

6.12 Open Space Strategy

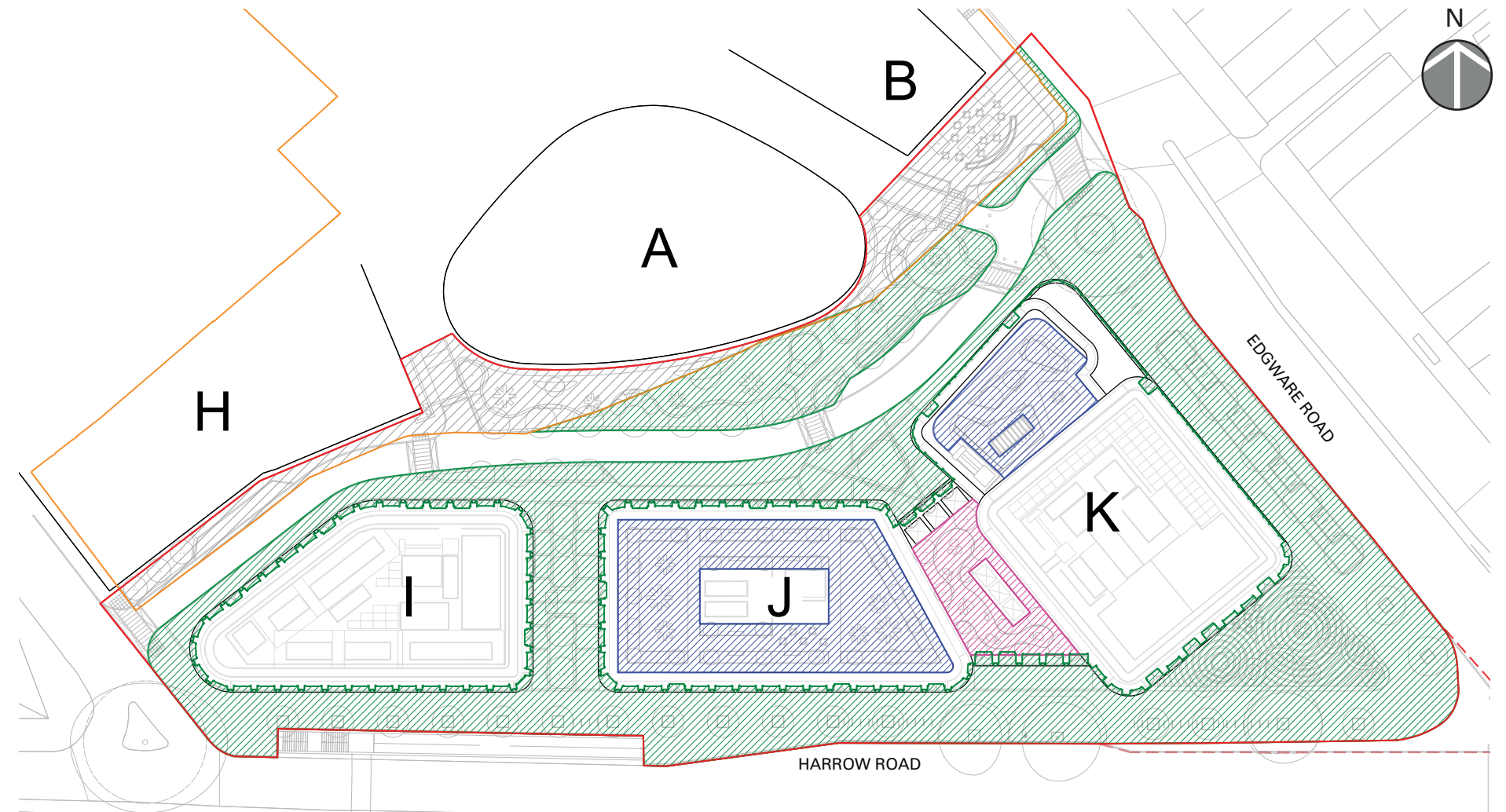
The landscape masterplan recognises the importance of providing high quality, multifunctional, accessible outdoor space. Open space provision across the site includes a series of public and communal spaces that not only contribute to the setting of the buildings but add to the enjoyment and use of the development by providing a range of comfortable, engaging, innovative and accessible spaces for residents, workers and visitors to the area.

Within these areas, a range of features including, seating, lighting, a water feature, planting, wayfinding and play elements have been provided to activate and enhance the experience of the spaces around the buildings and encompassing the site, creating a variety of spaces for gathering and social interaction, active and passive recreation and general circulation and movement.

Responding to the ground floor non-residential uses the majority of external space within the site at ground level is publicly accessible. Generous footways adjacent to the building facades will support and promote spill-out uses at ground level.

As well as the on-site provision residents will additionally enjoy convenient access to public areas within the wider West End Gate masterplan and other amenity spaces and destinations within walking distance of the site including, Paddington Green, the parks of Little Venice and Maida Vale in the immediate vicinity and further afield Hyde Park and Regents Park.

Landscaped roof terraces to Buildings J and K will provide residents with further door-step, communal amenity space.



Legend

	PGPS boundary		Area within application boundary previously identified as public amenity space within WEG development		Residential amenity space Surface area: 835 sqm
	WEG boundary		Public amenity space Surface area: 3,553 sqm		Visual amenity space Surface area: 170 sqm



Biodiverse roof garden (visual amenity space)



Roof gardens (residential amenity space)



Integrated seating (public amenity space)



Central lawn (public amenity space)



Alfresco dining (public amenity space)

6.13 Play Strategy

Play space provision is integral to the overall landscape proposals, recognising that play takes place in a variety of settings and may or may not involve proprietary equipment. Opportunities for play are provided within the whole environment that the child occupies and include elements of risk and challenge, which are appropriate to the needs of different age groups, while balancing safety and maintenance needs. The surrounding residential uses will ensure positive, passive surveillance providing for a safe play environment.

