

6. Landscape Design

6.0 Landscape Design

6.1 Introduction & Vision

This section of the Design and Access Statement (DAS) has been prepared by Murdoch Wickham on behalf of Berkeley Homes (Central London) Ltd and provides the overall landscape vision, identifies the key landscape character areas and describes the detail design proposals for the landscape, encompassing the public realm and communal roof terraces.

The new landscape spaces at Paddington Green Police Station have been designed to complete the wider West End Gate masterplan. A combination of greening and landscaped spaces for relaxation and enjoyment will bring much needed diversity to Newcastle Place and the surrounding streets and create a new, desirable clean-air route through the site connecting Edgware Road with Paddington Green.

The site's prominent location at the junction of Edgware Road, Harrow Road and the A40, existing context, connectivity with the wider public realm, function and form of the proposed development has collectively informed and influenced the landscape and public realm proposals for Paddington Green Police Station.

Landscape Vision

The landscape and public realm will be an integral part of the proposed development providing valuable open space and greening for the enjoyment and benefit of future residents and the wider community.

The key objectives of the landscape strategy are to:

- Celebrate the site's prominent location through the provision of a high quality, connected public realm to complement the architecture and create a distinct place. A fresh and beautiful, green environment which unlocks the potential of this significant site, as a key part of the re-development of this part of Paddington and Westminster.
- Develop a public realm that builds on the range of public open spaces near the site, integrating Paddington Green, Edgware Road and the traditional residential nature of the surrounding Maida Vale and Paddington streets.
- Provide a circulation network which responds to existing and future movements patterns and facilitates accessibility, connectivity and permeability to destinations within the site and the wider local context;
- Define and reinforce activities and functions appropriate to locations within the development.

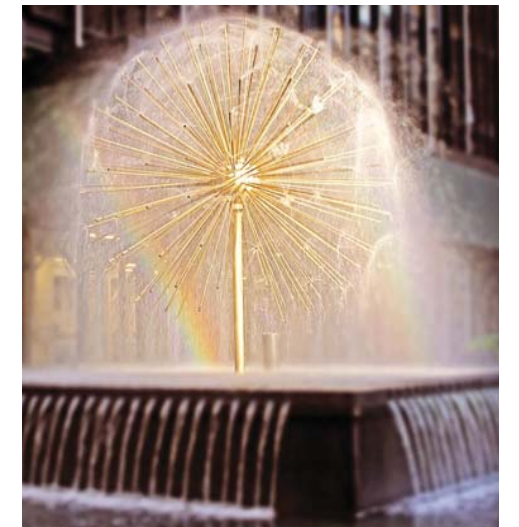
- Create flexible, uncluttered spaces, using robust, high quality materials that facilitate the proposed uses and encourage participation and enjoyment by residents, local community and visitors.
- Integrate tree planting and other soft landscaping into the proposals as a means of extending the character of Paddington Green, providing healthy amenity and recreational spaces and achieving gains to urban greening and biodiversity.
- Define clear interfaces between public, semi-private and private space.
- Promote a feeling of inclusiveness, safety and security



