

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

Design and Access Statement

Squire and Partners

March 2021

Contents

1.0	Introduction	5.0	Scheme Design	7.0	Design Summary
1.1	Summary	5.1	Land Use	8.0	Access Statement
2.0	Site and Context Appraisal	5.2	Layout	8.1	Summary
2.1	Site Location	5.3	Office	8.2	Pedestrian Access
2.2	Site Description	5.4	Appearance	8.3	Trains, Buses, and Cycle Services
2.3	Site Photographs	5.5	Amenity, Landscape and Public realm	8.4	Vehicle Access and Servicing
2.4	Historical Development of the Site	5.6	Entrance, Access and Levels	8.5	Parking
2.5	Heritage Context	5.7	Tenure Mix	8.6	Cycle Storage
2.6	Surrounding Context	5.8	Accommodation Schedule	8.7	Refuse
2.7	Surrounding Buildings	5.9	Apartment Design	8.8	Access to and around the building
2.8	Surrounding Land Uses	5.10	Apartment Layouts	8.9	Standards in Dwellings
2.9	Surrounding Scale	5.11	Wheelchair Units	8.10	Communications and Controls
2.10	Environmental Conditions	5.12	Privacy and Overlooking	8.11	Evacuation and means of escape
2.11	Surrounding Public and Private Green Space	5.13	Lighting Strategy	8.12	Facade Access
2.12	Townscape and Views	5.14	Basement	9.0	Appendix
2.13	Planning Context	5.15	Sustainability and Environmental Design	9.1	Project Directory
3.0	The West End Gate Masterplan	5.16	Social Sustainability	9.2	Area and Accommodation Schedule
3.1	Masterplan	5.17	Site Management	9.3	Apartment Areas and Unit Mix
3.2	Design Concepts	5.18	Crime Prevention and Security	9.4	Supporting Reports
4.0	Design Development	5.19	Car Park, Servicing and Refuse Strategy	9.5	Squire and Partners Previous Experience
4.1	Design Principles	5.20	Refuse Strategy	9.6	Berkeley Home Previous Experience
4.2	Design Evolution	5.21	Fire Strategy		
4.3	Key Design Opportunities	6.0	Landscape Design		
4.4	Massing and Scale	6.1	Introduction & Vision		
4.5	Initial Pre-Application Proposals	6.2	Illustrative Landscape Masterplan		
4.6	Initial Public Consultation Proposals	6.3	Public Realm		
4.7	Selected Concept Design Proposals	6.4	Paddington Green Police Station and West End Gate Interface		
4.8	Concept Design Summary	6.5	Landscape Character Areas		
4.9	Pre-App Summary	6.6	Newcastle Place		
4.10	Public Consultation	6.7	Streetscape - Edgware Road		
4.11	Public Webinar Feedback	6.8	Edgware Road Junction Plaza		
4.12	Block I - The Flatiron Building	6.9	Streetscape - Harrow Road		
4.13	Block J - The Mansion Block	6.10	Podium Gardens & Roof Terraces		
4.14	Block K - The Gateway Tower	6.11	Circulation & Movement		
4.15	Facade Design	6.12	Open Space Strategy		
4.16	Material Options	6.13	Play Strategy		
4.17	Design Evolution Summary	6.14	Urban Greening & Biodiversity		
		6.15	Tree Planting Strategy		
		6.16	Planting Strategy		
		6.17	Landscape Materials Strategy		
		6.18	Landscape Street Furniture & Lighting Strategy		
		6.19	Landscape Levels		