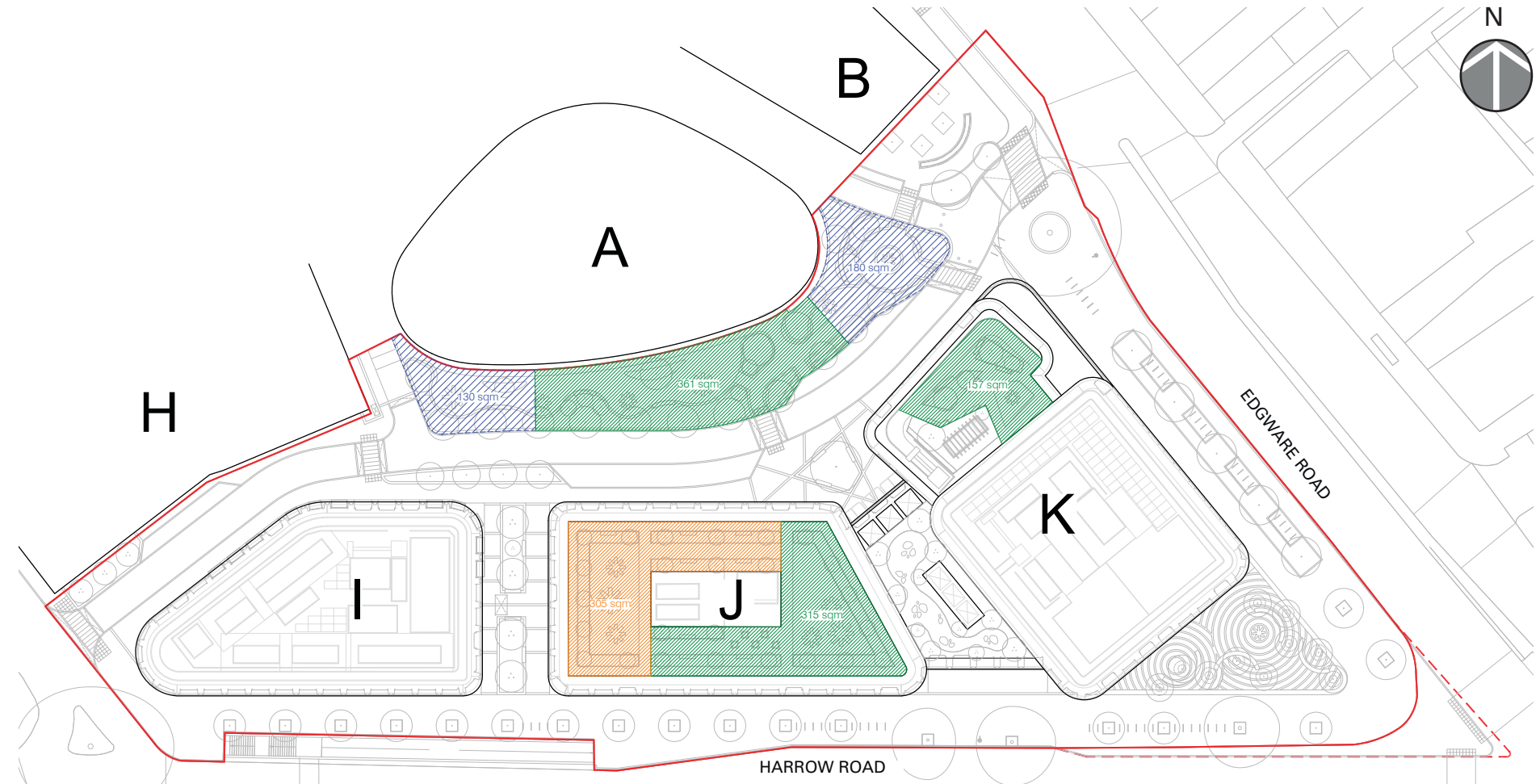
There are a number of spaces created within the landscape which will be animated, safe and attractive and will include playable landscape elements and facilities for a range of abilities and to allow children to play independently or with their families. The proposals include;

- Animation of Newcastle Place and the associated public realm to provide exciting, well designed and flexible green space for children to explore, play and learn.
- Communal roof terrace areas where younger children can feel safe and be supervised by carers.
- Opportunities for interaction and informal sociability between generations.
- Connection with the wider public realm, recreation facilities, open spaces, walking and cycling routes of Paddington.

As illustrated 1,138m² of play space are proposed integrated within the landscape, including the full requirement of play space for children under 5 years. Given the constraints of this Central London site play space allocation has focused on providing play opportunities for younger children and their carers.

As well as the on-site play provision residents will benefit from the number and extent of green spaces within walking distance of the site. The large expanses of Hyde Park and Regents Park are both within walking distance of the site, whilst Paddington Green and the parks of Little Venice and Maida Vale are in the more immediate vicinity. Existing facilities within the local area, including Little Venice Sports Centre in nearby Compton Street, will also provide opportunities for sports and recreation. The proximity of good public transport link further extends these opportunities.

Berkeley Homes (Central London) Ltd are in discussion with Westminster City Council with regard to addressing the on-site shortfall in play space. Where informal play space provision previously identified as part of the WEG development overlaps with the Paddington Green Police Station application boundary, this has been retained and is not included in the play space figures reported above.



Play schedule

Refer to GLA Population Yield Calculator 25th February 2021

	<5	5-11	12-15	16 & 17	Total
Required	833	636	287	152	1908
Proposed	833	305	0	0	1138



Playable landscape

Legend

- Application boundary
- <5
Surface area: 833 sqm
- 5-11
Surface area: 305 sqm
- WEG Play
Previously allocated WEG play space.
Surface area: 310 sqm provided.
(Not counted as part of the PGPS requirement)

6.14 Urban Greening & Biodiversity

The landscape proposals will transform the existing urban site into an accessible landscape for use and enjoyment by the public and residents. As part of this transformation the landscape proposals will deliver a significant increase in urban greening and a net gain in biodiversity.