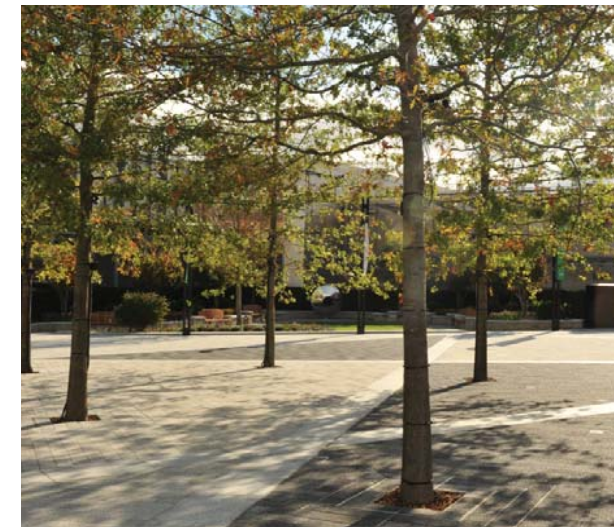
Provide places for living and play



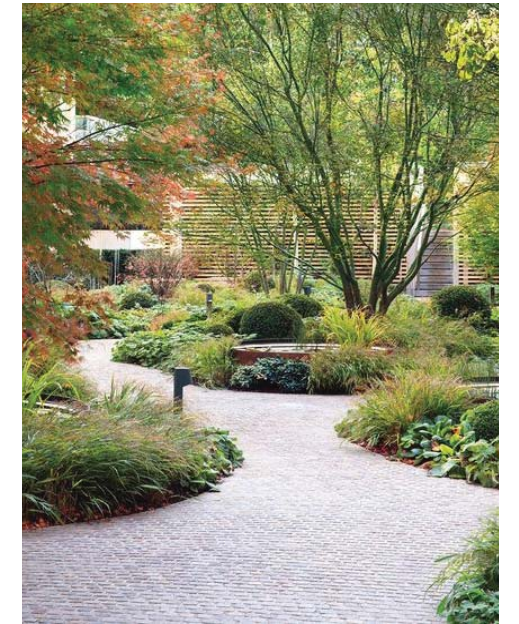
Promote healthy outdoor living



Develop a unique sense of place



Enhance the public realm and streets



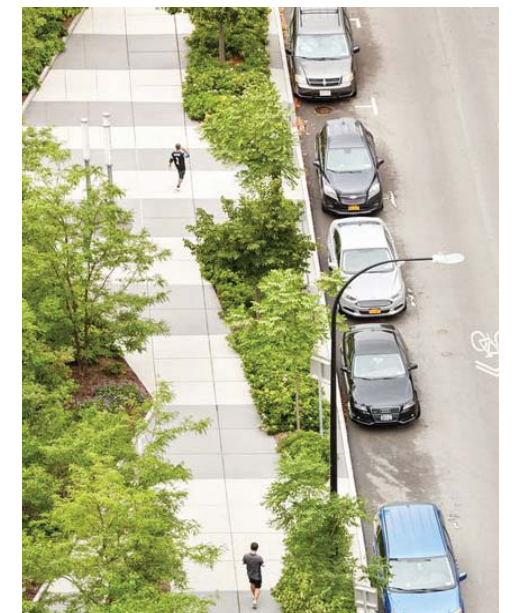
Increase urban greening



Promote spill out uses and active frontage



Make space for nature



Improved movement and connections

6.2 Illustrative Landscape Masterplan

Key components of the landscape and public realm proposals for Paddington Green Police Station are;

- Transformation of Newcastle Place into an urban oasis providing green amenity space for the enjoyment of residents and the wider public.
- Restricted, one-way vehicle access to Newcastle Place reinforcing the pedestrian friendly character of this green amenity space.
- Provision of improved permeability throughout the site from Edgware Road to Paddington Green, between Harrow Road and Newcastle Place and connections to the wider Paddington Central development zone.
- Creation of a new landscaped plaza at the junction of Edgware Road Harrow Road and A40.
- An enlivened, enhanced, green and healthy streetscape along Edgware Road and Harrow Road.
- Integration with the future Transport for London (TfL) SUD proposals for the Joe Strummer subway, to be installed prior to redevelopment.
- Provision of communal roof terraces for use by residents, providing secure, door-step, amenity and play space and creating places to socialise, engendering a sense of ownership and pride.
- Integration of new tree planting and a diverse range of plant material to add scale, texture and colour to the landscape and increase local biodiversity and greening.
- Use of robust, high quality materials and furniture in the public and private realm.

Landscape Elements

1. Gateway bosque terrace
2. Arrival water feature
3. Linear park
4. Pedestrian link
5. Streetscape improvements
6. Urban glade & plaza
7. Resident's roof garden
8. Nature garden



Arrival water feature



Linear park



Urban glade plaza



Bosque terrace



Streetscape improvements



Resident's roof gardens

Legend

	Application boundary
	Ownership boundary
	Existing trees
	Proposed trees
	Proposed hedging
	Proposed shrub planting
	Species rich lawn
	Play elements
	Pedestrian crossing
	Cycle stands

6.3 Public Realm

The public realm proposals for Paddington Green Police Station provide for legible, functional streets and publicly accessible spaces to all faces of the development. Public realm improvements are proposed which focus on people and their health, help everyone to use cars less and to walk, cycle and use public transport more, in line with TfL's 'Healthy Streets for London' initiative.

