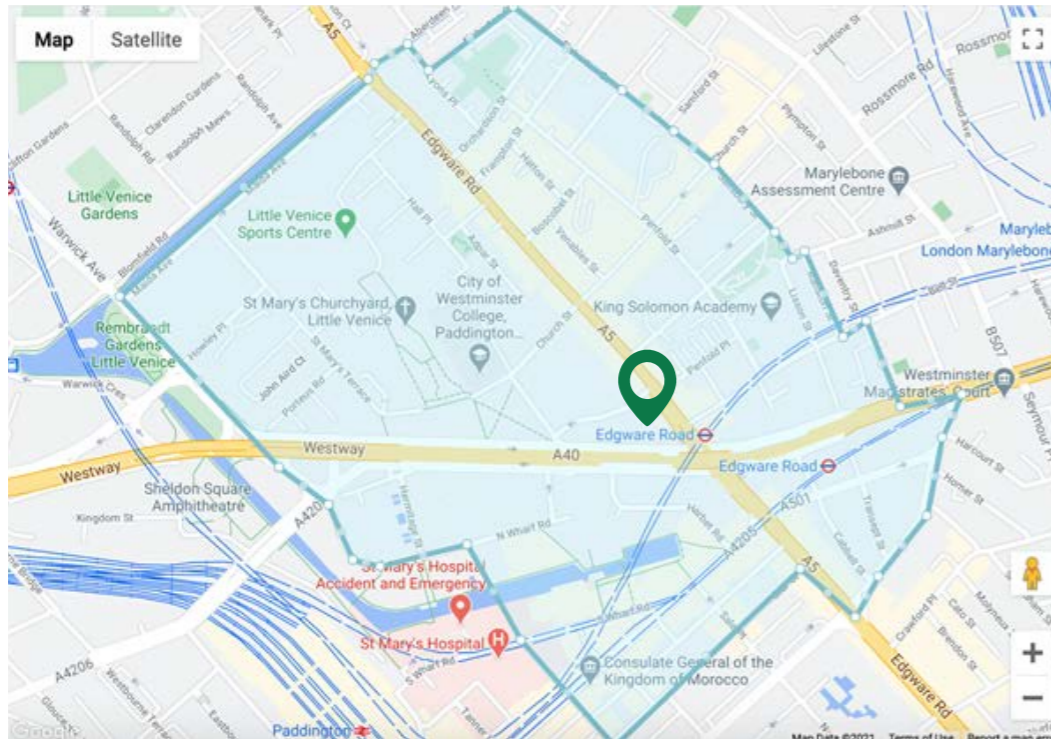
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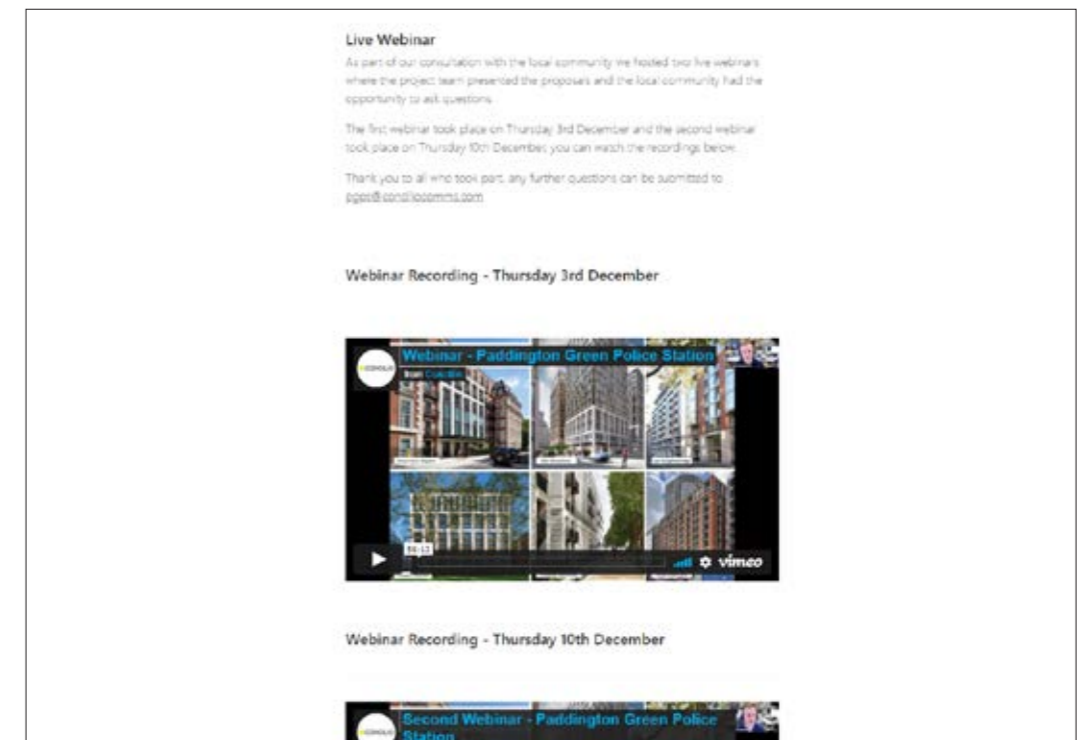
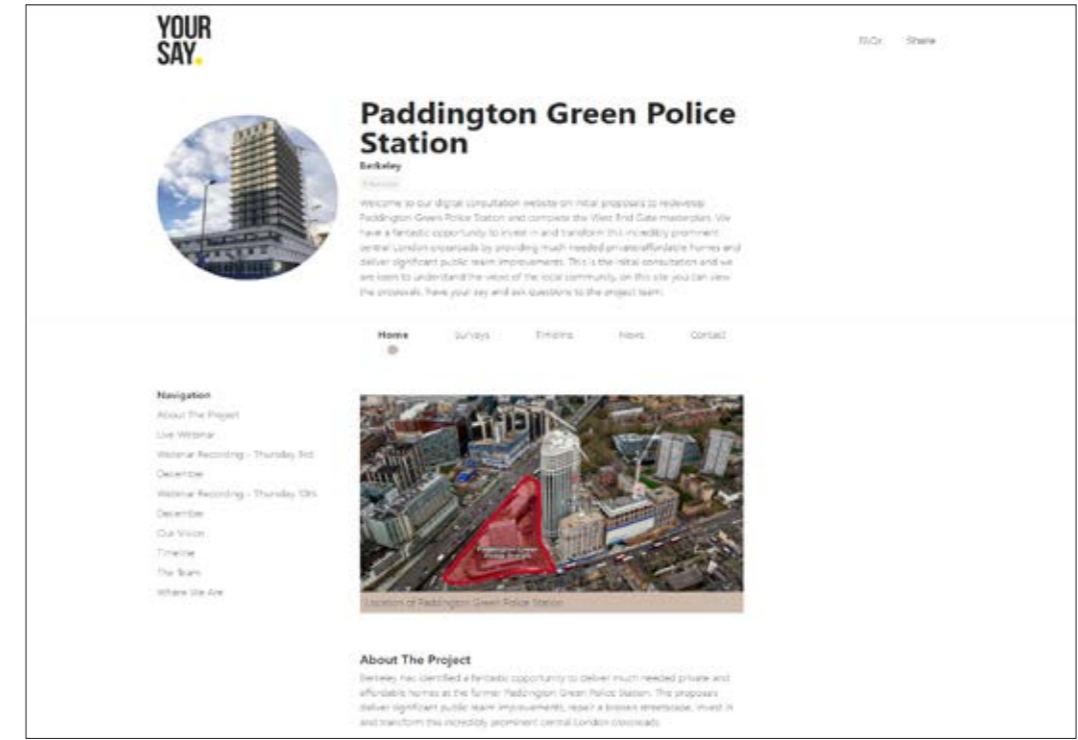
If you would like to contact the project team then please email: pgps@conciliocomms.com or use our freephone number **0800 193 1869**

7.0 Appendices


7.2 Phase 1 Consultation Flyer Distribution Area







7.3 Phase 1 Consultation Website & Interactive Surveys



7.3 Phase 1 Consultation Website & Interactive Surveys




What is your relationship to the local area?








Other

7.3 Phase 1 Consultation Website & Interactive Surveys







How do you feel about the design of the proposals?