1. Introduction

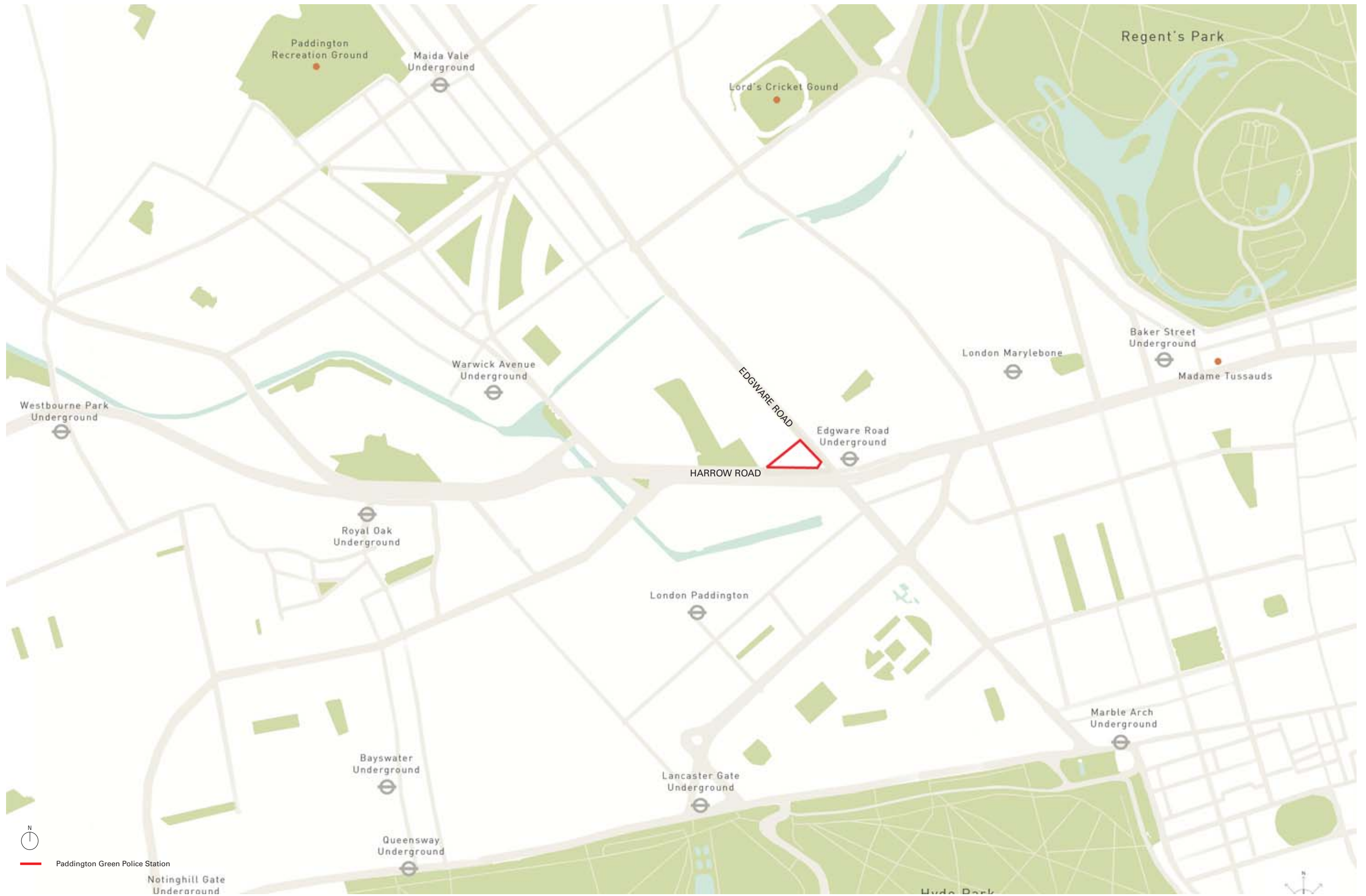


Fig. 1.1 Site Map showing the surrounding landmarks and context

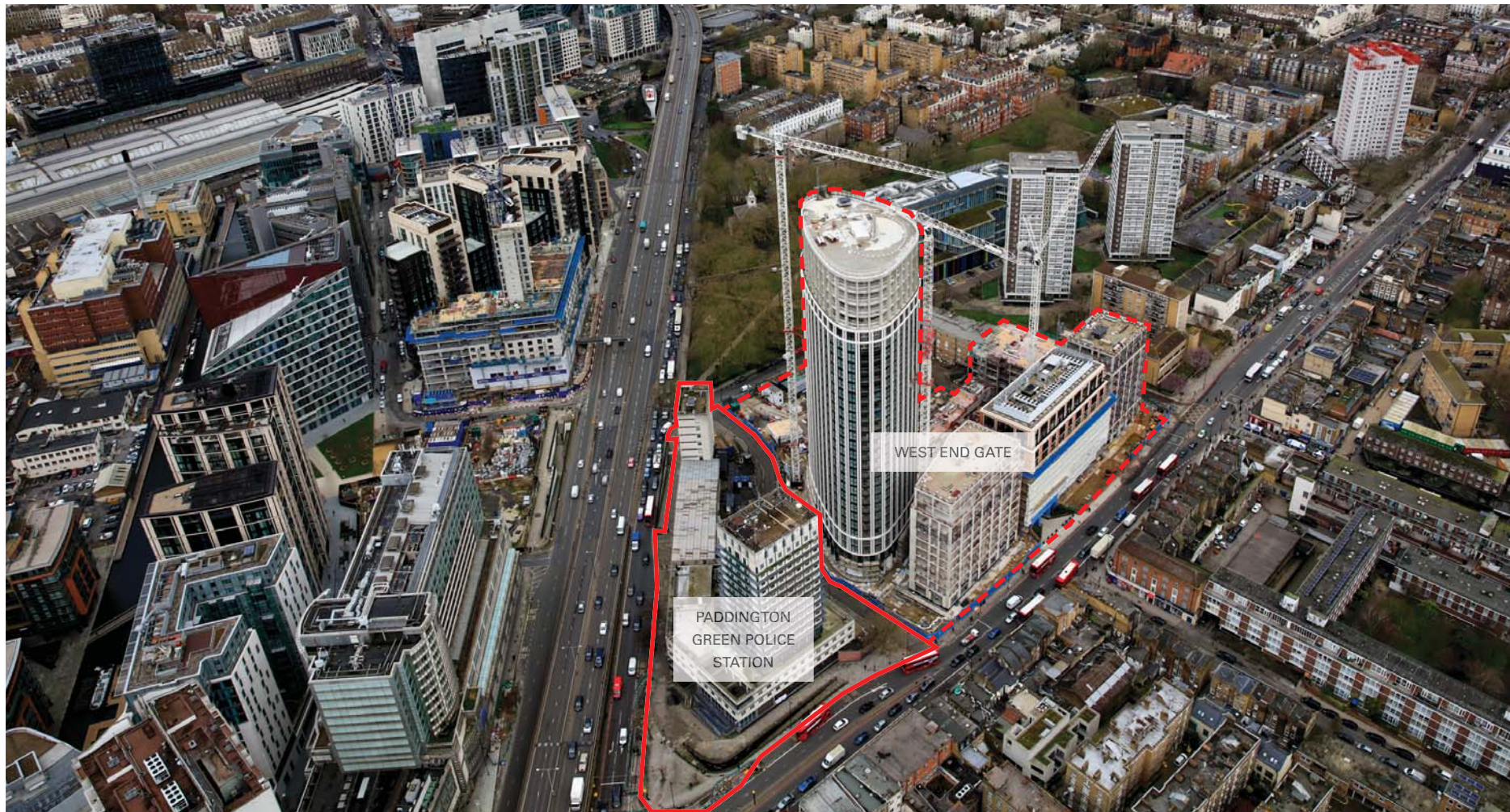


Fig. 1.2 Aerial view of site

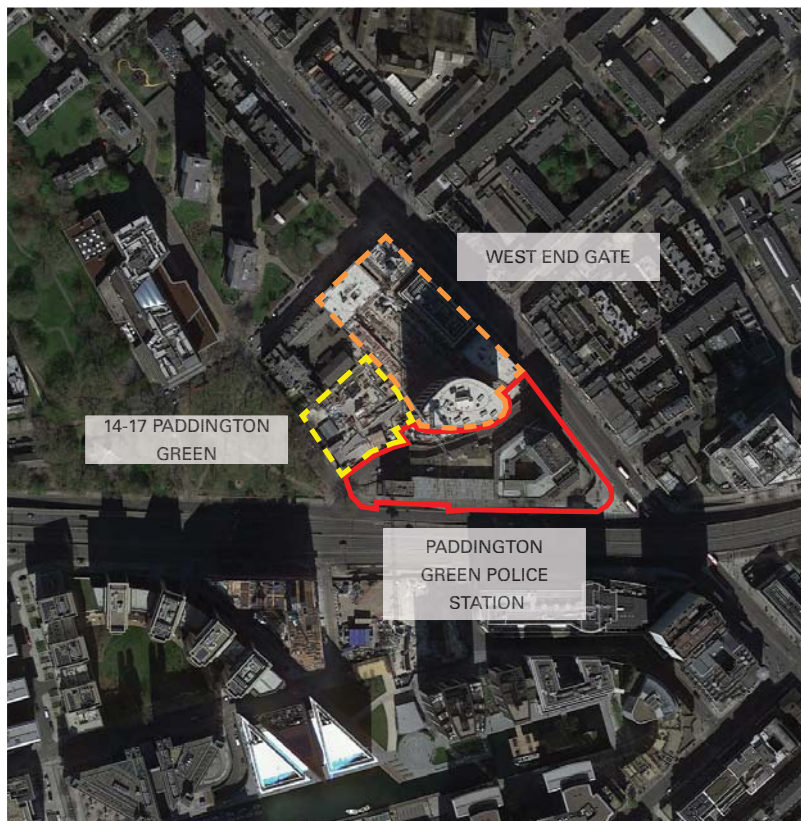


Fig. 1.3 Aerial view of site

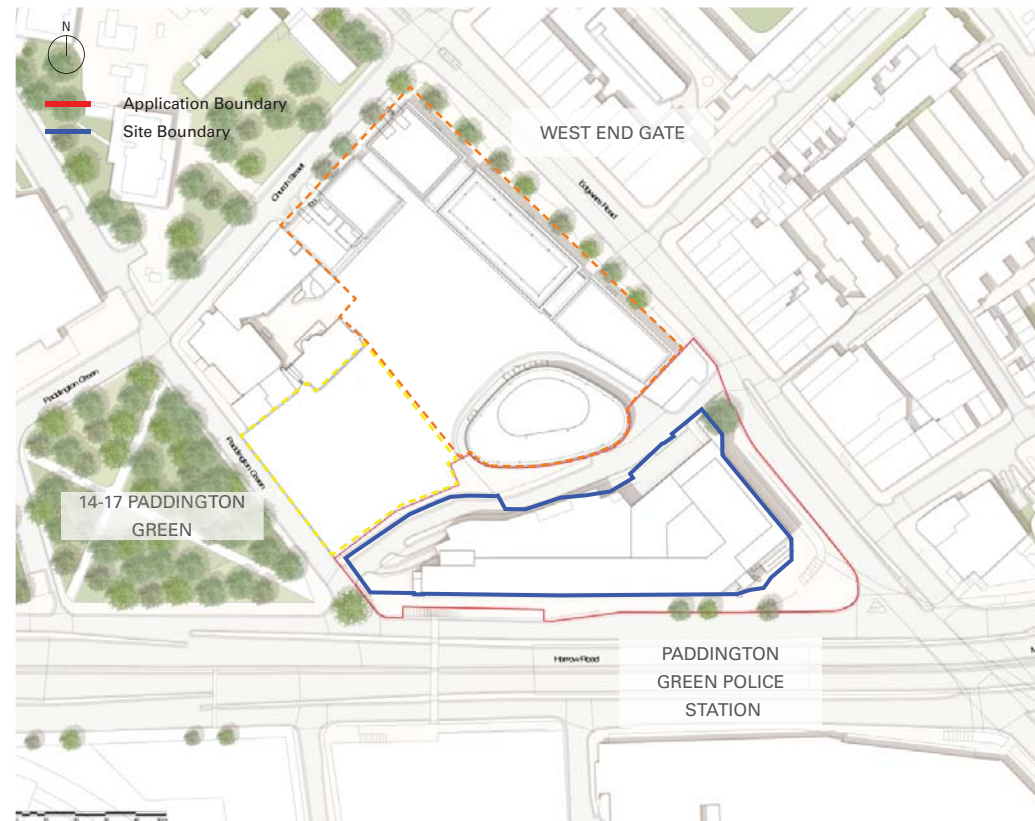


Fig. 1.4 Location Plan

1.0 Introduction

1.1 Summary

This Design and Access Statement has been prepared by Squire and Partners on behalf of Berkeley Homes (Central London) Ltd to support a detailed planning application for a mixed use development on the site of the former Paddington Green Police Station. Fig 1.4 denotes the extent of the red line planning boundary and the blue line property boundary for the Paddington Green Police Station.

The redevelopment of the site will see the creation of 3 buildings of between ground + 14 and ground + 31 storeys including commercial space (Class E), 556 residential units (including 210 affordable housing units), landscaping and associated cycle and accessible car parking.

The applicant's ambition for the site is to deliver a high quality residential led mixed-use development that will complete the West End Gate masterplan. The scheme will complement and enhance the local environment including Paddington Green and the wider Church Street area, improve the quality of life for local people and provide a sustainable development for new residents. The proposals will regenerate this part of the Edgware Road providing active frontages on Edgware Road and Harrow Road, in hand with an improved public realm and townscape incorporating new pedestrian and cycle routes through and around the site.

The gateway tower located on the corner of Edgware Road and Harrow Road will provide a residential landmark at this entrance point to the City Centre. Residential entrances alongside a range of active ground floor uses including commercial office, retail and affordable workspace will further enhance this important junction. The residential levels comprise a mix of private Manhattan, 1-3 bed apartments with Penthouse levels comprising 3-4 beds, alongside significant on site affordable housing delivered through high quality tenure blind architecture.