The public realm proposals illustrate how the development would facilitate improvements to the wider health of the surrounding streets by;

- Providing for pedestrians from all walks of life through creating new green public space within Newcastle Place to encourage recreation, relaxation and socialising.
- Promoting walking and cycling through the creation of a pedestrian/ cycle friendly, clean-air route between Edgware Road and Paddington Green.
- Promoting walking through activation of and improving the fabric of the adjacent streets.
- Promoting cycling through the provision of abundant short-stay visitor parking.
- Promoting public transport use through enhancing access to Edgware Road Underground station and the existing bus stops along Harrow and Edgware Roads.
- Providing places to stop and rest, through the provision of multiple seating and dwelling locations within the landscape.
- Providing shade and shelter through optimising the provision of new tree and shrub planting throughout the public realm.
- Providing things to see and do with active frontages and uses at ground floor level, a series of attractive destinations within the landscape and elements such as sculptural water feature to animate these spaces.
- Creating an improved streetscape in which people can feel relaxed and safe.



Transport for London's 'Healthy Streets for London'



Newcastle Place linear park with tree and shrub planting



Urban tree glade including semi-mature ornamental pear trees



Streetscape improvements (incorporating TFL rain gardens)



Active frontages

6.4 Paddington Green Police Station and West End Gate Interface

As illustrated on the adjacent plans the proposed application boundary for the Paddington Green Police (PGPS) station application overlaps with the consented West End Gate (WEG) design. Proposals included within this application for PGPS are therefore intended to enhance and replace those previously consented for the WEG development.

The following key changes are proposed;

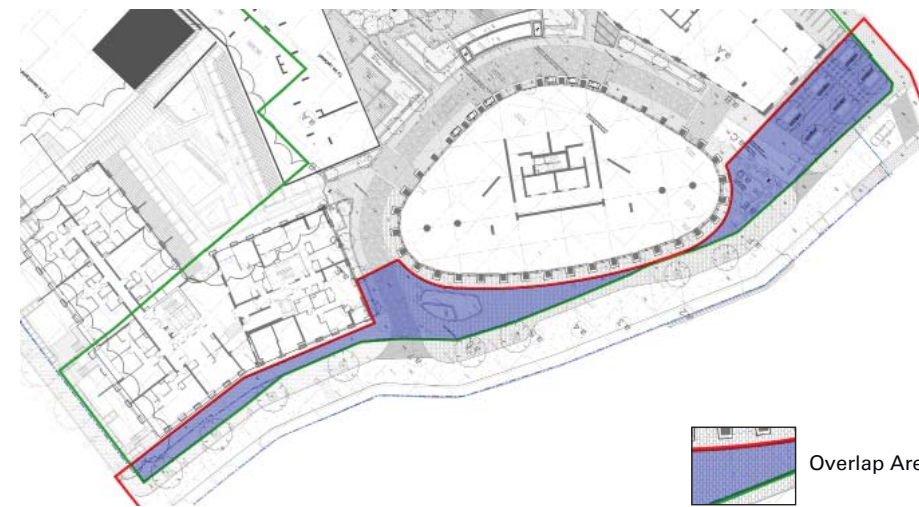
- Newcastle Place carriageway realigned further to the south, to aggregate open space to the north where it will benefit from the positive south facing aspect.
- Character of the public realm changed from one predominately urban and hard to a softer and green one, delivering the benefits of increased amenity value and urban greening.
- Inclusion of green link amenity lawn and planting.

Areas within the PGPS/WEG overlap area have been previously identified as contributing to the WEG play and public realm provision. The existing WEG provision has been maintained within the PGPS proposals and have NOT been counted within the PGPS figures reported for open space or play provision to avoid any duplication.

For full details refer to 6.12 Open Space Strategy and 6.13 Play Strategy below.