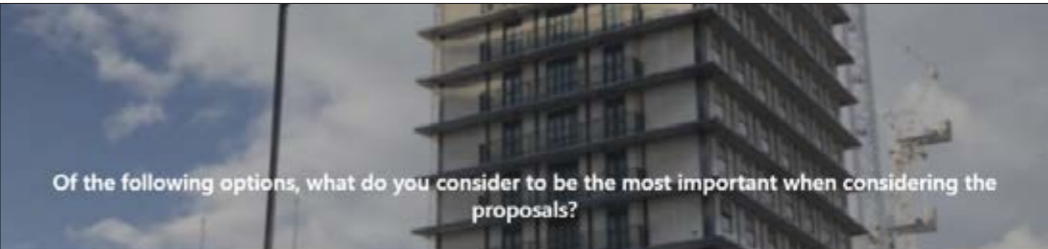
Do you agree that providing affordable and private housing is welcome at this location?

Did you know?
By redeveloping the Paddington Green Police Station and completing the West End Gate masterplan we can provide 650 new homes, including 40% affordable homes on-site.











Neutral

Undecided



Of the following options, what do you consider to be the most important when considering the proposals?

Height


Public Realm Improvements

Providing Affordable Homes

New Commercial/Retail Space

Sustainability initiatives


7.3 Phase 1 Consultation Website & Interactive Surveys







How do you feel about the creation of new community space as part of the development?

Did you know? As part of the proposals an area of the building will be allocated for community use, this could be community workspace.


Progress bar with a smiley face icon.



Do you agree with the principle of providing high-quality office space at this location?

 Strongly agree	 Agree	 Disagree	 Strongly disagree
Neutral	Undecided		


7.3 Phase 1 Consultation Website & Interactive Surveys



Do you like the proposed ground floor mix of uses?

On the ground floor we are proposing to create new homes, office and retail space as well as community space.

Progress bar with a smiley face icon.




How do you feel about small pop up's and local markets using the open space on Newcastle Space?





Did you know? As part of the proposals we are proposing to fully landscape Newcastle Place to be utilised as a shared surface area.


Progress bar with a smiley face icon.

7.3 Phase 1 Consultation Website & Interactive Surveys



Overall, the proposals will help improve the local area?

 Strongly agree	 Agree	 Disagree	 Strongly disagree
Undecided	Neutral		




Do you have any further comments?





Please feel free to tell us what you think about the proposals. We are keen to hear your views.


Answer here...

7.3 Phase 1 Consultation Website & Interactive Surveys








What is your relationship to the local area?


 Local Resident	 Local Councillor	 A local businessperson/employee	 A Community Representative
Other			



When considering improvements to the public realm and wider landscaping which of the following is most important to you?

 Seating	 Planting/Greening	 Accessible areas for pushchair/wheelchair users	 Water Features	 Lighting
--	--	--	---	---

7.3 Phase 1 Consultation Website & Interactive Surveys




How do you feel about the creation of new links and walkways through the site?

Did you know?
As part of the proposals new routes will be created to walk from Harrow Road to Newcastle Place and Edgware Road.

Strongly Agree | Agree | Disagree | Strongly Disagree | Neutral

Uncecided




Overall, how do you feel about the proposed improvements to the public realm, creation of new spaces and new routes at this location?

Strongly Agree | Agree | Disagree | Strongly Disagree | Neutral

Uncecided

7.3 Phase 1 Consultation Website & Interactive Surveys




Do you agree that our vision for Paddington Green Police Station is a good one?

Our Vision: Paddington Green Police Station will be a high quality and accessible neighbourhood that connects to and with the existing vibrant and diverse community of West End Gate, creating a welcoming urban and green space in the heart of the city.

Strongly Agree | Agree | Disagree | Strongly Disagree | Neutral

Uncecided



Do you have any further comments relating to public realm or connectivity?

Please feel free to tell us what you think about the proposals. We are keen to hear your views.

Answer here...

7.3 Phase 1 Consultation Website & Interactive Surveys

Do you agree with our proposals to create a car-free development ?

The scheme will be a car free scheme to help promote sustainable modes of transport, there will be over 1,200 cycle spaces and EV points. There will also be 3% disabled parking within the basement included.

Strongly agree Agree Disagree Strongly Disagree

Neutral Undecided

7.4 Phase 1 Virtual Consultation Exhibition Boards

PADDINGTON GREEN POLICE STATION - BERKELEY

Welcome

Berkeley purchased the Paddington Green Police Station in 2020. The site is located in North Westminster, on the Harrow Road and Edgware Road junction.

Berkeley are seeking to redevelop the site to create new homes, office space and retail space amongst much needed public realm improvements.

Following initial discussions with Westminster City Council and the Greater London Authority, we look forward to setting out our initial proposals within the following exhibition boards and consultation website.

We're keen to understand the views of the local community in relation to these initial proposals so that we can consider these comments as plans develop further.

A further consultation will follow once we have received feedback and incorporated comments where possible.

VIEW LOOKING WEST

Berkeley **SQUIRE & PARTNERS**

PADDINGTON GREEN POLICE STATION - BERKELEY

About Berkeley

The Berkeley Group builds homes and neighbourhoods with a focus on creating beautiful, successful places across London and the South of England.

We have a long history of working in partnership with Westminster City Council, sustaining thousands of jobs and investing millions in local infrastructure along the way.

Our team has a wealth of experience in delivering complex developments that provide much needed homes, community facilities and improvements to local infrastructure.

100 Strand, Westminster

Berkeley Foundation Street E-life programme which provides mentoring for young people


Abell & Cleland, Westminster

Berkeley Summer Fete



7.4 Phase 1 Virtual Consultation Exhibition Boards

PADDINGTON GREEN POLICE STATION - BERKELEY

West End Gate Masterplan





1. West End Gate

Residential entrance at West End Gate Restaurant space at West End Gate

2. Paddington Green Police Station

Existing police station View along Harrow Road

Berkeley acquired West End Gate in 2015. We worked with the local community and Westminster City Council to bring forward a masterplan to transform the local area, with over 840 homes, of which 175 are affordable, homes alongside shops, restaurant and a beautiful public plaza.

We are now five years into the project, having obtained planning, started on site and had our first homes complete with residents now moved in. The Paddington Green Police Station marks the next phase of the masterplan.

7.4 Phase 1 Virtual Consultation Exhibition Boards

PADDINGTON GREEN POLICE STATION - BERKELEY

The Next Phase

Located on the site is Paddington Green Police Station, a 1970s building owned by the Metropolitan Police which closed in 2018.

Bought by Berkeley in 2020, this site now presents the opportunity to create a new, diverse and vibrant neighbourhood.

The Police Station is in need of redevelopment. There are several areas where it is no longer fit for purpose - this includes:

- The building is a 17-storey concrete tower block that does not positively contribute to the area.
- The public realm surrounding the building is very limited and has a hostile nature. There is no greening or interactive space for the public.
- We believe the current building sits within a prominent position in Paddington and has the potential to contribute much more to the local community by providing new homes, improved public realm and better environmental sustainability.






Site Location outlined in red: 1. West End Gate 2. Paddington Green Police Station


Aerial view of Paddington Green Police Station looking West

View from Harrow Road looking West


PADDINGTON GREEN POLICE STATION - BERKELEY

West End Gate – The Story So Far







844 homes including 175 affordable




Beautiful landscaping, public plaza and outdoor seating space




8 shops and 1 restaurant space




£106 contributions to upgrade Paddington Green




Pedestrian routes & safer crossing across Harrow Road



£1.1million public art scheme



Iconic architecture



Upgraded Edgware Road junction

PADDINGTON GREEN POLICE STATION - BERKELEY

Understanding the Local Context




Located on a prominent junction and a gateway to the wider City we have considered the surrounding context closely, particularly in relation to height. There are number of developments in the surrounding area recently completed, under construction or consented.

- Planning Consented
- Under Construction
- Recently Completed

Surrounding Context labeled with height in meters

7.4 Phase 1 Virtual Consultation Exhibition Boards

PADDINGTON GREEN POLICE STATION - BERKELEY

Understanding the Local Context

The proposed redevelopment sits at an important crossroads, where Edgware Road, intersects with the Westway, one of the most important junctions in the City of Westminster.

The proposals result in a gradual step in height of surrounding buildings enhancing this notable junction.

With 1 Merchant Square, the existing Westmark Tower and the redevelopment of Paddington more widely the proposals sit comfortably within the surrounding context, completing the West End Gate masterplan.

There is a rich context of architecture in the surroundings, the proposals also take cues from local mansion block typology.

The local vibrancy of Church Street and Little Venice also help inform the scheme.