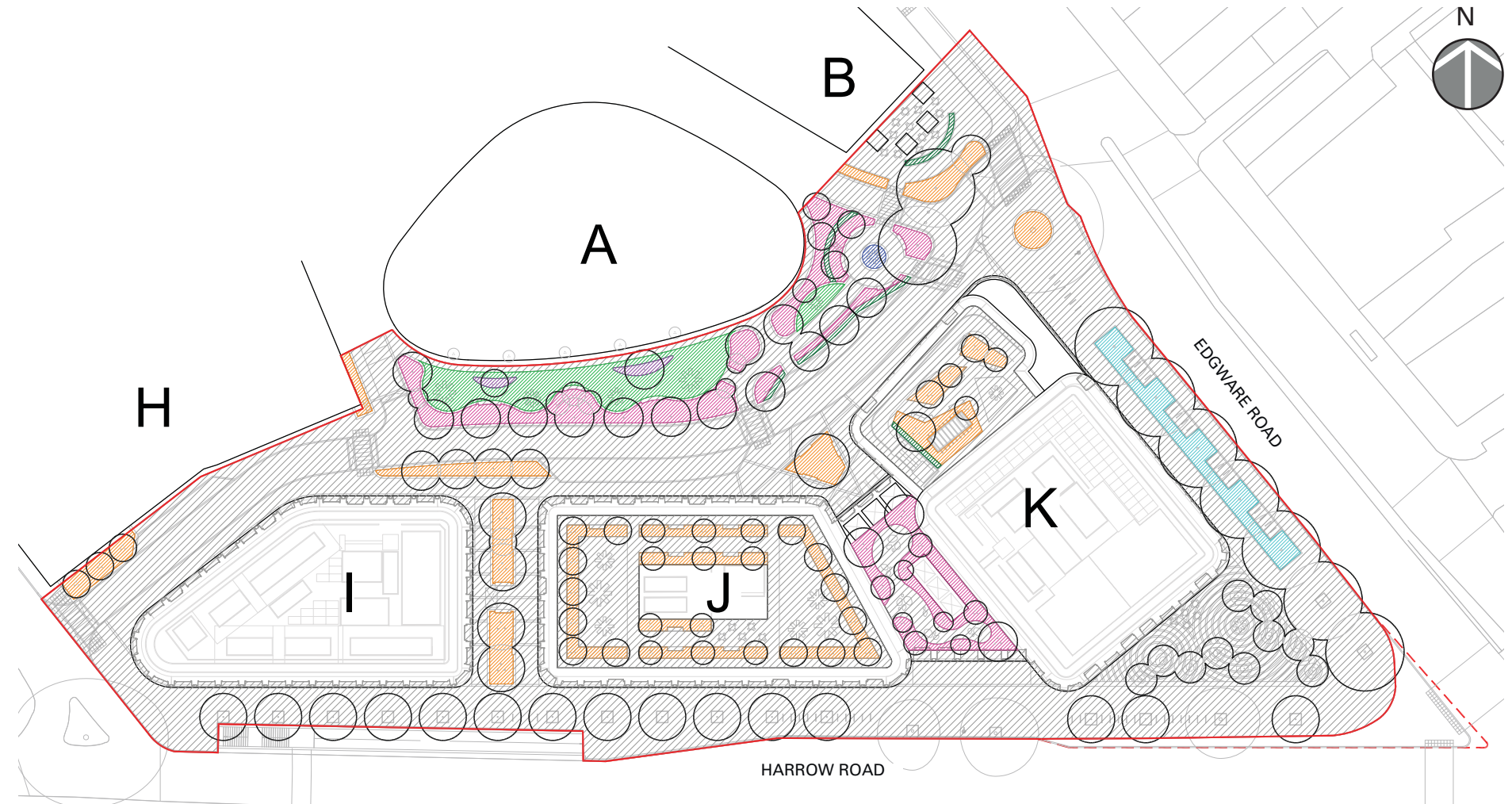
Proposals include for the planting of semi-mature trees, multi-stem trees, specimens, shrubs, ground cover, lawns and accent species and bulbs for seasonal interest.

The range of trees and understorey plants chosen will improve the biodiversity and habitats within the local landscape. The range of native and non-native plant species reflects a desire to create a diverse landscape with a variety of plants providing colour, fruit and nectar as well as habitat for various birds and other wildlife.

In addition to the above, roof space between Blocks J and K has been allocated as a visual amenity garden which will be developed specifically for biodiversity benefits and include the planting of native and wildlife friendly species and creation of open mosaic habitat.

Policy G5 Urban Greening of the Intend to Publish London Plan states; *‘Major development proposals should contribute to the greening of London by including urban greening as a fundamental element of site and building design, and by incorporating measures such as high-quality landscaping (including trees), green roofs, green walls and nature-based sustainable drainage. Boroughs should develop an Urban Greening Factor (UGF) to identify the appropriate amount of urban greening required in new developments. The UGF should be based on the factors set out in Table 8.2, but tailored to local circumstances. The Mayor recommends a target score of 0.4 for developments that are predominately residential, and a target score of 0.3 for predominately commercial development.’*

The assessed Urban Green Factor for the proposal development provides a substantial net gain in greening, compared to the existing site which is largely devoid of any quantifiable greening. While the assessed Urban Greening Factor is lower than the Mayor’s recommended target score of 0.4, for a predominately residential development, the proposed development seeks to introduce greening where possible, given the ‘local circumstances’ and constraints of delivering this highly urbane, mixed use development.



Making space for nature & beauty



Wildlife friendly planting



Rain gardens

Urban Greening Factor Schedule

Surface Cover Type	Area (sqm)	Factor	Area x Factor
Application Boundary	8285	-	-
Semi-natural vegetation (e.g. woodland, flower rich grassland) created on site	13	1.0	13
Standard trees planted in natural soils or in connected tree pits with a minimum soil volume equivalent to at least two thirds of the projected canopy area of the mature tree	2253	0.8	1802
Flower-rich perennial planting	316	0.7	221
Rain gardens and other sustainable drainage elements	87	0.7	61
Hedges (line of mature shrubs one or two shrubs wide)	30	0.6	18
Groundcover planting	451	0.5	226
Amenity grassland (species poor, regularly mown)	188	0.4	75
Water features (chlorinated) or unplanted detention basins	7	0.2	1
Sealed surfaces (e.g. concrete, asphalt, waterproofing, stone)	4238	0.0	0
Total			2417
UGF			0.29

6.15 Tree Planting Strategy

The tree planting proposals have sought to maximise tree planting opportunities across the development which is divided into the following character types;

- Newcastle Place
- Edgware Road
- Edgware Road Junction Plaza
- Harrow Road
- Podium Gardens & Roof Terraces