WEG and PGPS Application Boundary Overlap Area



WEG Open Space and Play Space within Overlap Area



PGPS Proposals Indicating Overlap with WEG





Proposed Edgware Road entrance to Newcastle Place

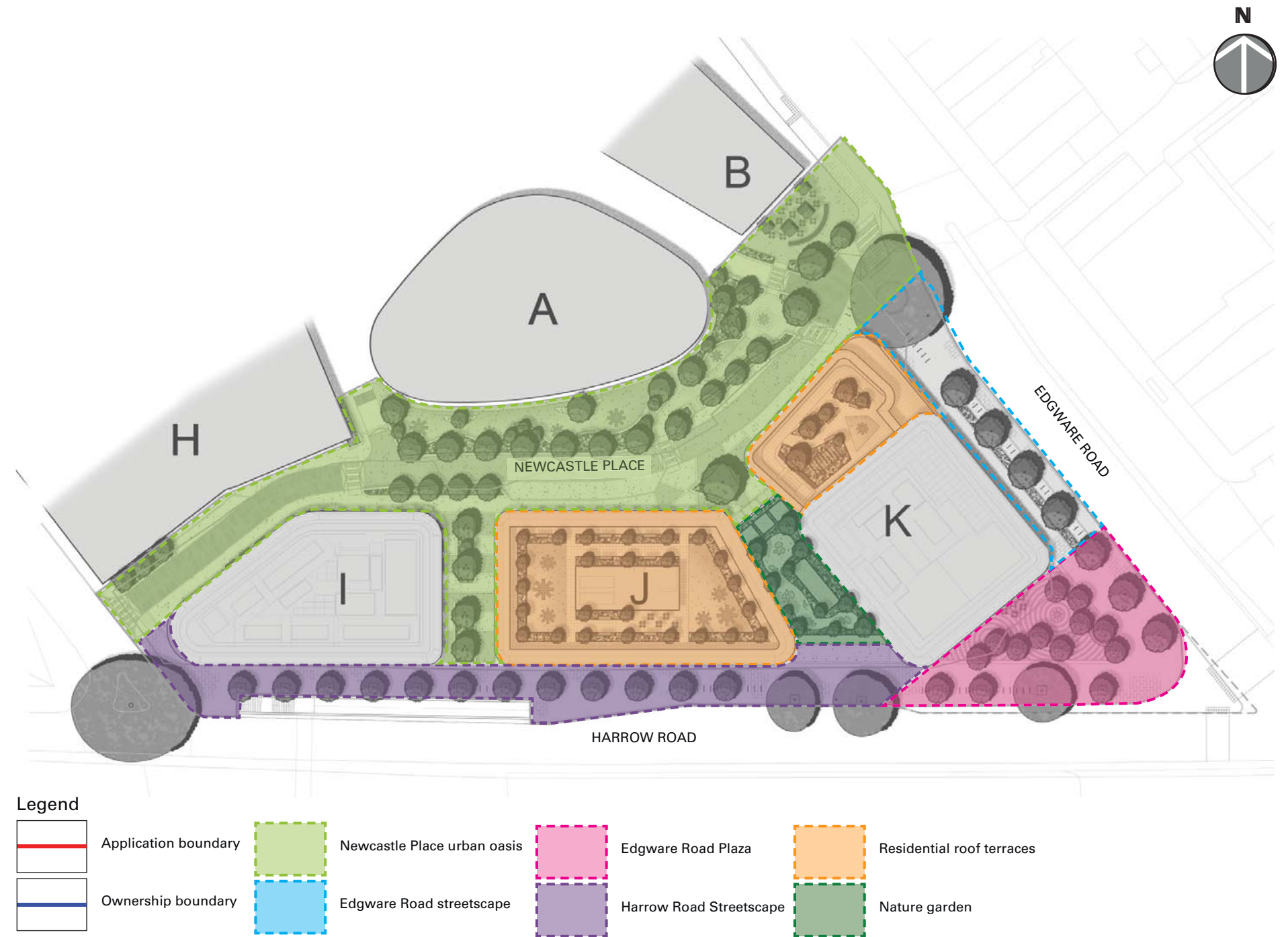
6.5 Landscape Character Areas

The landscape masterplan includes a variety of character areas which respond to the design and layout of the buildings, providing a range of public and semi-public communal, spaces enabling a variety of experiences to be enjoyed.