British Land's Paddington Central Campus | 1 Merchant Square, Paddington | Paddington Basin | Little Venice | Church Street

7.4 Phase 1 Virtual Consultation Exhibition Boards

PADDINGTON GREEN POLICE STATION - BERKELEY

The Next Phase

CGI of the proposed Paddington Green Police Station overhead looking North

PADDINGTON GREEN POLICE STATION - BERKELEY

The Next Phase

THE OPPORTUNITY AND VISION

 DELIVERY OF 650 NEW HOMES (PRIVATE AND AH (40%))	 IMPROVED PUBLIC REALM	 NEW SHOPS, CAFES AND OFFICE SPACE	 450 NEW JOBS
 COMPLETION OF MASTERPLAN INCREASED	 £17M IN CIL & S106 CONTRIBUTIONS	 NEW COMMUNITY SPACE	 BIODIVERSITY
 HIGH QUALITY ARCHITECTURE	 IMPROVED PEDESTRIAN ROUTES	 ADDRESSING CLIMATE CHANGE AND CARBON REDUCTION	 CAR FREE SCHEME

PADDINGTON GREEN POLICE STATION - BERKELEY

Quality Led Public Realm

We aim to greatly improve the local area by creating a more welcoming and healthier environment. Improved public realm with greener and more interactive spaces will be a focal point.

The fundamental principles of the scheme which have shaped our proposals are:

- Create better permeability and new walking routes
- Increase Biodiversity around the site
- Promote better activation and community led design
- Create interesting lines of sight
- Improve streetscape

7.4 Phase 1 Virtual Consultation Exhibition Boards



7.4 Phase 1 Virtual Consultation Exhibition Boards



7.4 Phase 1 Virtual Consultation Exhibition Boards

PADDINGTON GREEN POLICE STATION - BERKELEY

Quality Architecture

Gateway Tower

The architectural form of the tower delivers a tall, slender and elegant mass, with a smaller tower acting as a lowered shoulder that brings a dynamic form to the overall mass and articulation of the building. The facades have drawn inspiration from the language of the existing Westmark to develop a new design language that sits comfortably within the wider masterplan, and the height of the nearby Paddington Basin to the south.



Gateway Tower - 39 Storeys

Paddington Green Flatiron

The building form of the Paddington Green Flatiron has been sculpted to narrow in plan as it approaches the corner of the site, resulting in a strong bullnose corner that marks the entry point to the West End Gate Masterplan from the west. The height is considerably lower than the gateway tower to acknowledge the different urban condition to the west and north of the site and the role the Flatiron plays on the very edge of the Paddington Green conservation area.



Paddington Green Flatiron - 25 Storeys

Mansion Block

The mansion block draws on the traditional London mansion block and its New York counterpart. The Paddington Green Police Station mansion block develops on these concepts to deliver a finely crafted modern architectural form that sits comfortably between the two taller buildings.



CGI of the West End Gate Mansion Blocks



7.4 Phase 1 Virtual Consultation Exhibition Boards

PADDINGTON GREEN POLICE STATION - BERKELEY





Activation Through Improved Streetscape


The Paddington Green Police Station proposals create more than just new homes. The proposals build on what has already been achieved at West End Gate to provide additional commercial, office and community space and a range of green and sustainable facilities.

New retail space to continue the activation of Edgware Road down from West End Gate.

A new extensive community space with the use designed/ suggested by the public.

Benefits

-  A new community space
-  Servicing & refuse to take place from West End Gate basement, improving public realm
-  A new landscaped Newcastle Place managing and reducing through traffic creating new places to stop and sit
-  Car free development with 3% on site accessible spaces



Proposed ground floor plan, showing new landscaped Newcastle Place and range of ground floor uses.

Key	
	Residential
	Office
	Plant
	Community Space
	Retail



7.4 Phase 1 Virtual Consultation Exhibition Boards



7.4 Phase 1 Virtual Consultation Exhibition Boards

PADDINGTON GREEN POLICE STATION - BERKELEY

Transport

West End Gate and the Paddington Green Police Station will connect at basement level, maintaining the current in use Church Street car park entrance.

This allows Berkeley the unique opportunity to contain servicing, refuse collection and parking within the shared basement.

Enabling more of the PGPS ground floor to be utilised for activation and public realm improvements.

PGPS will be a car free scheme with only 3% disabled parking within the basement ensuring vehicle trips are maintained to a minimum.

As much servicing as possible will be contained within the basement area, allowing the above landscaped Newcastle Place to be fully utilised as a shared surface area.

Church Street

Edgware Road

Harrow Road

Taxi/drop off movements

Car Park Entrance

PADDINGTON GREEN POLICE STATION - BERKELEY

Energy & Sustainability

The proposals for the Paddington Green Police Station seek to better the standard typical sustainable practice and help create clean buildings. Our commitments are as follows:


- Net zero carbon development
- Fabric First Approach – homes designed to minimise heating demands through efficient design & high performance
- Utilisation of WEG Energy Centre, saving carbon rather than building new inefficient network. Futureproofed with connection to the Church Street DHN
- Air source heat pumps for commercial elements
- PV Panels on any available roof space
- A net biodiversity gain with extensive urban greening including several roof garden
- Encouraging healthy lifestyles with over 1,200 cycle spaces and EV points
- BREEAM excellent certification for all commercial units
- Holistic drainage solution including on site rainwater harvesting
- Utilisation of all passive measures to minimise overheating
- Car free scheme

7.4 Phase 1 Virtual Consultation Exhibition Boards


PADDINGTON GREEN POLICE STATION - BERKELEY

Views


Our proposals take a holistic approach to redeveloping the site, completing the West End Gate Masterplan sitting comfortably within the wider context of the area.




Sub text Aerial View looking South




Westbourne Terrace Road Bridge, Little Venice



Aerial view looking North



Edgware Road/Chapel Street



Edgware Road, near junction with Frampton Street

Key

- Approved planning applications
- Paddington Green Police Station Proposals
- 1 Merchant Square under construction

PADDINGTON GREEN POLICE STATION - BERKELEY


Next Steps

Thank you for taking the time to view our proposals for Paddington Green Police Station. We hope you have found the information useful.


This is the first stage of consultation and we are keen to hear the views of the local community. Please share your thoughts with us by clicking here or visiting the website below.

Contact us
 Call us on our number 0800 193 1869 or email pgps@conclio.comms.com
 Visit our consultation website [here](#)


Meet the Team



Duncan Matthews
Land & Development Director



Erin Bryant
Head of Development

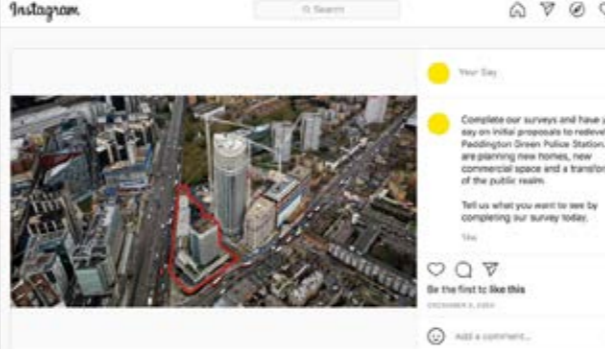


Clara-Rose Wright
Development Manager

Timeline

SUMMER 2020	AUTUMN/WINTER 2020	WINTER 2020/21	WINTER 2021	SUMMER 2021	WINTER 2022	SUMMER 2023
Pre-Application discussions with Westminster City Council Pre-Application Discussions with Greater London Assembly (GLA)	Initial meetings with local stakeholders First Digital Community Consultation Consideration of Community Comments	Second Digital Community Consultation Consideration of Community Comments	Submission of Planning Application	Planning Permission Determination	Construction Commences	Completion of Development

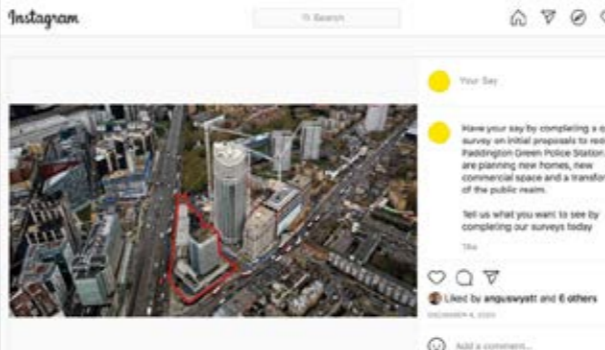
7.5 Phase 1 Consultation Social Media Adverts (Facebook & Instagram)



Instagram post from 'Your Say' (December 2, 2020). The post features an aerial view of the site with a red outline. The text reads: "Complete our surveys and have your say on initial proposals to redevelop Paddington Green Police Station. We are planning new homes, new commercial space and a transformation of the public realm. Tell us what you want to see by completing our survey today." It includes a call to action: "Be the first to like this" and a link to "Add a comment...".