The proposals include the excavation of two new levels of basement, providing accessible parking, storage, bicycle and refuse facilities as well as plant space for the development connecting through to the existing basement at West End Gate.

Pre-application consultations have been conducted with the City of Westminster (Planning, Design and Highways Officers), Greater London Authority officers, key stakeholders and the general public.

2. Context

2.0 Site and Context Appraisal

2.1 Site Location

The site lies to the east of Paddington Green and to the south of Maida Vale and is bounded by Newcastle Place, Edgware Road, Paddington Green and the Harrow Road/Westway (A40). The existing site was previously occupied by Paddington Green Police Station.

Covering an area of 0.499 hectares, the site and the wider West End Gate development affords the opportunity to improve the pedestrian flow through the site, with enhanced landscaping and street improvements to bring a successful conclusion to the West End Gate Masterplan which is Westminster's single largest housing site.

The site sits on the edge of the Paddington Green Conservation Area and the Green itself provides an attractive public open space and place of tranquillity away from the Harrow Road/Westway (A40). At one time, the Green was surrounded by large Georgian houses, but now only two remain on the east side of the Green.

The Paddington Opportunity Area is located to the south of the site on the opposite side of the Westway and is an area that has seen significant development in recent years, culminating in the approval of a 42 storey tower at 1 Merchant Square. The site also benefits from a PTAL of 6b due to the proximity of excellent bus, London Underground and national rail routes.

The Royal Parks of Hyde Park and Regent's Park are a comparatively short distance from the Site. These provide substantial outdoor space and more locally Paddington Green is a large swathe of outdoor amenity directly adjacent to the site. Paddington Green connects to the waterways of the canal and Little Venice. Other areas within the vicinity are Lords Cricket ground and shopping areas such as Oxford street, Baker Street, Marylebone High Street and Paddington Basin.