The new public realm links the busy Edgware Road retail and transportation hub, through the publicly accessible green urban oasis of Newcastle Place to the quietness and open space of Paddington Green.

Enhancement of the surrounding streetscape will facilitate circulation, promote active frontages and provide additional greening.

Communal residential gardens will provide additional amenity space for residents to the roof of Block J and shoulder of Block K.



Newcastle Place



Edgware Road streetscape



Edgware Junction plaza



Residential roof terraces



Nature garden



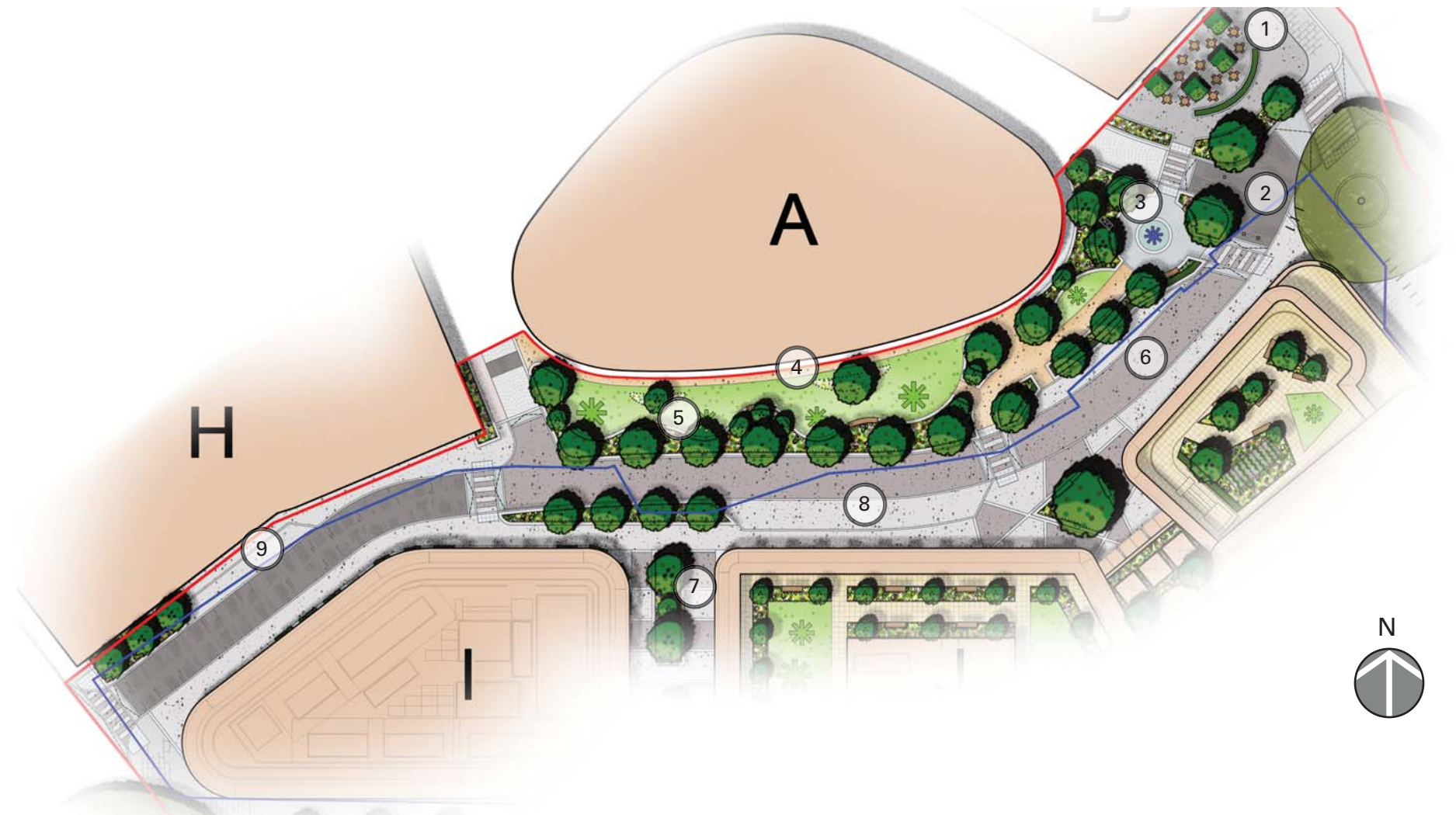
Harrow Road streetscape

6.6 Newcastle Place

Newcastle Place will be reimagined to create a new vibrant public amenity space at the heart of the development and provide a green, pedestrian/ cycle friendly link between Edgware Road and Paddington Green.

A formal bosque of trees with feature paving, seating and lighting, will provide a structured space in the streetscape and entry into the Newcastle Place from Edgware Road. An animated water feature and the existing London Plane tree on Edgware Road will combine with the bosque to create a strong legible gateway to the site and invite further exploration. The bosque provides space for circulation and gathering as well as outdoor dining opportunities to spill-out from the adjacent retail.

Re-alignment of the existing carriageway has enabled creation of a central landscaped, amenity lawn area with a positive southern aspect. The central lawn will offer an area for informal recreation and relaxation that is complimented by high quality surface