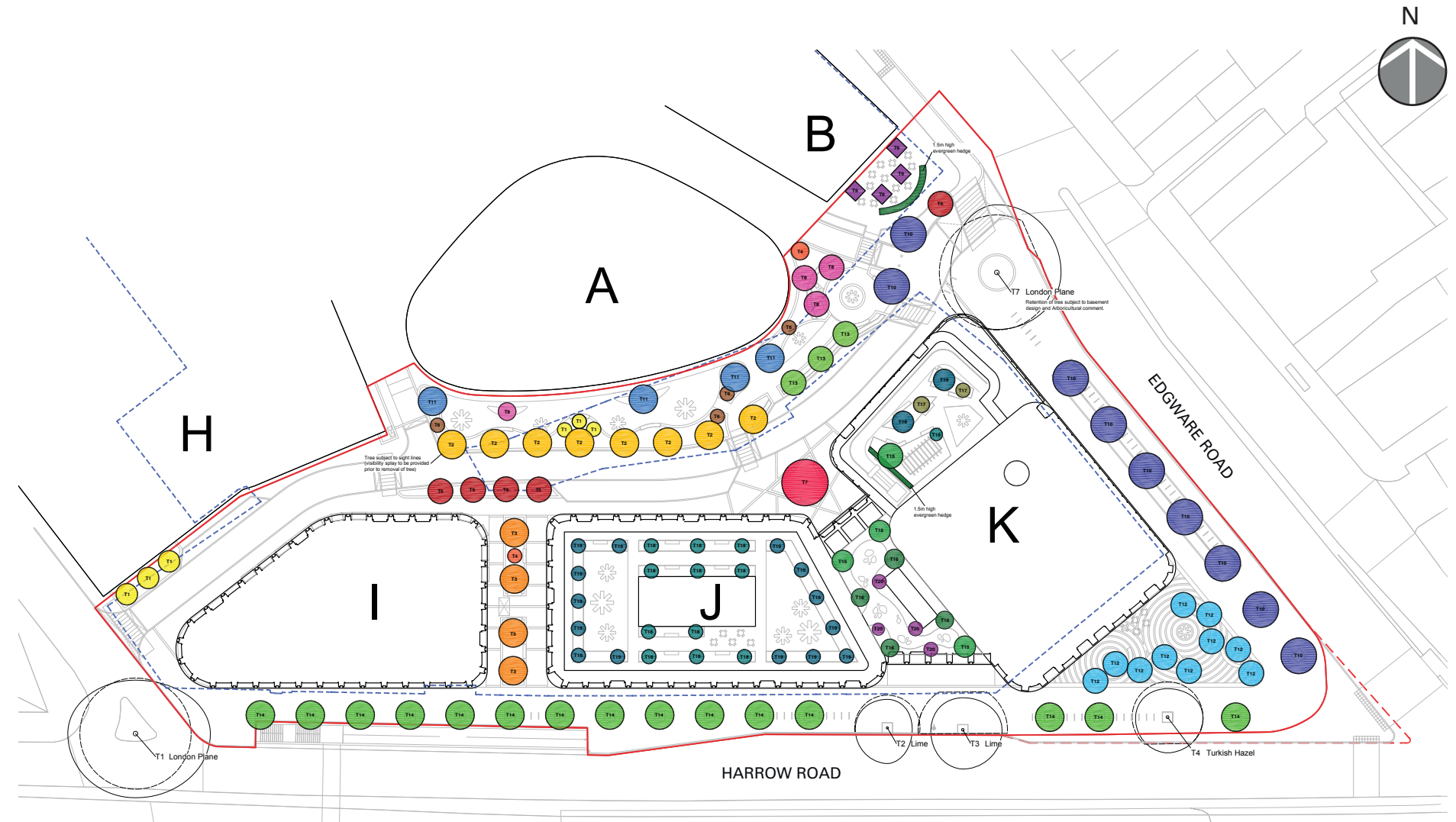
The species have been selected to be both specific and appropriate to the character types as identified above and pay due regard to;

- Wider West End Gate masterplan and context
- Aspirations of WCC Paddington Places Project (Draft)
- Ultimate height and spread of canopy
- Extent of overshadowing
- Flowering character
- Autumn colour
- Ecological value
- Biophilic value
- Tolerance of light and shade
- Provision of shelter

The trees specified will combine to create distinctive character areas that blend seamlessly one into the other to create a rich, varied, holistic pattern. Tree planting will additionally provide environmental improvements providing for shade and assisting in the reduction of pollution via carbon capture and sequestration.



Trees to improve streetscape



Tree Planting Schedule and Size Guide

Ground Level

Code	Tree or multi-stem	Quantity	Form	Foliage
T1	Amelanchier lamarckii	6no.	Multi-stem umbrella	Deciduous
T2	Carpinus betulus 'Fastigiata'	8no.	Standard	Deciduous
T3	Carpinus betulus	4no.	Multi-stem	Deciduous
T4	Cornus kousa var chinensis	2no.	Multi-stem	Deciduous
T6	Crataegus prunifolia	5no.	Standard	Deciduous
T8	Euonymus alatus	4no.	Multi-stem umbrella	Deciduous
T7	Liriodendron tulipifera	1no.	Standard	Deciduous
T8	Malus 'Everest'	4no.	Multi-stem umbrella	Deciduous
T9	Morus alba	4no.	Table top	Deciduous
T10	Platanus x acerifolia	9no.	Standard	Deciduous
T11	Prunus avium 'Plena'	4no.	Standard	Deciduous
T12	Pyrus calleryana 'Chanticleer'	10no.	Standard	Deciduous
T13	Sorbus aucuparia 'Sheerwater Seeding'	3no.	Standard	Deciduous
T14	Tilia cordata 'Green Spire'	15no.	Standard	Deciduous

Size when planted

Girth	Height	Crown (diameter)
-	2.5-3.0m	2.0m
30-35cm	5.0-6.0m	2.0m
-	6.0-7.0m	3.0m
-	2.0-2.5m	2.0m
25-30cm	5.0-6.0m	2.5m
-	1.2-1.5m	1.5m
40-45cm	6.0-7.0m	3.0m
-	3.0-3.5m	2.5m
25-30cm	2.5m	2.2m
30-35cm	6.0-7.0m	2.5m
25-30cm	5.0-6.0m	2.2m
30-35cm	5.0-6.0m	2.0m
25-30cm	5.0-6.0m	2.2m
25-30cm	5.0-6.0m	2.2m

Estimated size in 20yrs

Expected height	Expected crown (diameter)
5.0m	3.0m*
12.0m	5.0m
12.0m	6.0m
5.0m	3.5m*
7.0m	5.0m
3.0m	2.5m*
15.0m	6.0m
6.0m	3.5m*
3.0m	2.5m*
16.0m	10m
12.0m	5.0m
9.0m	4.0m
12.0m	5.0m
14.0m	6.0m

Podium and Roof Level

Code	Tree or multi-stem	Quantity	Form	Foliage
T15	Betula albosinensis 'Fascination'	4no.	Multi-stem	Deciduous
T16	Corylus avellana	4no.	Multi-stem	Deciduous
T17	Cornus kousa var chinensis	2no.	Multi-stem	Deciduous
T18	Cornus mas	12no.	Multi-stem umbrella	Deciduous
T19	Crataegus prunifolia	16no.	Multi-stem umbrella	Deciduous
T20	Pinus sylvestris 'Waterer'	4no.	Multi-stem umbrella	Evergreen

*Maintained by clipping therefore can be kept to a certain size.