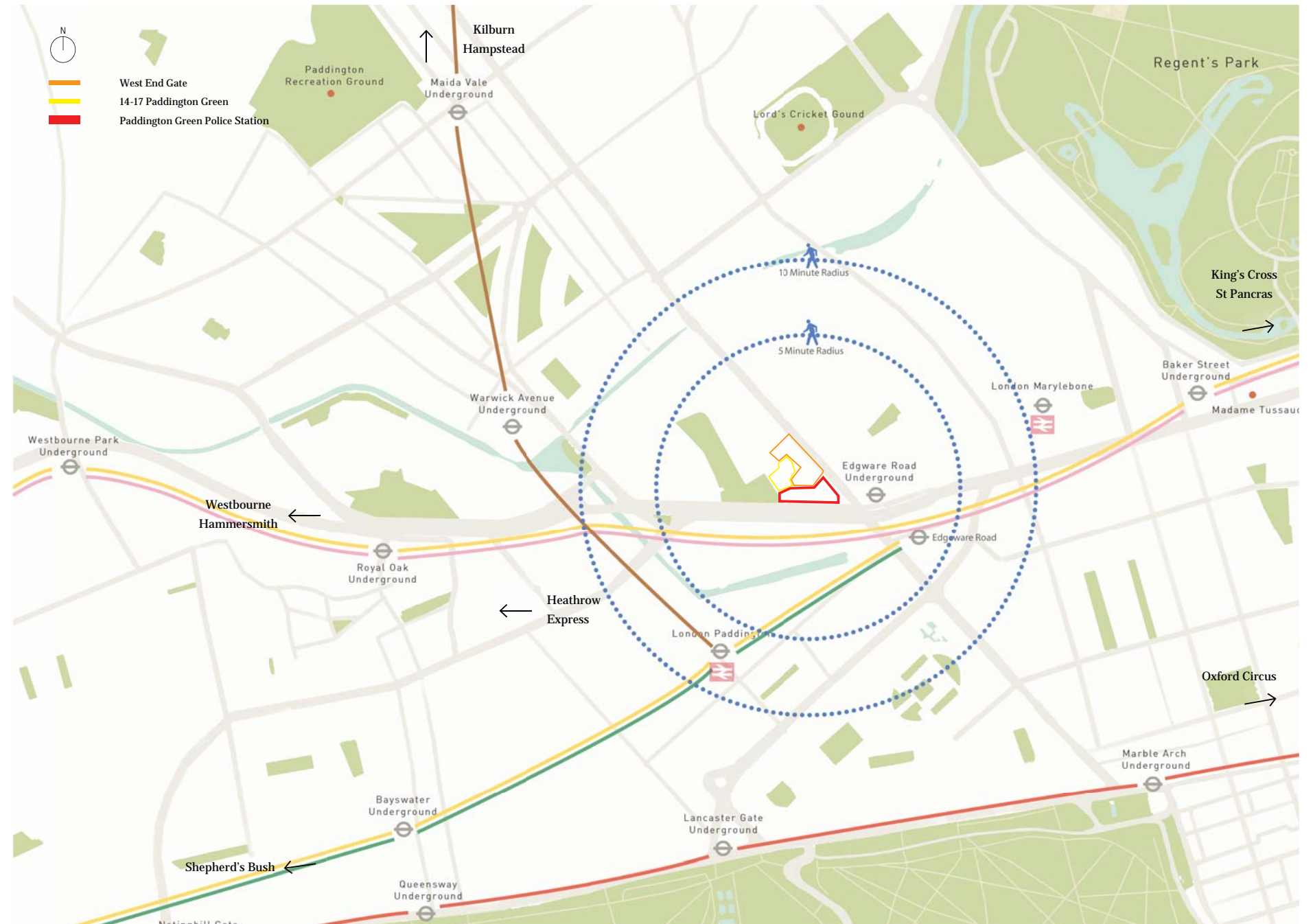


Fig. 2.1 Location Plan



Fig. 2.2 Paddington Green photographs

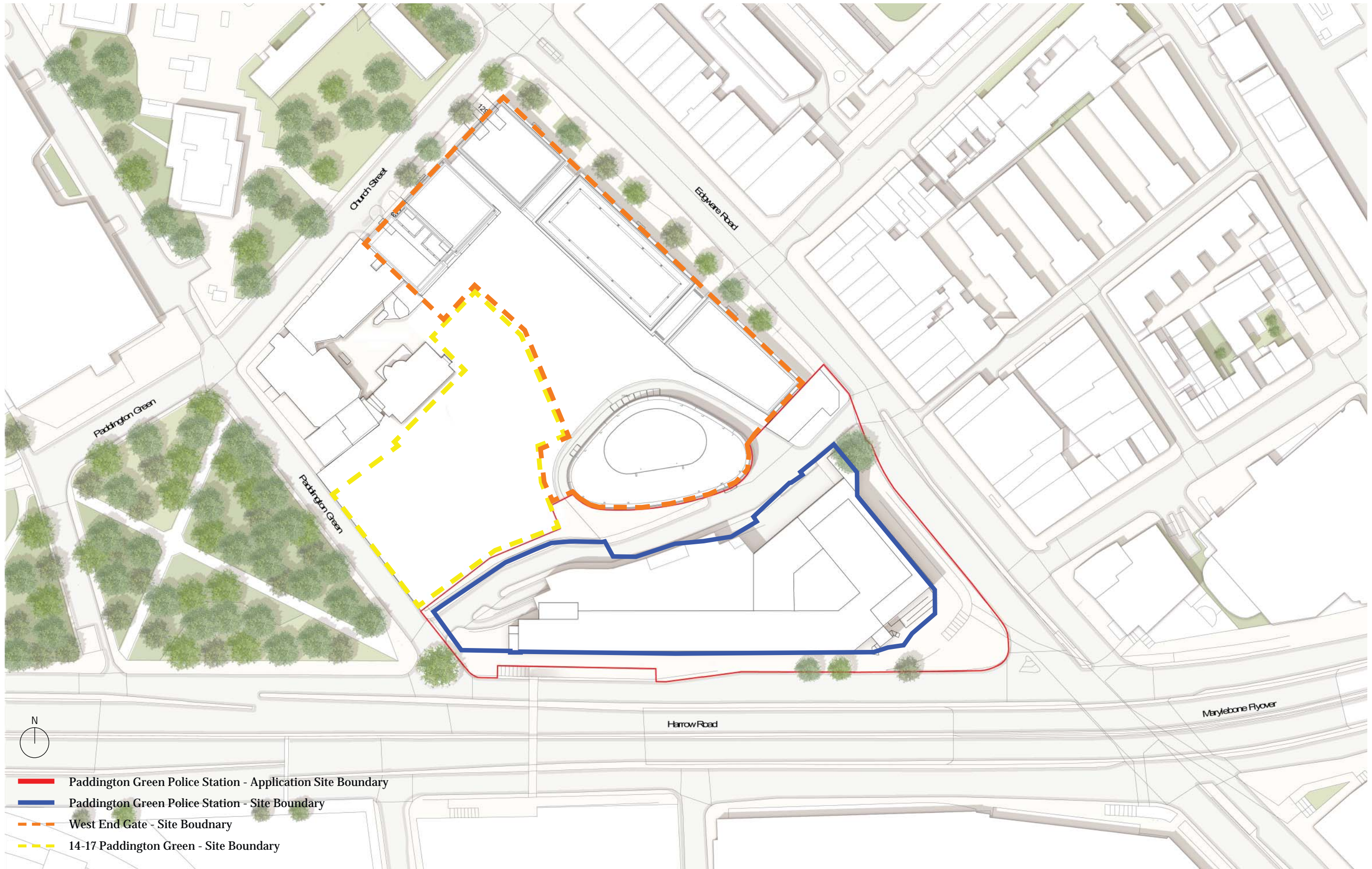


Fig. 2.3 Existing Site Plan

2.2 Site Description

The Paddington Green Police Station was completed in 1971 and served as one of the most high security stations in the United Kingdom. The station was operated by the Metropolitan Police Service and housed a variety of police functions along with offices, section house accommodation and on site parking.