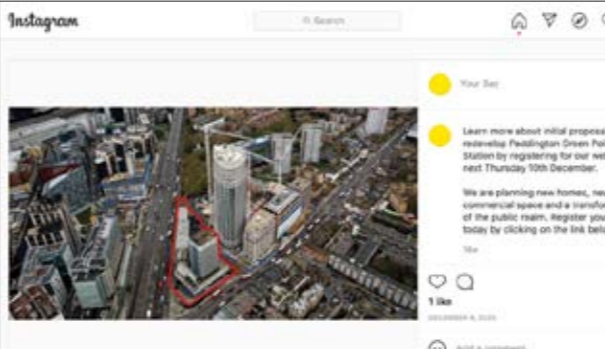
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Instagram post from 'Your Say' (December 3, 2020). The post features an aerial view of the site with a red outline. The text reads: "Have your say by completing a quick survey on initial proposals to redevelop Paddington Green Police Station. We are planning new homes, new commercial space and a transformation of the public realm. Tell us what you want to see by completing our surveys today." It includes a call to action: "Liked by anguswatt and 6 others" and a link to "Add a comment...".



Facebook post from 'Your Say' (December 3, 2020). The post features an aerial view of the site with a red outline. The text reads: "Have your say by completing a quick survey on initial proposals to redevelop Paddington Green Police Station. We are planning new homes, new commercial space and a transformation of the public realm. Tell us what you want to see by completing our surveys today." It includes a call to action: "Your Community, Your Say!" and a link to "Learn More".



Instagram post from 'Your Say' (December 4, 2020). The post features an aerial view of the site with a red outline. The text reads: "Learn more about initial proposals to redevelop Paddington Green Police Station by registering for our webinar next Thursday 10th December. We are planning new homes, new commercial space and a transformation of the public realm. Register your place today by clicking on the link below." It includes a call to action: "1 like" and a link to "Add a comment...".




Facebook post from 'Your Say' (December 4, 2020). The post features an aerial view of the site with a red outline. The text reads: "Learn more about initial proposals to redevelop Paddington Green Police Station by registering for our webinar next Thursday 10th December. We are planning new homes, new commercial space and a transformation of the public realm. Register your place today by clicking on the link below." It includes a call to action: "Your Community, Your Say!" and a link to "Learn More".

7.6 Phase 1 Consultation (Little Venice Matters Facebook Page Notification)

Little Venice Matters is at **Paddington Green Police Station.**
 27 November 2020 · London · 🌐

Berkeley Homes is consulting on a proposed new development on the former Paddington Green Police Station site here: <https://yoursay.online/paddington-green-police-station>. 🏢 Your Little Venice councillors have made it clear that a 39-storey tower is NOT acceptable on the site and have requested that the developer propose a less intrusive option that still delivers a significant number of affordable homes. Let Berkeley Homes know YOUR view by responding to the consultation. 🗣️



The Next Phase

25 storeys, 14 storeys, 39 storeys

👍👎👤 Lorraine Dean and 8 others 4 comments 5 shares

👍 Like 💬 Comment ➦ Share

Most relevant ▾

7.7 Phase 1 Paddington Partnership (Twitter & Website Notification)

Paddington f @ 📺 🔍 ☰

Home > News

Proposals for Paddington Green Police Station Site


When:
Webinar Dates:
 Thursday 3 December (6-7pm)
 Thursday 10 December (6-7pm)
 Register via website

Published:
 25.11.20

Share:
 f t


Berkeley Homes present initial plans to deliver new homes, improved public realm and active commercial uses at ground floor of the former Paddington Green Police Station.

Ahead of submitting a planning application next year, the project team are keen to seek the views of the local community.



Paddington
 @inpaddington

Have your say on proposals for the former Paddington Green Police Station. Consultation opens today on a scheme to create new homes, ground floor commercial and enhanced public realm.
bit.ly/3fDFq4M



Concilio and Berkeley Group


9:23 AM · Nov 26, 2020 · Twitter Web App

7.8 Phase 1 St John's Wood Society December Magazine

7.9 Phase 2 Consultation Invitation Flyer

HOLIDAY SPECIAL EDITION

Online Consultation for the proposed redevelopment of Paddington Green Police Station



Berkeley are pleased to present initial plans to deliver much needed private and affordable homes at the former Paddington Green Police Station. The proposals will vastly improve the public realm and offer commercial use at ground floor. This is an exciting opportunity to regenerate and enhance this site for the whole community.

We are keen to understand the views of the local community and encourage you to visit our consultation website, view the proposals and leave feedback for the project team.

Your feedback will assist us in refining the proposals ahead of submitting a planning application to Westminster City Council next year.

You can access the website by visiting: yoursay.online/paddington-green-police-station

As part of the consultation we will also be hosting a webinar on **3rd December and 10th December at 6pm - 7pm**. Find out more and sign up to attend by visiting our website.

We encourage you to visit the website and leave your feedback by **5pm on Thursday 17th December**.

If you are unable to access the website and require printed copies of the consultation materials, please get in touch using the contact details below.




Berkeley
Designed for life

If you would like to contact the project team then please email: pgps@conciliocomms.com or use our freephone number **0800 193 1869**

11 from the Wood • Winter 2020 The St John's Wood Society

Online Consultation for updated redevelopment proposals of Paddington Green Police Station



Berkeley are pleased to present updated plans to deliver homes and much improved public realm at the former Paddington Green Police Station


Following our initial consultation late last year, we received valuable feedback from the local community. From this, we have heard what local residents currently value and what the hopes for the scheme would be. This has helped inform our updated proposals which includes a reduction in building heights, an enlarged community provision to be provided as affordable workspace and further work on enhancing the public realm throughout the scheme and beyond our ownership boundary.

We are keen to understand your views on our updated proposals and encourage you to visit our consultation website to leave feedback for the project team.

You can access the website by visiting: yoursay.online/paddington-green-police-station

As part of the consultation we will also be hosting a webinar on **25th February and 3rd March at 6pm - 7pm**. Find out more and sign up to attend by visiting our website.

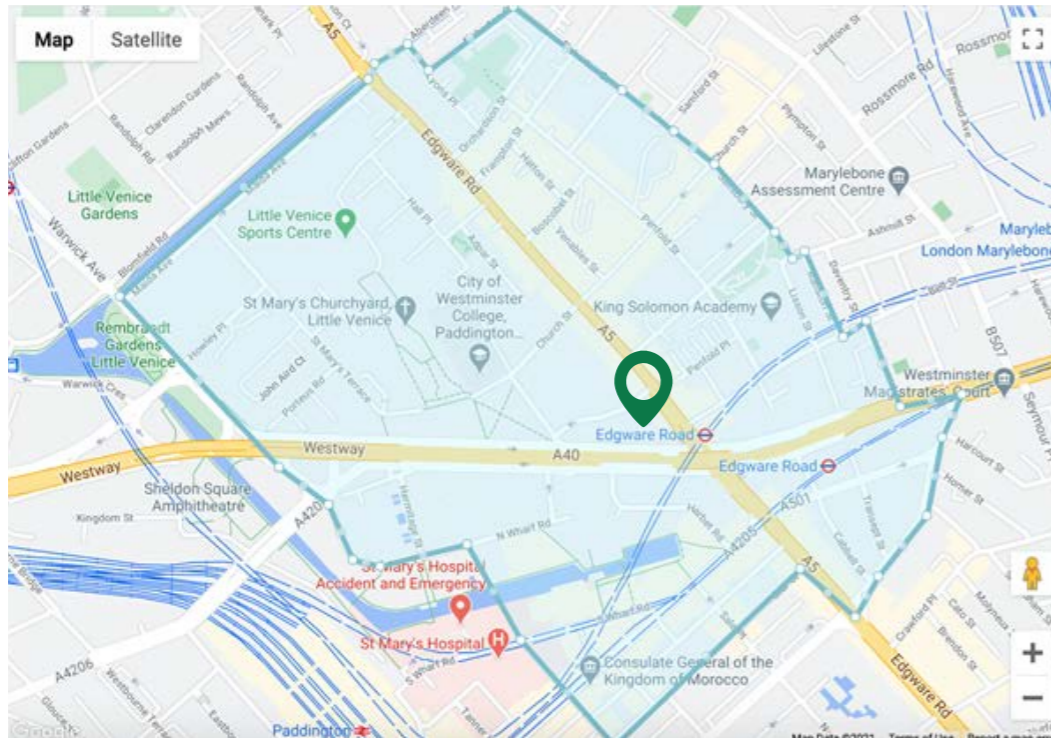
We encourage you to visit the website and leave your feedback by **5pm on 12th March**. If you are unable to access the website and require printed copies of the consultation materials, please get in touch using the contact details below.