finishes, seating and integrates elements for play. Raised planters wrapping the lawn will provide for shelter and enclosure. Semi-mature and multi-stems tree planting combined with groundcover and accent plants will ensure that there is good visual connectivity across the site whilst bringing users in contact with the biophilic benefits of the verdant landscape.



Landscape Elements

1. Gateway bosque terrace
2. Controlled vehicle access
3. Arrival water feature
4. Linear park public space
5. Raised planters
6. Paved carriageway finish
7. Pedestrian link (to Harrow Road)
8. Service bay (on-footway)
9. Light goods vehicle & car drop-off



Central amenity space



Gateway bosque terrace



Arrival water feature






Raised planters with mixed shrub planting



Playable landscape



Legend

	Application boundary
	Ownership boundary
	Existing trees
	Proposed trees
	Proposed hedging
	Proposed shrub planting
	Species rich lawn
	Play elements
	Pedestrian crossing
	Cycle stands



Proposed Newcastle Place

6.7 Streetscape - Edgware Road

Along Edgware Road the deep building setback will allow for generous pedestrian circulation spaces and space for spill out uses including, outdoor seating and displays, activating the building frontage.









A new avenue of London Plane trees will improve the streetscape environment and promote the tree-lined avenue character of Edgware Road. The new planting will adapt and integrate with final Transport for London works to convert the existing Joe Strummer subway into a rain garden in the imminent future and prior to development of the Paddington Green Police Station Site.