The design of the building is largely driven by the requirements of operating as a high security police station. The external facade of the building is predominantly concrete cladding panels with minimal window penetrations, reflecting the use of the building. The ground floor is treated with a series of concrete cladding panels that present a solid and impenetrable facade to the streetfront. Public art is incorporated into the facade through the application of a frieze to the Harrow Road facade, providing a point of interest in an otherwise austere external envelope.

Driven by its need to be an ultra secure structure, the building can be seen to turn its back on the public realm that surrounds the site and results in an urban fortress with no activation of the ground floor or permeability into the site. Newcastle Place was created in order to service the Police Station and with the closure of the station, the use of this road is now limited and contributes little to the surrounding area. It is not heavily used by pedestrians or cyclists given its poor urban design and lighting.

As part of the proposed development works, the Paddington Green Police Station will be demolished to make way for the new buildings. The intent is to retain the existing public art on the Harrow Road facade of the building and work with WCC to relocate this within the borough.

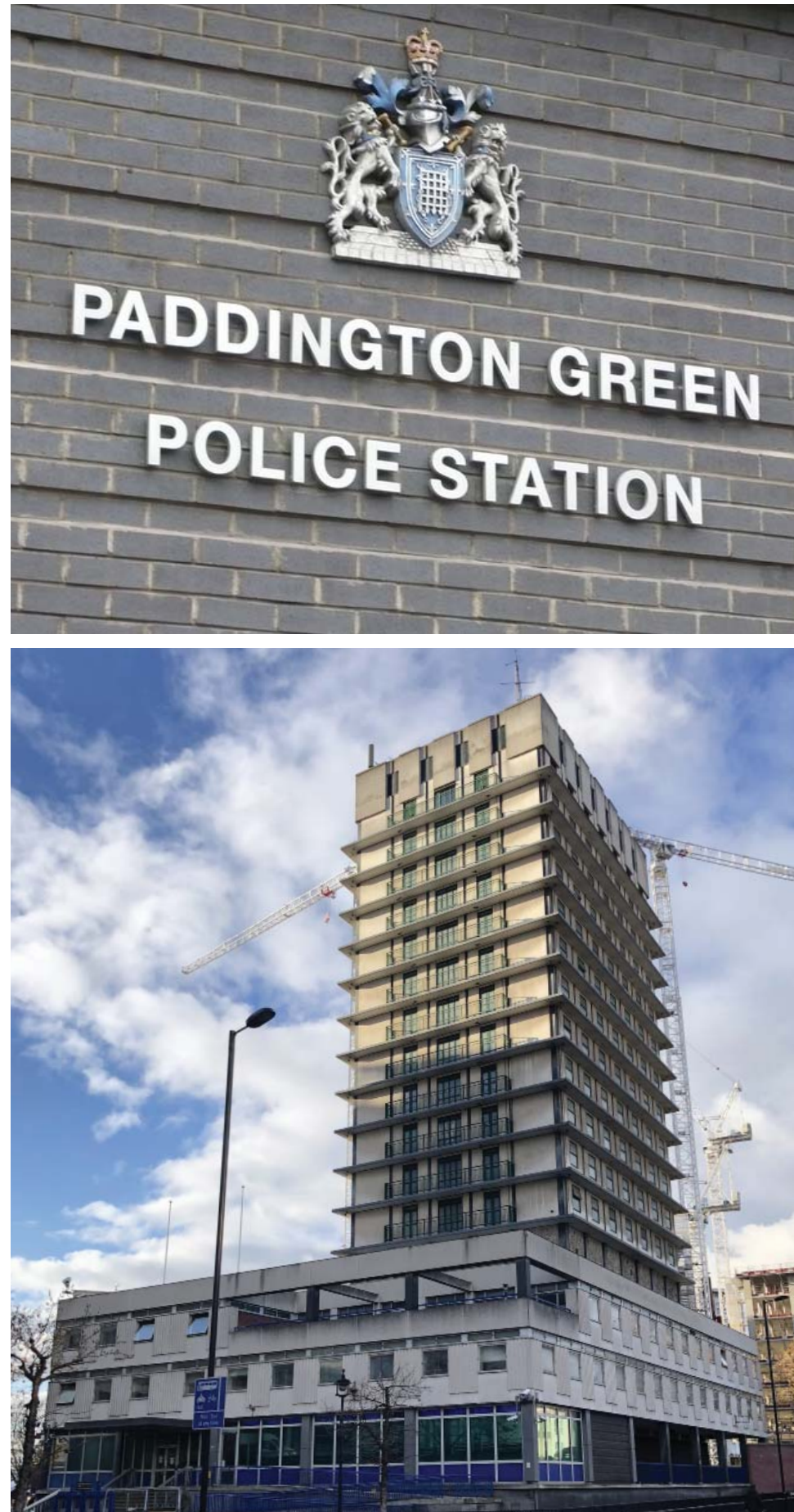


Fig. 2.4 Existing Paddington Green Police Station

2.3 Site Photographs

The following photographs are a collection of views taken during a site walkaround in August 2020. Given the relatively small footprint of the site, all pictures are taken from public vantage points in the vicinity.

Some of the views include the neighbouring West End Gate development currently under construction.