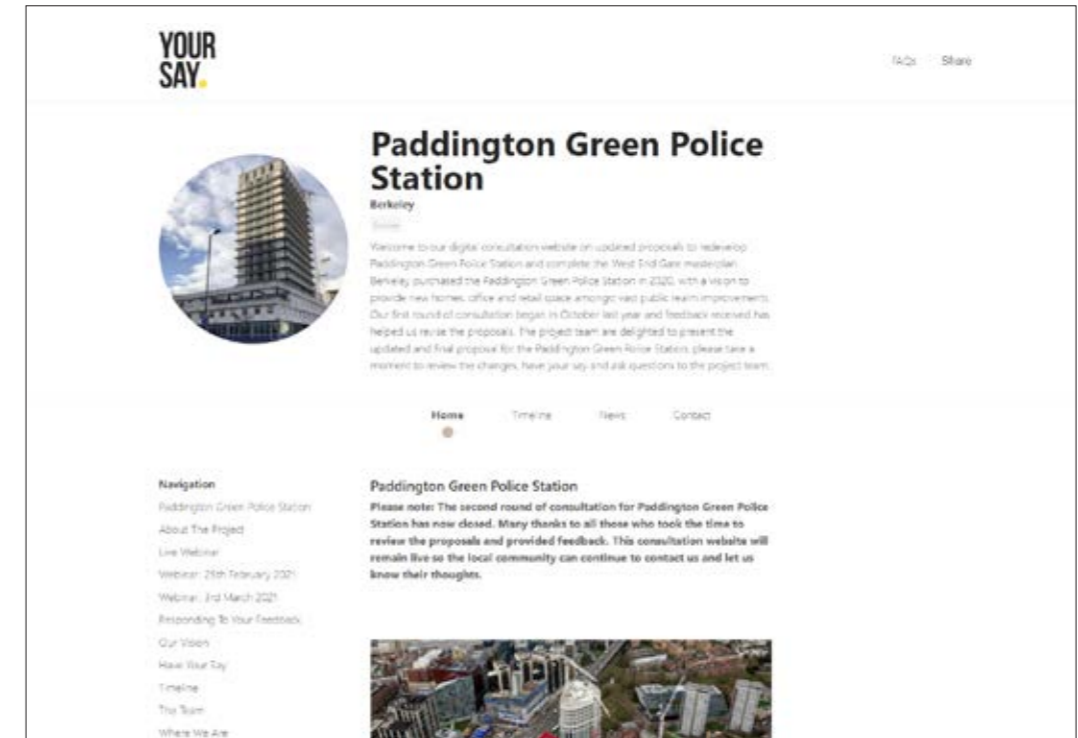
Berkeley
Designed for life

If you would like to contact the project team then please email: pgps@conciliocomms.com or use our freephone number **0800 193 1869**

7.10 Phase 2 Consultation Flyer Distribution area



7.11 Phase 2 Consultation Website & Interactive Surveys



7.12 Phase 2 Virtual Consultation Exhibition Boards

7.12 Phase 2 Virtual Consultation Exhibition Boards

PADDINGTON GREEN POLICE STATION - BERKELEY

Welcome

Berkeley purchased the Paddington Green Police Station in 2020, with a vision to provide new homes, office and retail space amongst vast public realm improvements. Continuing the good work and progress made at West End Gate and finalising the overall masterplan.

Our first round of consultation began in October last year, with our online webinar and website launch. From this, we have heard what local residents currently value and what the hopes for the scheme would be. Thank you to all those who have given feedback to date.

Berkeley strive to create welcoming and inclusive neighbourhoods with homes of all tenures provided, alongside beautiful landscaped spaces for both residents and the public to enjoy.

The project team are delighted to present the updated and final proposal for the Paddington Green Police Station as a virtual exhibition live from Monday 22nd February 2021 to 5th March 2021.

We look forward to hearing your thoughts.

OCT 20
We heard your views

DEC 20
Feedback reviewed

FEB 21
Revised scheme presented

MAR 21
Submission

VIEW LOOKING WEST

PADDINGTON GREEN POLICE STATION - BERKELEY

The Vision

'A high quality and accessible neighbourhood that connects to and with the existing vibrant community of West End Gate, creating a welcoming urban and green space in the heart of the city.'

We work with existing communities to create special places that are truly focused on people and improving lives for everyone.

We want to create places that local residents can be part of, and be proud of.

We believe the art of placemaking can be defined by four key ingredients:

- 1 We always put people first and start with a Vision for the community.
- 2 Then comes the place and we plan for the things that really matter to the community and create a real sense of place now and for years to come.
- 3 Good architecture is clearly important, but more so is the space between the buildings, the landscaping and the public realm.
- 4 Finally we design the buildings around these.

Our Vision

1. People first

2. Community

3. Green spaces

4. Then the homes

PADDINGTON GREEN POLICE STATION - BERKELEY

The Team

Berkeley

The Berkeley Group builds homes and neighbourhoods with a focus on creating beautiful, successful places across London and the South of England.

We have a long history of working in partnership with Westminster City Council, sustaining thousands of jobs and investing millions in local infrastructure along the way.

Our team has a wealth of experience in delivering complex developments that provide much needed homes, community facilities and improvements to local infrastructure.

Squire & Partners

Squire & Partners is an architecture and design practice with experience spanning four decades, earning it an international reputation for architecture informed by the history and culture of where it is placed.

Squire & Partners' approach responds to the unique heritage and context of each site, considering established street patterns, scale and proportions, to create timeless architecture rooted in its location.

PADDINGTON GREEN POLICE STATION - BERKELEY

Consultation To Date

1st
round of consultation completed

1st
virtual exhibition undertaken

2
online webinars held

600
website views

85
surveys completed

6,643
flyers distributed

11
stakeholder meetings undertaken

One of our Facebook adverts with a combined reach of 33,000 people

Consultation Timeline

Sep 20	Stakeholder Meetings First Round of Stakeholder Meetings
Oct 20	1st Exhibition opens
Nov 20	1st Webinar
Dec 20	2nd Webinar
Dec 20	Close of 1st round of consultation
Dec 20 - Feb 21	Review of feedback and changes informed into design
Feb 21	2nd Exhibition opens
w/c 22nd Feb 21	3rd Webinar
w/c 1st Mar 21	4th Webinar
5th Mar 21	Close of 2nd round of consultation
Mar 21	Review of feedback ahead of planning submission

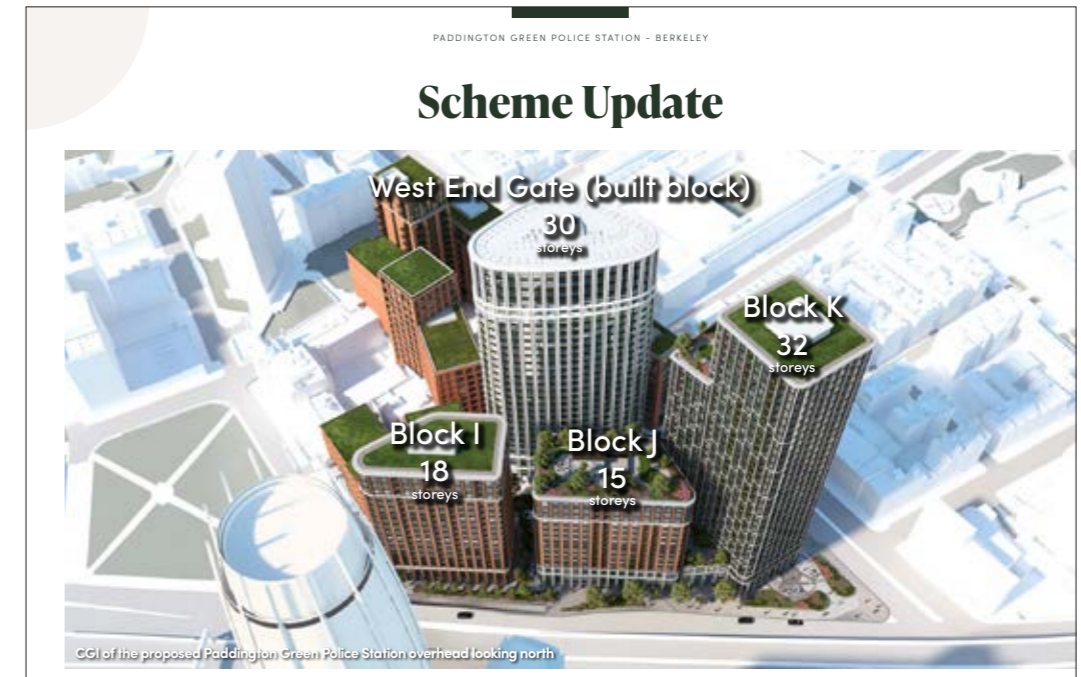
7.12 Phase 2 Virtual Consultation Exhibition Boards