Size when planted

Height	Crown (diameter)
3.0-3.5m	2.0m
2.5-3.0m	2.0m
1.8-2.2m	2.0m
1.5-2.0m	1.5m
2.5-3.0m	2.0m
1.2-1.5m	1.5m

Estimated size in 20yrs

Expected height	Expected crown (diameter)
10.0m	5.0m*
5.0m	4.0m*
4.0m	3.0m*
4.0m	3.0m*
5.0m	3.5m*
2.5m	2.5m*

Legend

	Application boundary		Existing tree retained
	Basement extent		Existing tree RPA

*Maintained by clipping therefore can be kept to a certain size.

Ground Level Tree Images



Amelanchier lamarckii (multi-stem umbrella)



Carpinus betulus 'Fastigiata'



Carpinus betulus (multi-stem)



Cornus kousa var chinensis (multi-stem)



Crataegus prunifolia



Euonymus alatus (multi-stem umbrella)



Liriodendron tulipifera



Malus 'Evereste' (multi-stem umbrella)



Morus alba (table top)



Platanus x acerifolia



Prunus avium plena



Pyrus calleryana 'Chanticleer'



Sorbus aucuparia 'Sheerwater Seedling'



Tilia cordata 'Greenspire'

Roof Level Tree Images



Betula albosinensis 'Fascination' (multi-stem)



Corylus avellana



Cornus kousa var. chinensis (multi-stem)



Cornus mas (multi-stem umbrella)



Crataegus x prunifolia (multi-stem umbrella)



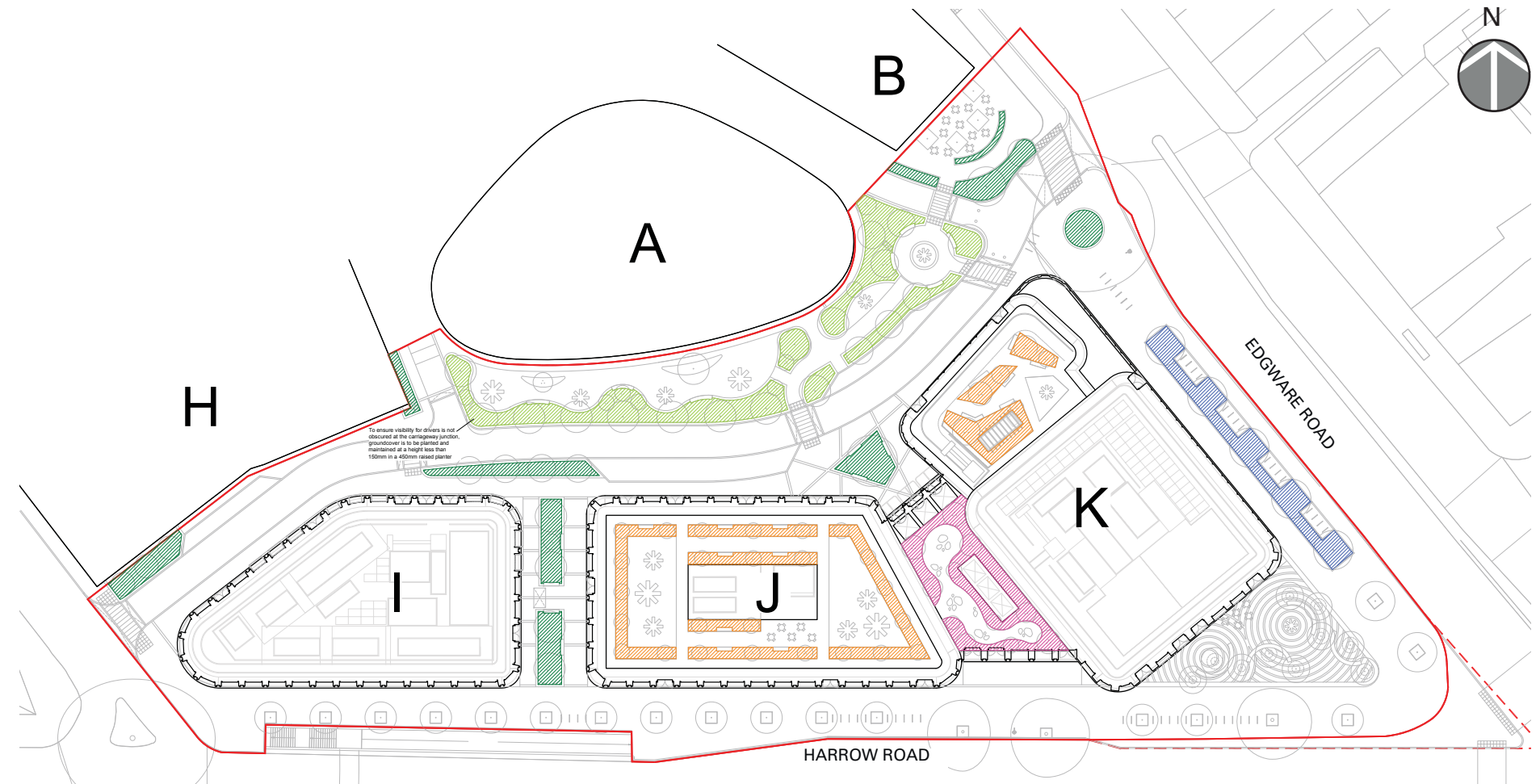
Pinus sylvestris 'Watereri' (multi-stem umbrella)

6.16 Planting Strategy

As with the tree strategy the proposed layers of shrubs, grasses and perennial plants have sought to maximise on soft landscape opportunities throughout the development site.

The planting palette will be selected to stimulate the senses through the careful selection of plants that are specific to the different areas of the site. The selective use of single and multi-stemmed tree forms combined with groundcover and accent plants will ensure that there is good visual connectivity across the site whilst bringing visitors closer to nature thereby optimising the biophilic benefits of the landscape.