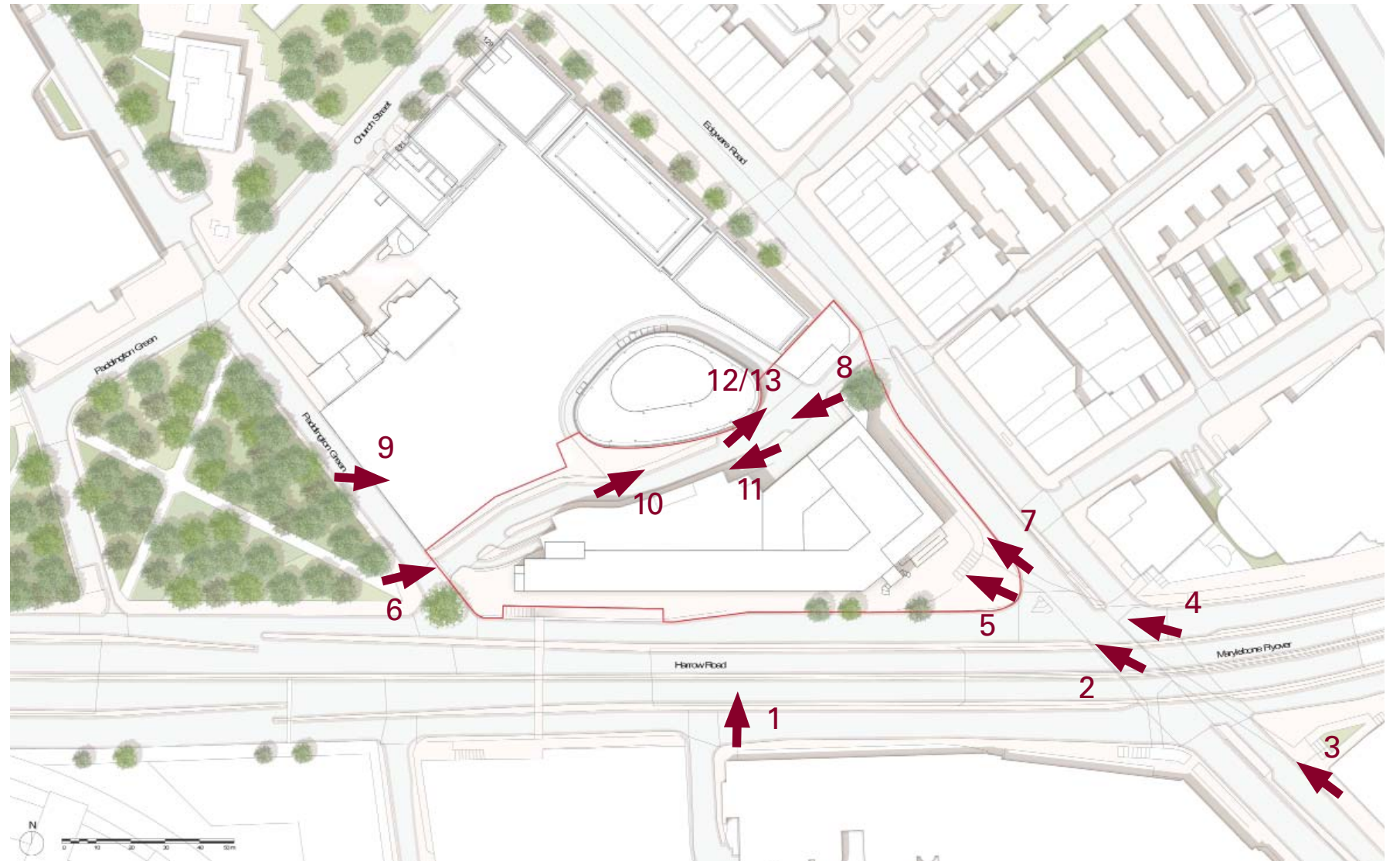


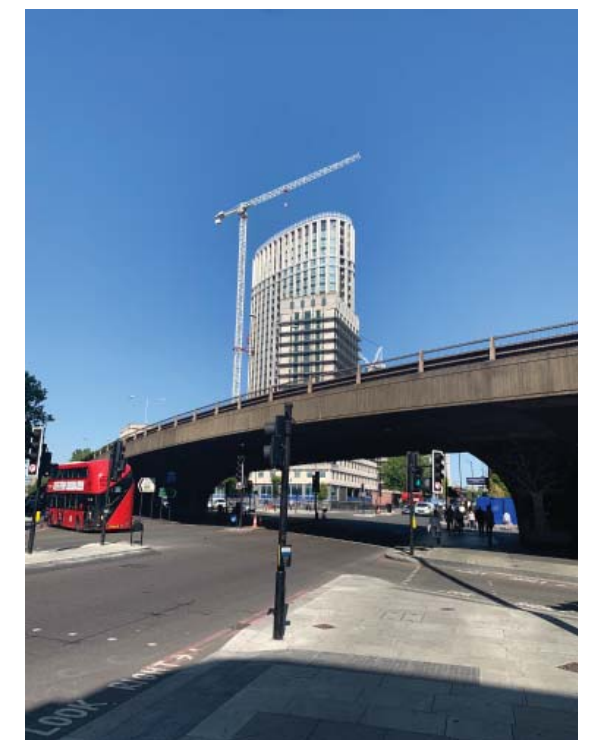
Fig. 2.5 Site Photographs Key Plan



View 1 - View of Westmark from Paddington Green



View 2 - View of police station from Harbet Road



View 3 - View of site from south of Westway



View 4 - View of site from below flyover



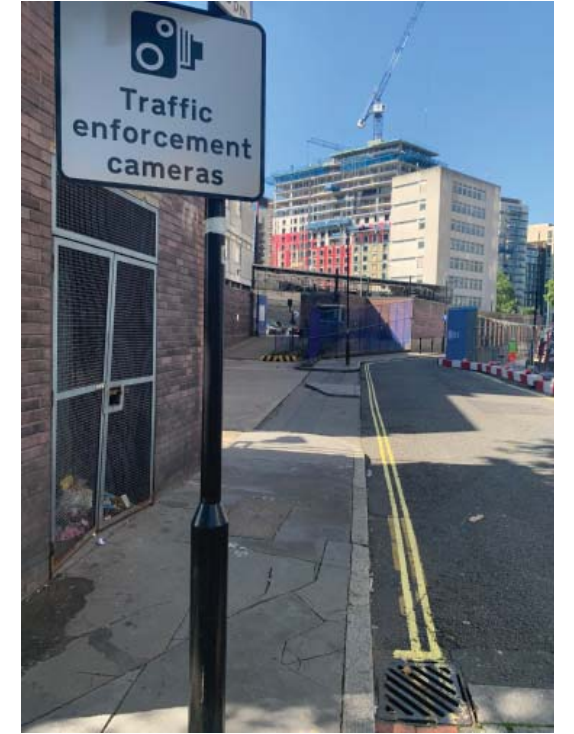
View 5 - View of site from Edgware/Harrow Rd



View 6 - Entrance to Newcastle Place from west



View 7 - Edgware Rd public realm



View 8 - Newcastle Place looking south-west



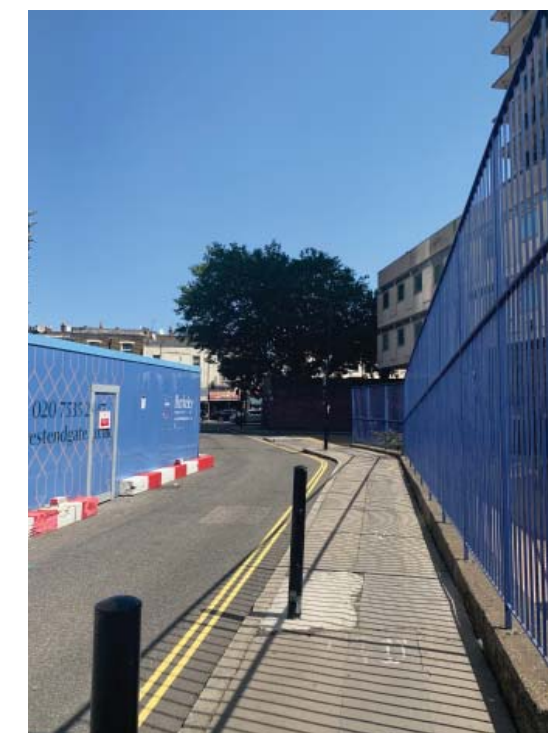
View 9 - View of site looking east from Green