7.12 Phase 2 Virtual Consultation Exhibition Boards

PADDINGTON GREEN POLICE STATION - BERKELEY

Feedback Summary

Key Issues		Our Commitment
	HEIGHT	<p>People were concerned with the height of the blocks</p> <ul style="list-style-type: none"> 7 storey reduction in height on the tallest block, reduction in height across scheme Height set on Edgware Rd corner to mark the prominent junction into the West End Reduction of height fronting Paddington Green and the conservation area
	TRAFFIC/PARKING	<p>Traffic and parking were of concern with further residents moving to the area</p> <ul style="list-style-type: none"> Basement connection to West End Gate to allow parking, with over 350 spaces available across the masterplan West End Gate & Paddington Green Police Station Car free scheme to minimise any further traffic
	CRIME	<p>Concern with regards to crime rates in the area now that there is no police presence</p> <ul style="list-style-type: none"> Improved connections Creation of ground floor activity through new flexible commercial units, redesigned Newcastle Place Investment in public realm Improved lighting throughout
	AFFORDABLE HOMES	<p>Will affordable homes be provided</p> <ul style="list-style-type: none"> 38% affordable housing provision equating to 210 new affordable homes In line with WCC policy of 60% intermediate and 40% social rent
	CONNECTIVITY FOR CYCLISTS & PEDESTRIANS	<p>Importance of ensuring the area is safe and useable for both pedestrians and cyclists</p> <ul style="list-style-type: none"> Fully open and accessible Newcastle Place, areas for pedestrian/public use throughout Cycle links through Newcastle Place from Edgware Road to Paddington Green Commercial servicing within the basement, encouraging reduced vehicle movement through Newcastle Place
	GREEN SPACES	<p>Usable green spaces, accessible for all</p> <ul style="list-style-type: none"> Biodiversity net gain Publicly accessible Newcastle Place Landscaping to encourage public use
	ENVIRONMENTAL CONCERNS	<p>Concern for residents living next to the Westway</p> <ul style="list-style-type: none"> Triple glazing Roof gardens at levels where air/noise allows Inset balconies



PADDINGTON GREEN POLICE STATION - BERKELEY

Responding To Your Feedback

Feedback received to date have made a valuable contribution towards shaping our final proposals.

Following community feedback, the following are key comments feeding into the updated design:

Reduction of building heights to a maximum of 32 storeys, reducing homes to 555 in total

Increased number of larger family sized homes for socially rented families

Improved pedestrian and cycle connectivity and entrances

An enlarged community space which is to be provided as an affordable workspace

Coalescence to West End Gate through facades and

Focus on sustainable development

Inclusion of landscape beyond legal boundary

PADDINGTON GREEN POLICE STATION - BERKELEY

Scheme Update

THE OPPORTUNITY AND VISION

DELIVERY OF 555 NEW HOMES
PRIVATE AND AFFORDABLE HOMES (38%)

IMPROVED PUBLIC REALM

NEW SHOPS, CAFES AND OFFICE SPACE

450 NEW JOBS

BASEMENT CONNECTION TO WEST END GATE TO ALLOW PARKING & SERVICING

INVESTMENT OF £17M IN CIL AND S106 CONTRIBUTIONS

NEW 3,000 sqft AFFORDABLE WORKSPACE SPACE

BIODIVERSITY NET GAIN

HIGH QUALITY ARCHITECTURE

IMPROVED PEDESTRIAN & CYCLE ROUTES

ADDRESSING CLIMATE CHANGE AND CARBON REDUCTION

CAR FREE SCHEME

7.12 Phase 2 Virtual Consultation Exhibition Boards

7.12 Phase 2 Virtual Consultation Exhibition Boards

PADDINGTON GREEN POLICE STATION - BERKELEY

Quality Led Public Realm

1. Block K ground floor activity

2. Improved Greening of Harrow Road

The fundamental principles of the scheme which have shaped our proposals are:

- Create better permeability and new walking routes
- Create interesting lines of sight
- Increase Biodiversity around the site
- Improve streetscape
- Promote better activation and community led design
- Safe, greener spaces

PADDINGTON GREEN POLICE STATION - BERKELEY

Block I - Design Evolution

1st Round Consultation

The previous design proposals for Block I located a 25 storey tower block on the corner of Paddington Green, with terracotta façade panels and white horizontal reveals.

Feedback from meetings with WCC, key stakeholders and members of the public indicated that the height on this corner was felt to be too tall and should look to be reduced.

Updated Design

The design of Block I has been reduced from 25 storeys to 18. This allows it to sit more comfortably on this important corner of the site, relating it more closely with the adjacent buildings that surround Paddington Green.

Façade design has been refined to rationalize the palette of colors. The feature columns draw inspiration on the red/brown tones of traditional brickwork, whilst the feature white horizontal banding has been reduced to emphasise the base and upper levels of the building.

Block I at 25 storeys looking east along Harrow Road

Block I at 18 storeys looking east along Harrow Road

PADDINGTON GREEN POLICE STATION - BERKELEY

Quality Led Public Realm

1. Al-fresco dining terrace

5. Plaza with water feature and seating

2. Pocket Park

6. Featured paved pathway

7. Water play area

3. Waterfall and green wall planting

8. Residents roof garden

4. Featured arches and lighting for underpass

Character Areas

- Edgware Junction
- Edgware Road
- Harrow Road
- Newcastle Place
- Paddington Green

PADDINGTON GREEN POLICE STATION - BERKELEY

Proposed Block I looking east along Harrow Road

7.12 Phase 2 Virtual Consultation Exhibition Boards

7.12 Phase 2 Virtual Consultation Exhibition Boards

PADDINGTON GREEN POLICE STATION - BERKELEY

Block J – Design Evolution

1st Round Consultation




Block J looking north east from Harrow Road

Block J proposals located a 15 storey mansion block in the centre of the site. This step down in height between the two towers delivered a building form that drew inspiration from the existing mansion blocks of the West End Gate masterplan.

This façade detail continued the use of feature terracotta coloured columns with feature white horizontal banding as used on Block I.

Updated Design



Block J looking north east from Harrow Road

The design of Block J has been further refined to introduce a white podium base that allows the building to connect across seamlessly to the Block K podium.

The building footprint has been adjusted to deliver a more rectilinear building footprint and as a result the internal layouts of apartments have been vastly improved.



PADDINGTON GREEN POLICE STATION - BERKELEY

Block K – Design Evolution

1st Round Consultation

The previous design proposals for Block K located a 39 storey gateway tower on the important junction of Edgware Road and Harrow Road.

This façade treatment drew on the detailing used on Westmark. The feature white façade columns emphasized the slender height of the tower, with a smaller shoulder tower stepping back from Edgware Road and connecting the main form.

Updated Design

Following feedback that 39 storeys felt too tall on this corner, the design proposals have been revised to reduce the tower down to 32 storeys in height. This sits more comfortably whilst retaining the importance of marking the key gateway corner.

The façade approach has also been further developed to introduce a more organic treatment to the bay study which helps to set the proposals apart from the Westmark when viewed from distance, whilst still being recognisable as part of the wider West End Gate masterplan. The shoulder to the tower has been retained and sculpted to provide a more dynamic twist in plan, resulting in further differentiation and erosion of the overall building mass.



Block K at 39 storeys looking west along Harrow Road



Block K at 32 storeys looking west along Harrow Road



7.12 Phase 2 Virtual Consultation Exhibition Boards

7.12 Phase 2 Virtual Consultation Exhibition Boards

PADDINGTON GREEN POLICE STATION - BERKELEY


Block K – Design Evolution



Previous 39 storey scheme
Updated 32 storey scheme

PADDINGTON GREEN POLICE STATION - BERKELEY

Architecture & Facades



Block I Harrow Road Frontage
Office Entrance from Harrow Road

PADDINGTON GREEN POLICE STATION - BERKELEY

Architecture & Facades

Primary Material:
Terracotta Facade with Patterning

Secondary Material:
Aluminium horizontal panels

Relating to 14-17 Paddington Green and the conservation area, sculpted to narrow in plan as it approaches the corner of the site, resulting in a strong bullnose corner that marks the entry point to the West End Gate Masterplan from the west.

Primary Material:
Portland Stone coloured facade

Secondary Material:
Aluminium spandrel panels

White GRC podium

The architectural form of block K delivers a tall, slender and elegant mass, with a smaller tower acting as a lowered shoulder.

The facades have drawn inspiration from the language of the existing Westmark to develop a new design language that sits comfortably within the wider masterplan, and the height of the nearby Paddington Basin to the south.