Typical selections of shrubs and perennial plants are illustrated here. Great care will be taken to create a considered balance of evergreen and deciduous plant types in order to ensure that the development is attractive and functional throughout the year and wherever appropriate plants specified will be selected from the RHS 'Plants for Pollinators' schedule to provide a nectar resource for foraging insects.



Mixed shrub & perennial planting

Legend

	Application boundary
	Linear park 235sqm
	Rain garden 87sqm
	Streetscape 207sqm
	Biodiverse roof garden 100sqm
	Residential roof garden 225sqm

Landscape Character Area	Examples of shrub and perennial species
Linear park	Abelia 'Little Richard' Cistus 'Silver Pink' Convulvulus cneorum Erica carnea 'Springwood White' Geranium 'Dreamland' Hebe 'Mette' Lavandula 'Munstead' Pinus mugo 'Pumilio' Rosa 'Bonica' Vinca minor 'Atropurpurea'
Rain garden	Carex morrowii 'Ice Dance' Cornus alba 'Ivory Halo' Crococsmia 'Lucifer' Deschampsia cespitosa 'Bronzeschleier' Hydrangea paniculata 'Little Lime' Iris sibirica 'Tropic Night' Miscanthus sinensis 'Kleine Fontaine' Persicaria 'Darjeeling Red' Rudbeckia fulgida 'Goldsturm' Verbena bonariensis
Streetscape	Brunnera macrophylla 'Jack Frost' Cotoneaster radicans 'Eichholz' Euonymus 'Emerald Gaiety' Pachysandra terminalis Polystichum setiferum 'Herrenhausen' Liriope muscari Pittosporum tenuifolium 'Golf Ball' Skimmia 'Kew Green' Sarcococca confusa Waldsteinia ternata
Biodiverse roof garden	Achillea millefolium Echium vulgare Erigeron karvinskianus Nepeta 'Walkers Low' Perovskia 'Little Spire' Persicaria bistorta 'Superba' Primula veris Rosa rugosa 'Fru Dagmar Hastrup' Salvia nemorosa 'Caradonna' Sedum 'Autumn Joy'
Residential roof garden	Euphorbia amygdoides var. robbiae Helleborus orientalis Hebe 'Silver Queen' Heuchera 'Green Spice' Lamium maculatum 'White Nancy' Mahonia 'Soft Caress' Pieris 'Flaming Silver' Rhododendron 'Bloombox' Rosa 'Kent' Viburnum tinus 'Ladybird'



Achillea millefolium Euphorbia amygdaloides var. robbiae Echium vulgare Geranium 'Dreamland'



Primula veris Rosa 'Kent' Rosa 'Bonica' Rudbeckia fulgida 'Goldsturm'



Rhododendron 'Bloombox' Skimmia 'Kew Green' Sedum 'Autumn Joy' Waldsteinia ternata

6.17 Landscape Materials Strategy

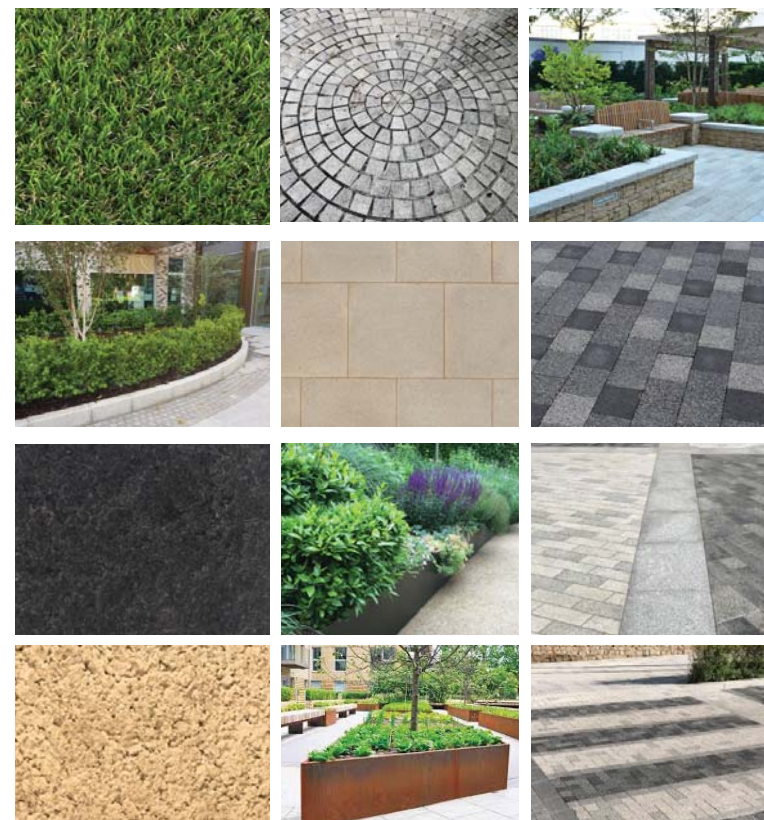
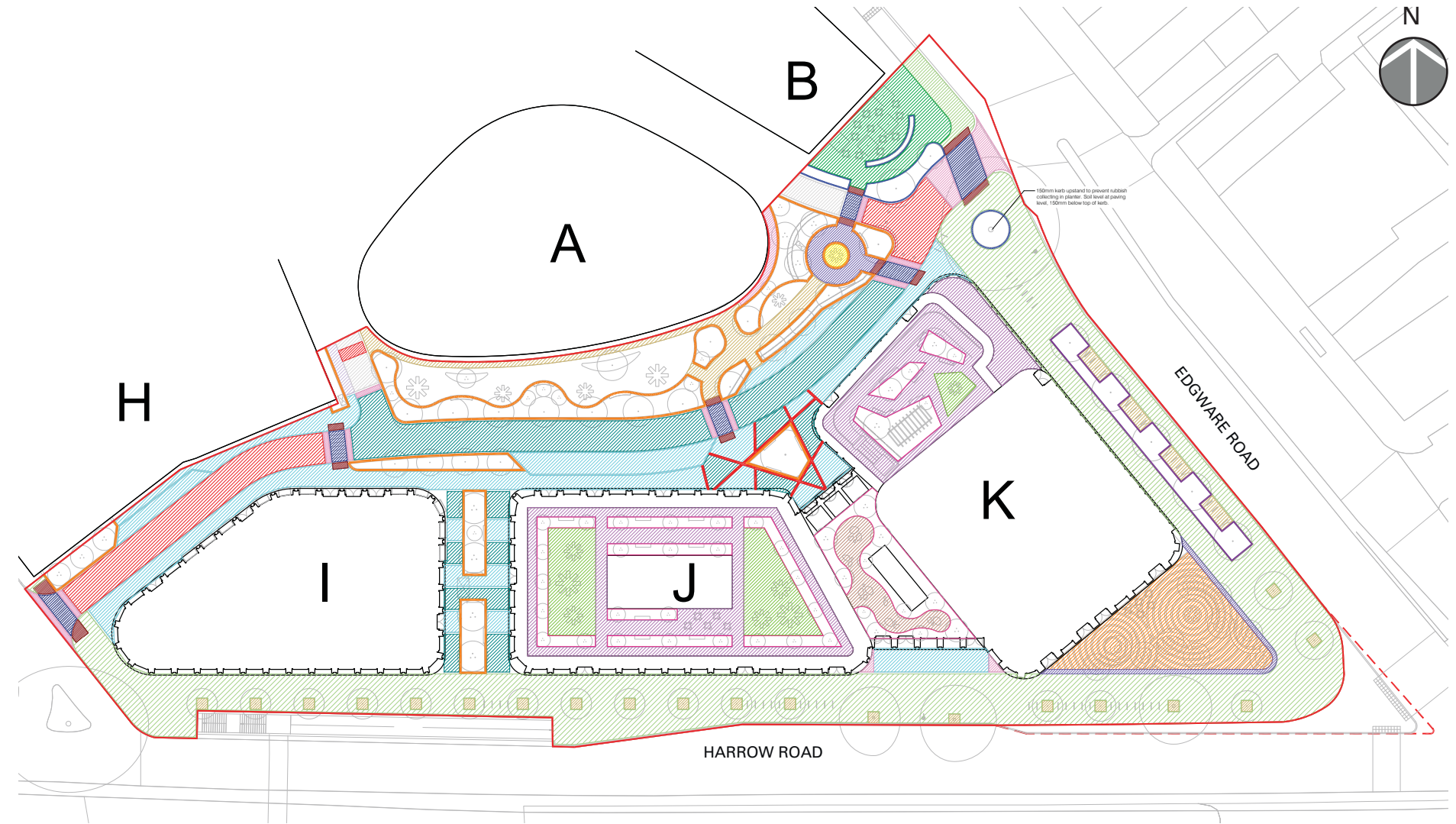
The material and furniture palette for Paddington Green Police Station remains consistent with the design principles established within the West End Gate masterplan with variations introduced to provide local identity, address specific functions and locations within the landscape. Materials have been selected to provide a high-quality aesthetic and with due regard to durability and ease of future maintenance.