View 10 - Newcastle Place looking north-east



View 11 - Newcastle Place looking south-west



View 12 - Newcastle Place looking east



View 13 - Newcastle Place looking east

2.4 Historical Development of the Site

2.4.1 Paddington Green

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

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

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

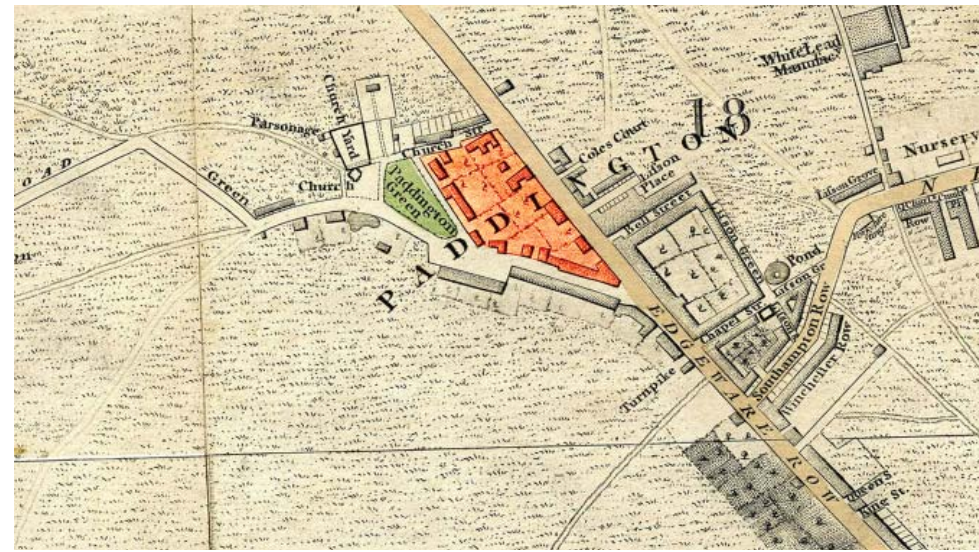
St Marys on Paddington Green Church is part of the parish of Little Venice and was built in 1791, the third church to stand on this site.

2.4.2 Archaeology

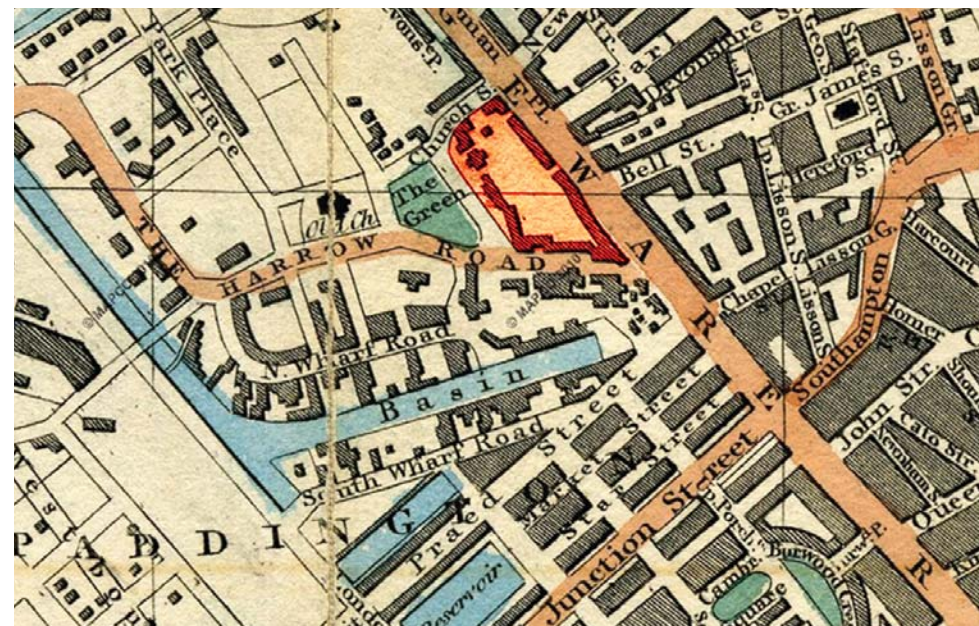
A desktop archaeological assessment has been undertaken and forms part of the Environmental Impact Assessment and the submission of the report follows scoping discussions with Westminster. The Proposed Development comprises the demolition of existing buildings on-site, removal of hardstanding, construction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

Basement 1 is designed to sit within the existing PGPS basement and as such the archaeological impact has been deemed to be minor given the depth of the existing building.

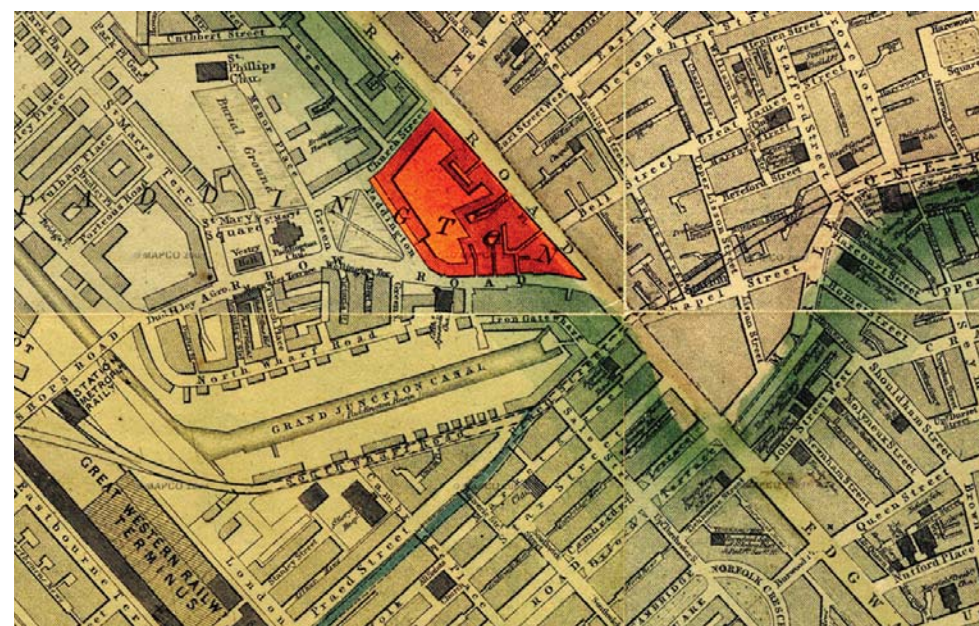
The illustrations adjacent show extracts of the historical interest area and various historical images of the area.



Paddington Green Map 1795



Paddington Green Map 1844



Paddington Green Map 1868



Paddington Green 1750



Paddington Green Church



Paddington Green 1784



Paddington Green 1820

Fig. 2.6 Historical Maps and Illustrations of Paddington Green

2.5 Heritage Context

2.5.1 Conservation Areas

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

2.5.2 Listed Buildings

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

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

Other listed items include; a pair of K6 Telephone Kiosks (Grade: II), Statue of Mrs Siddons (Grade: II), Monument to Chandless Family (Grade: II), Monument to Wood Family (Grade: II) and Monument to Thrupp Family (Grade: II).