Block I Indicative Facade Detail
Block K Facade Detail

PADDINGTON GREEN POLICE STATION - BERKELEY

Affordable Housing Location



Block J:
Affordable Housing L3 - 12
Intermediate Housing L13 - 14
Block I:
Intermediate Housing L1 - 10

7.12 Phase 2 Virtual Consultation Exhibition Boards

7.12 Phase 2 Virtual Consultation Exhibition Boards


PADDINGTON GREEN POLICE STATION - BERKELEY

An Activated Public Realm

The Paddington Green Police Station proposals create more than just new homes. The proposals build on what has already been achieved at West End Gate to provide additional commercial, office and community space and a range of green and sustainable facilities.

New retail space to continue the activation of Edgware Road down from West End Gate.

Through upgrading and activating the space we hope to create a greener, safer environment.



Proposed ground floor plan, showing new landscaped Newcastle Place and range of ground floor uses.

Key

- Residential
- Office
- Plant
- Affordable Workspace
- Retail

Benefits

- A new affordable workspace
- 10,000 sqft Flexible Commercial Space
- 40,000 sqft Office Space
- Servicing & refuse to take place from West End Gate basement, improving public realm
- A new landscaped Newcastle Place managing and reducing through traffic creating new places to stop and sit

PADDINGTON GREEN POLICE STATION - BERKELEY

Sustainability

The Berkeley Group is committed to minimising carbon dioxide emissions both now and in the future in order to reduce our impact and contribution to climate change.

We recognise our responsibility to manage environmental impacts, adapt to changing climate conditions and also to limit energy costs for residents, enhancing wellbeing and helping to manage local air quality.

Our objectives are aligned with the Mayor of London's plans to build a sustainable London for the future and TfL's 'Healthy Streets' approach has considered throughout design.

By introducing a wealth of new plant life, green spaces and green buildings, we will vastly increase biodiversity in the area, as well as respecting and enhancing the unique site.

Design

- Fabric First Approach – homes designed to minimise heating demands through efficient design & high performance
- Flexible commercial space designed to BREEAM excellent
- PV panels on all roof space not being used for plant or amenity space
- Internal recycling facilities in all homes
- All homes designed to minimise over heating
- Utilisation of the existing West End Gate Energy Centre (future proofed with DHN connection) – saving carbon rather than building new inefficient network

Transport

- Car free scheme
- Over 1,000 new cycle spaces
- Electric vehicle charging facilities
- Greener pedestrian and cycle routes

PADDINGTON GREEN POLICE STATION - BERKELEY

Basement Connection

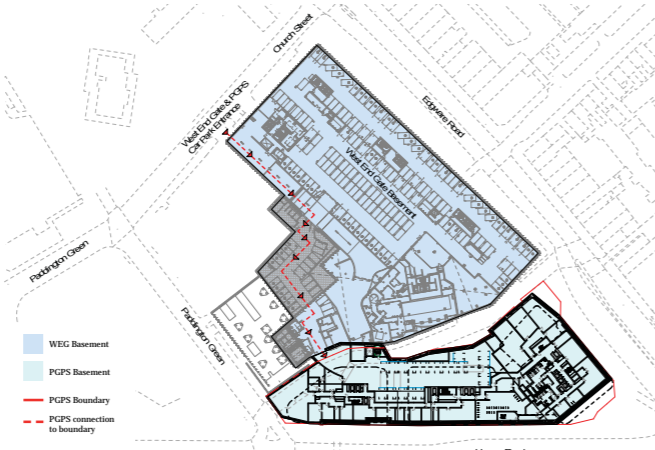
West End Gate and the Paddington Green Police Station will connect at basement level, maintaining the current in use Church Street car park entrance.

This allows Berkeley the unique opportunity to contain servicing, refuse collection and parking within the shared basement.

This opens up more space on the PGPS ground floor for activation and public realm improvements.

PGPS will be a car free scheme with only 3% disabled parking within the basement ensuring vehicle trips are maintained to a minimum. However residents who do require a space will be able to utilise West End Gate's double basement.

As much servicing as possible will be contained within the basement area, allowing the above landscaped Newcastle Place to be fully utilised as a shared surface area.




WEG Basement
PGPS Basement
PGPS Boundary
PGPS connection to boundary

PADDINGTON GREEN POLICE STATION - BERKELEY

Construction Timeline

Q2 2022	Demolition
Q1 2023	Commence piling and enabling works
Q2 2023	Commence Block I superstructure
Q2 2024	Commence Block K superstructure
Q1 2026	Commence Block J superstructure
Q1 2026	Block I completion
Q4 2028	Block J and K completion
Q4 2028	Scheme completion



7.12 Phase 2 Virtual Consultation Exhibition Boards

PADDINGTON GREEN POLICE STATION - BERKELEY

Next Steps


Due to social distancing restrictions as a result of COVID 19 and in the interest of everyone's health and safety we will unfortunately be unable to hold this exhibition face-to-face. The proposals will be available to view online from Monday 22nd February 2021 to 5th March 2021.

After viewing the proposals
If you would like to speak to the project team, you can sign up for one of the webinar presentations which will be taking place on the 25th February and the 3rd March, both at 6pm.


Thank You
We would like to thank everyone who has taken part in the consultation process so far, and given their valuable input, time and ideas. We look forward to working closely with you as we move forward and finalise the proposals.

Contact Us
Call us on our number 0800 193 1869 or email pgps@conclio.com
Visit our consultation website [here](#).


Meet the Team



Duncan Matthews
Land & Development Director



Erin Bryant
Head of Development

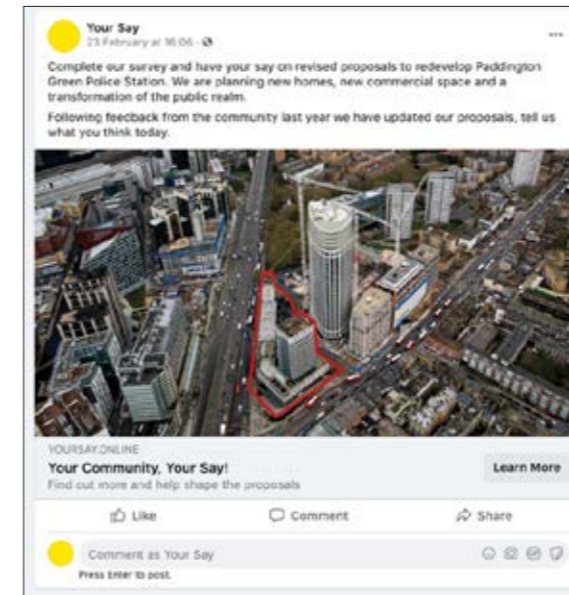


Clara-Rose Wright
Development Manager

Timeline


SUMMER 2020	AUTUMN/WINTER 2020	WINTER 2020/21	WINTER 2021	SUMMER 2021	WINTER 2022	SUMMER 2022
Pre-Application discussions with Westminster City Council Pre-Application Discussions with Greater London Assembly (GLA)	Initial meetings with local stakeholders First Digital Community Consultation Consideration of Community Comments	Second Digital Community Consultation Consideration of Community Comments	Submission of Planning Application	Planning Permission Determination	Construction Commences	Completion of Development

7.13 Phase 2 Consultation Social Media Adverts (Facebook & Instagram)



Your Say
23 February at 16:06

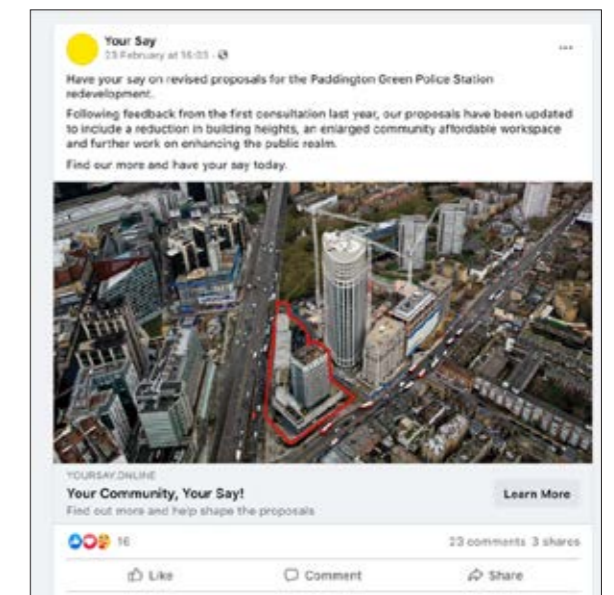
Complete our survey and have your say on revised proposals to redevelop Paddington Green Police Station. We are planning new homes, new commercial space and a transformation of the public realm.
Following feedback from the community last year we have updated our proposals, tell us what you think today.