Paving within the public realm has been selected in accordance with recommendations of Westminster Way guidance document, providing hard wearing and robust pavements to footways surrounding the site and through the publicly accessible parts of the new development – entry bosque, plaza and retail areas.

Edgware Road and Harrow Road will be paved generally with artificial stone pavers, with some highlighted detailed paving to designate entries to retail units and residential cores.

Newcastle Place and the new paved link into the site are paved in natural stone sett and natural aggregate block units with contrasting size and pattern to add interest and delineate use areas and entry points.

Surface water is captured through the roofs and landscape areas in Newcastle Place and collected in attenuation tanks. The landscape design will incorporate gully and slot drains integrated seamlessly into finishes.



Legend

	Application boundary		Granite setts (Colour: Silver-grey)		Natural aggregate block paving (Colour: light-grey & dark-grey mix pedestrian crossings)		Artificial lawn
	Granite setts (Colour: Kobra to match WEG Scheme)		Granite setts (Colour: Silver-grey with crystal black banding. Laying pattern: Circular)		Asphalt porous surfacing (Colour: Light Buff)		Mosaic tiles
	Granite setts (Colour: Royal White, Laying Pattern: Fan to match WEG Scheme)		Natural aggregate block paving (Colour: Light-grey mix)		Flag paving to adoptable standards		Granite kerb banding (300mm wide)
	Granite rough sawn setts (Colour: Crystal Black to match WEG Scheme)		Natural aggregate block paving (Colour: Dark-grey mix)		Natural stone flag paving		Granite coping and cladding upstand wall (450mm high)
	Granite setts (Colour: Cloudy Violet to match WEG Scheme)		Natural aggregate block paving (Colour: light-grey & dark-grey mix to pedestrian crossings)		Decorative aggregate		Natural stone kerb upstand (150mm high)
	Granite paving mix (Colour: Varies to match WEG Scheme)		Asphalt porous surfacing (Colour: Light Buff)		Tactile paving		Natural stone kerb upstand with 'dog-tooth' arrangement to rain gardens (150mm high)
							Metal planter (450mm high)

6.18 Landscape Street Furniture & Lighting Strategy

Street Furniture

The furniture palette for Paddington Green Police Station is deliberately contemporary, simple and robust; selected to be attractive yet functional, considering the issues of accessibility, durability and future maintenance.

The majority of trees and shrubs within the site will be in raised planters integrated with seating. Seating will have backrests and armrests to improve function for all users.

The public plaza located next to the Edgware Road junction will include an arrangement of feature seating benches within the urban glade trees. Selected benches will also include arm and back-rests and trees will be planted in discrete, flush tree surrounds.

Cycle parking will be provided in accordance with TfL London Cycling Design Standards and stands located in groups around the site to facilitate ease of use, convenience to high use functions and to assist in passive surveillance and security.

Legible London signage is proposed for the site.