In the local vicinity

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

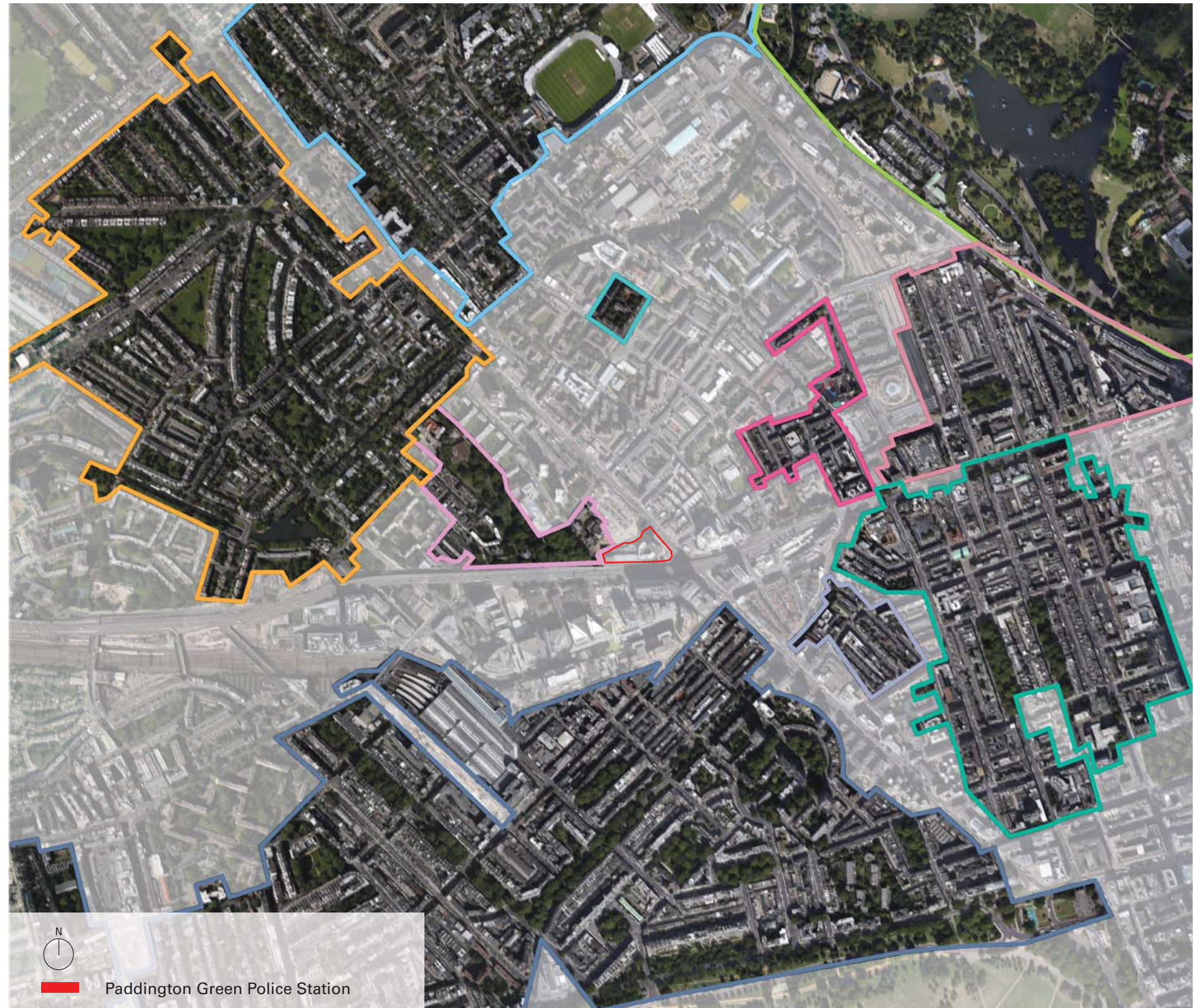


Fig. 2.7 Conservation Area Plan

2.6 Surrounding Context

2.6.1 Maida Vale

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

2.6.2 Little Venice

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

2.6.3 Church Street / Chapel Market

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

2.6.4 Paddington Green

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

2.6.5 Paddington Basin

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

2.6.6 St Johns Wood

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

2.6.7 Regents Park and Hyde Park

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



Fig. 2.8 Character Area Plan



Fig. 2.9 Character Area Images

2.7 Surrounding Buildings

The neighbouring sites are of mixed architectural quality and height. Little of architectural quality sits directly adjacent to the site with the exception of the West End Gate development currently under construction and into which this proposal seeks to integrate with.

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

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

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

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



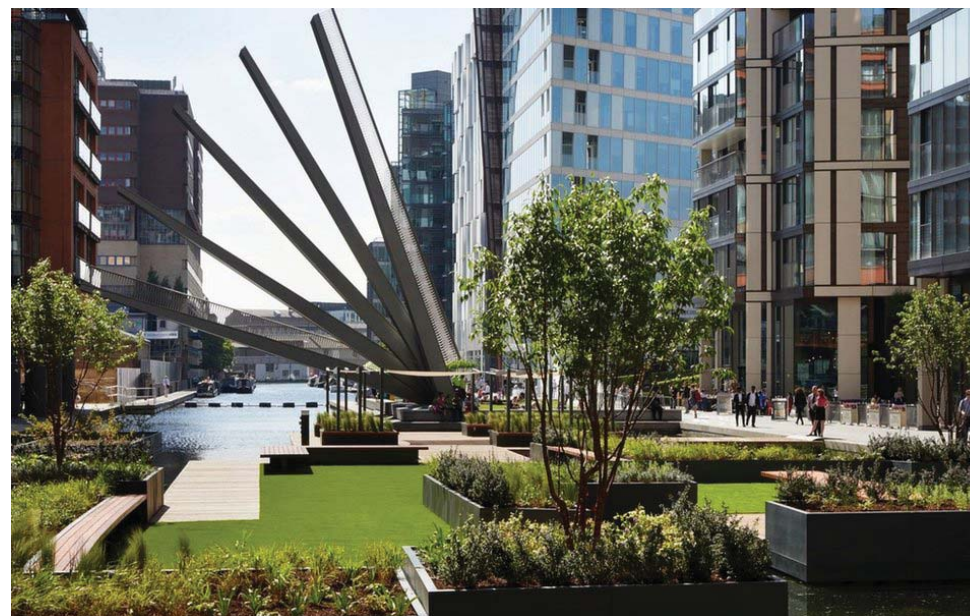
View of Church Street Junction



View of Police Station Site and Edgware Road Junction



View of Hall & Braithwaite Towers



View of Paddington Basin



View of West End Gate Mansion Block



View of Westminster College



View of St Mary's Church

Fig. 2.10 Surrounding Building Photographs