YOURSAY.ONLINE
Your Community, Your Say!
Find out more and help shape the proposals


Like Comment Share

Comment as Your Say
Press Enter to post.



Your Say
23 February at 16:05

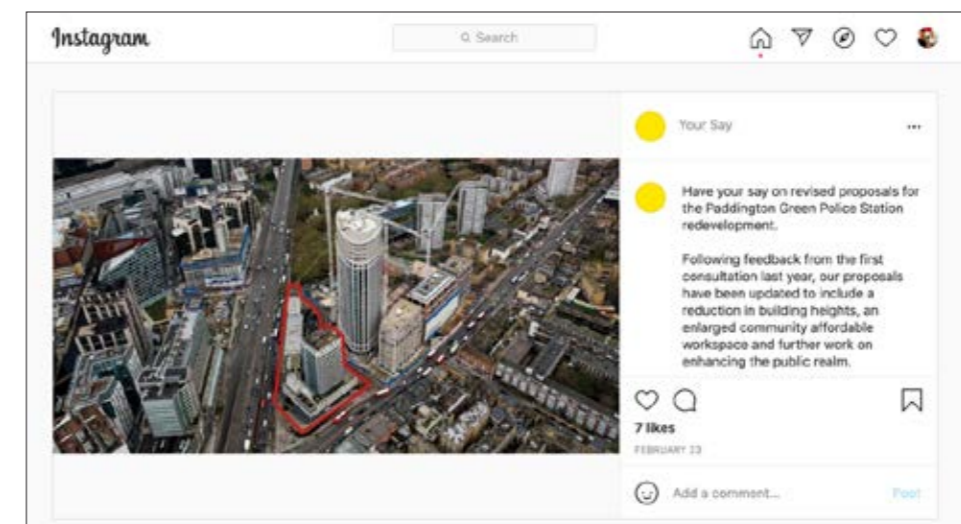
Have your say on revised proposals for the Paddington Green Police Station redevelopment.
Following feedback from the first consultation last year, our proposals have been updated to include a reduction in building heights, an enlarged community affordable workspace and further work on enhancing the public realm.
Find out more and have your say today.



YOURSAY.ONLINE
Your Community, Your Say!
Find out more and help shape the proposals


Like Comment Share

16 22 comments 3 shares



Instagram

Search



Your Say

Have your say on revised proposals for the Paddington Green Police Station redevelopment.
Following feedback from the first consultation last year, our proposals have been updated to include a reduction in building heights, an enlarged community affordable workspace and further work on enhancing the public realm.

7 likes
FEBRUARY 23

Add a comment... Post

7.14 Phase 2 Consultation (Little Venice Matters Facebook Page Notification)

Little Venice Matters is at **Paddington Green Police Station** · London · 23 February at 09:02 · London ·

Following an earlier consultation before Christmas, Berkeley Group has amended its proposals for the **Paddington Green Police Station** site, including reducing the building heights to a maximum of 32 storeys. Your Little Venice councillors remain concerned about the height of the buildings as well as the availability of the off-site affordable housing for Westminster residents.

Before a planning application is made, Berkeley is seeking your views here: <https://yoursay.online/paddington-green-police-station> or by e-mailing pgps@conciocomms.com. As part of the consultation two webinars will be held as follows:
 25th February 6pm-7pm
https://us02web.zoom.us/j/.../WN_GjvT4csR6KTDURUgkzos8w
 3rd March 6pm-7pm
https://us02web.zoom.us/j/.../WN_9G6E9y9iRVWHIXehxM_KDQ

Please make sure that you make your voice heard before a planning application is submitted.

12 reactions · 16 comments · 6 shares

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Most relevant

Little Venice Matters is at **Paddington Green Police Station** · London · 25 February at 09:30 · London ·

Reminder of tonight's webinar on the proposed development at the Paddington Green Police Station site:
 25th February 6pm-7pm
https://us02web.zoom.us/j/.../WN_GjvT4csR6KTDURUgkzos8w

You can also convey your views here:
<https://yoursay.online/paddington-green-police-station> or by e-mailing pgps@conciocomms.com. A second webinar will be held on Wednesday 3 March.

Lorraine Dean and 4 others · 4 comments · 3 shares

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7.15 Phase 2 Consultation Paddington Partnership (Website Notification)

Paddington · Home > News

Revised Proposals for Paddington Green Police Station

When:
 Webinar Dates Thursday 25 February (6-7pm) & Wednesday 3 March (6-7pm)
 Register via the scheme website.

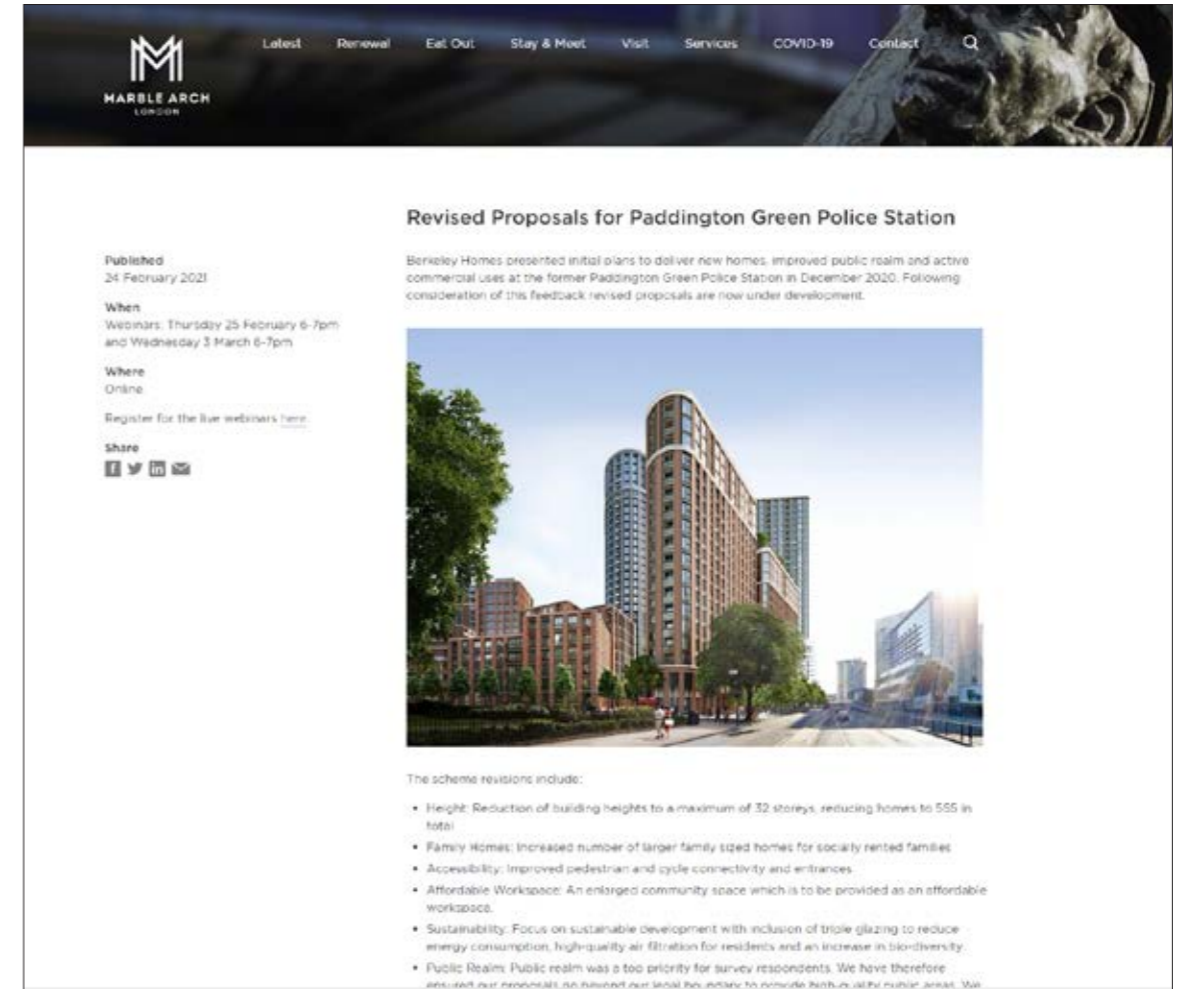
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Berkeley Homes presented initial plans to deliver new homes, improved public realm and active commercial uses at the former Paddington Green Police Station in December 2020. Following consideration of this feedback revised proposals are now under development.

7.16 Phase 2 Marble Arch London (Twitter & Website Notification)

7.16 Phase 2 Marble Arch London (Twitter & Website Notification)





This report has been prepared by Concilio Communications on behalf of Berkeley Homes (Central London) Ltd (The Applicant).