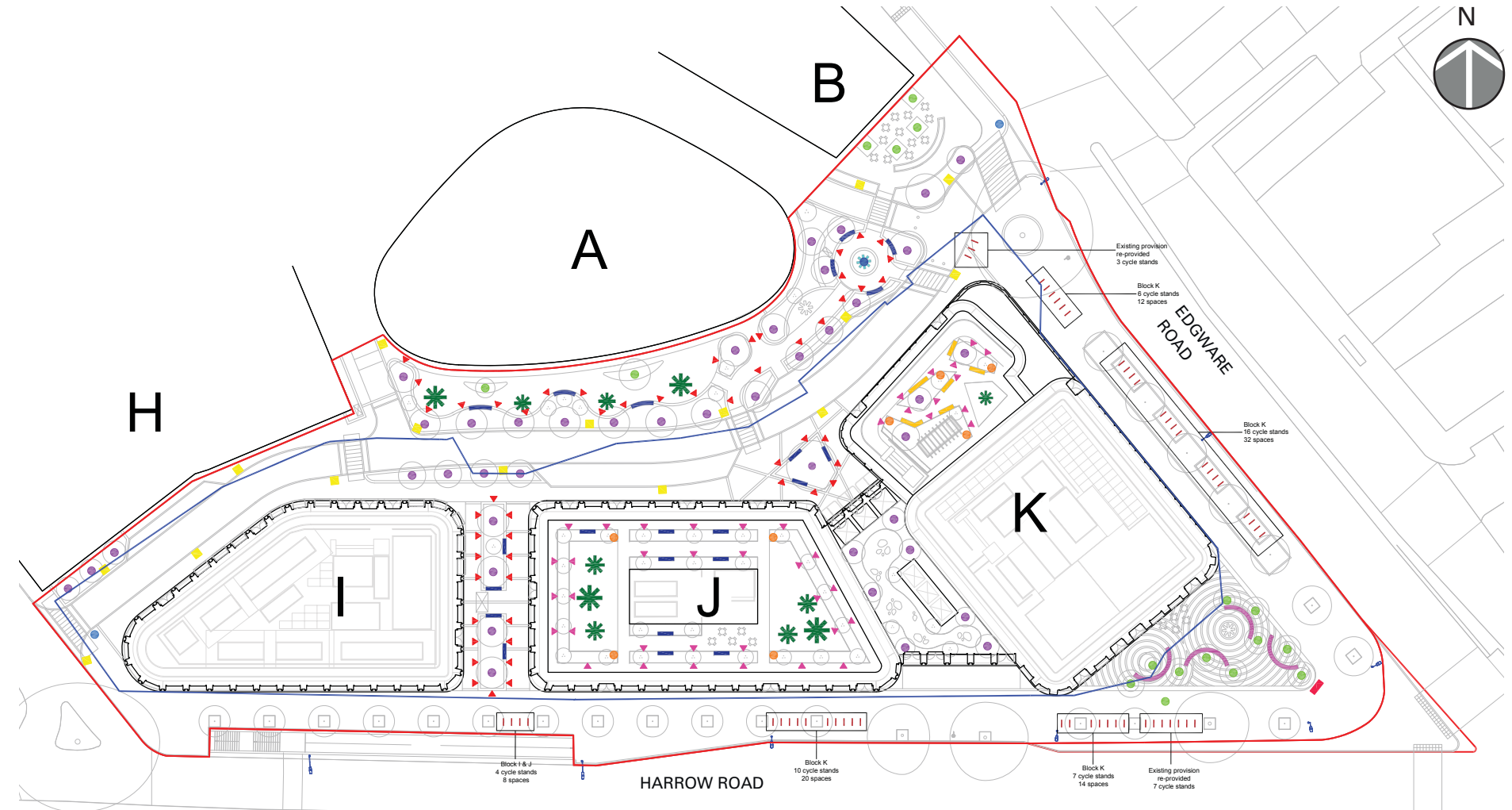
Lighting

The conceptual plan has been developed for the external areas of the site, providing lighting to support the functions of the different spaces within the scheme, highlight elements within the landscape and to ensure the safety and accessibility to all areas of the public and private realm, as well as complementing the external lighting on the buildings.

Newcastle Place will be lit with pole mounted area lighting illuminating access through the spaces and providing safety for all users. Uplights to trees in the landscape and within the water feature will also accentuate these features and will add to ambient light levels and mood in various locations around the site.

The existing lighting to the surrounding streets and footways will generally be maintained and upgraded where necessary to achieve the required lighting levels for access and safety around the perimeter of the site.

Communal roof gardens and terraces will be lit with low level access lighting, with feature uplighting to selected trees providing highlights and a general ambient light to all areas without glare or impact on neighbours, and without creating additional light spill in the neighbourhood.



Lighting palette

	Existing street light To be retained where possible
	Pole mounted light Spacing to specialist design
	Recessed wall light Profile: Rectangular
	Recessed tree uplight
	Submerged lights To specialist design
	Bollard light
	Recessed wall light Profile: Circular

Furniture palette

	Curved natural stone bench (Colour: Dark-grey)
	Integrated timber bench
	Cantilevered timber bench
	Water feature / sculpture To specialist design
	Nature-inspired play elements
	Cycle stands Material: Stainless steel Quantity: 53no. (incl. 10no. existing provision re-provided)
	Legible London signage Standard Finger Post
	Legible London signage Monolith

Legend

	Application boundary
	Ownership boundary



Recessed uplighter



Bollard lighting



LED uplighters to trees



Stainless steel cycle stands



Integrated timber bench with recessed wall lighting

7. Design Summary

7.0 Design Summary

The proposed design is a high quality contemporary architectural scheme for a central urban site. The design responds to the site with the following concepts; City Gateway, Mansion Blocks, Public Realm and Art, Nature and Community. These concepts recognise the distinct character of the surrounding area, which is sensitively addressed in the proposed townscape and architectural design. The new buildings will replace the vacated Paddington Green Police Station with highly efficient and sustainable residential accommodation designed to meet the demands of modern requirements.

The elevation treatment has been designed to optimise natural light within the space, whilst responding to the streetscape character, rhythm and its materiality. As a series of buildings the proposals will make a refined and elegant contribution to the building stock of the area.

The proposed design seeks to deliver significantly improved accessibility through the site via detailed consideration of inclusive design from the conception of the project and the consideration of the needs of all users. All aspects of the building are designed to ensure an inclusive and enjoyable environment for everybody, throughout the lifespan of the building in accordance with the relevant local and national planning guidance.

Overall, the proposed scheme meets the policy requirements of Westminster in terms of land use and active frontages, whilst delivering a development which has embraced design, careful attention to detail, workmanship and materiality. It will make a positive contribution to the surrounding Paddington area, and will raise the quality of the area as a whole, creating a mixed and sustainable residential community accompanied by a range of complementary uses.



Fig. 7.1 View from Paddington Green looking east at Flatiron building



Fig. 72 View from Westway looking north at central mansion block (Block J)



Fig. 7.3 Aerial view looking south-west to completed West End Gate Masterplan



Fig. 7.4 View from corner of Edgware Road looking west to gateway tower (Block K)



Fig. 7.5 View from Westway looking west at Paddington Green Police Station proposals



Fig. 7.6 Aerial view from Harrow Road looking north