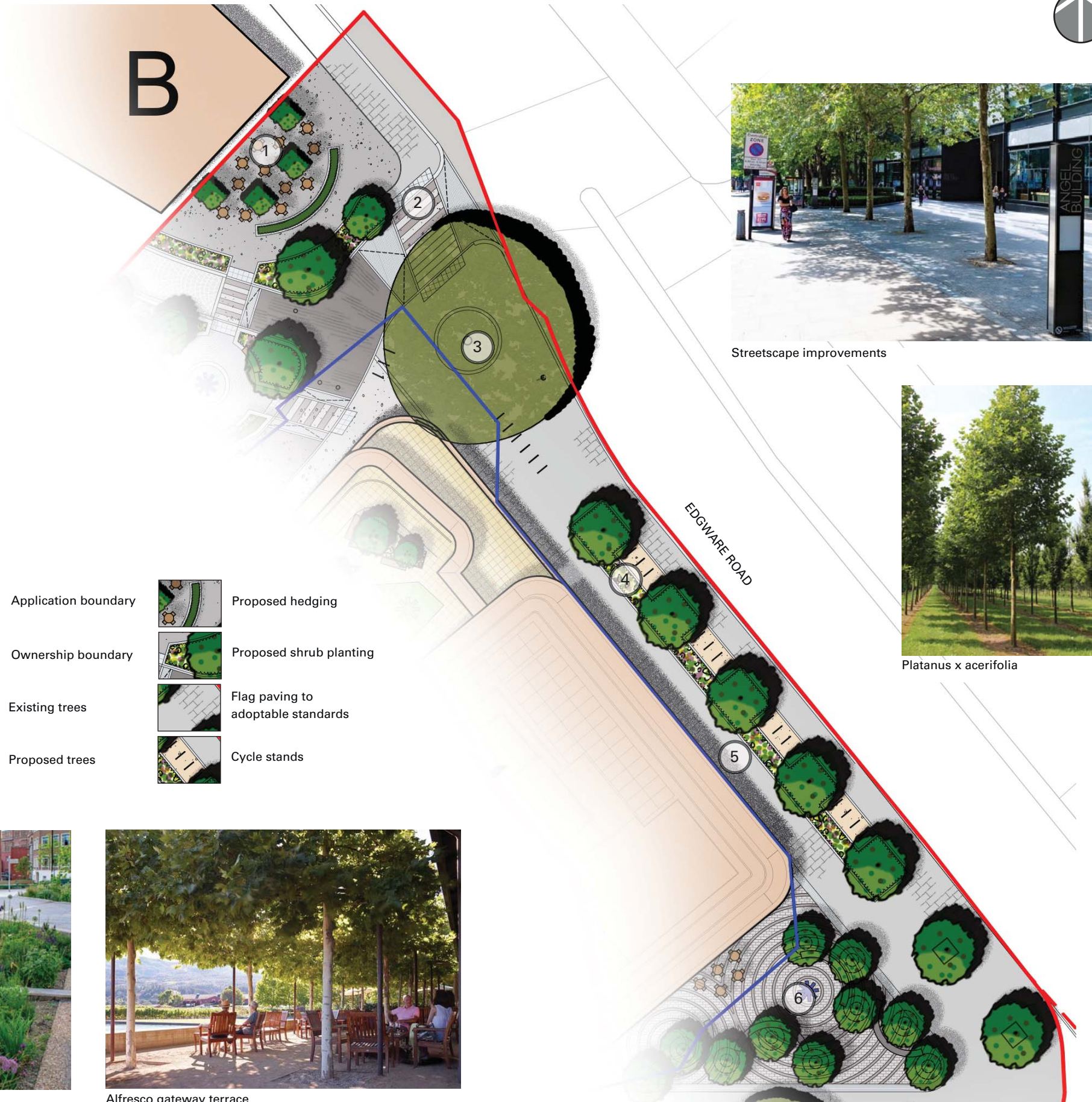
Additional improvements will include paving improvements, integration of signage, information and additional cycle parking.

Landscape Elements

1. Gateway bosque terrace
2. Pedestrian crossing as TFL improvements
3. Existing London Plane tree & bus stop retained
4. London Plane tree planting & cycle parking integrated with TFL Joe Strummer subway SUDs scheme
5. Wide footways adjacent to facade
6. Edgware Junction plaza

Legend

	Application boundary		Proposed hedging
	Ownership boundary		Proposed shrub planting
	Existing trees		Flag paving to adoptable standards
	Proposed trees		Cycle stands



Streetscape improvements



Platanus x acerifolia



Streetscape improvements (incorporating TFL rain gardens)



Alfresco gateway terrace

6.8 Edgware Road Junction Plaza

The avenue of Plane trees along the Edgware Road frontage of the site, will culminate in the new plaza space on the corner of Edgware Road, opposite Edgware Road Underground Station.

Within the predominantly hard paved plaza a piece of public art will form a focal point with an urban glade of flowering pear trees providing greening, shade, shelter and seasonal interest. Fixed feature seating within the glade will provide places to stop and rest with additional space provided to allow flexibility for spill-out alfresco activity from the proposed retail uses.

Landscape Elements

1. Focal artwork
2. Urban tree glade with seating below
3. Spill-out activity zone adjacent to facade
4. Existing trees retained
5. London Plane tree planting & cycle parking
6. Lime tree planting & cycle parking



Urban glade plaza



Active frontages



Seating benches, integrated with tree glade



Feature granite paving



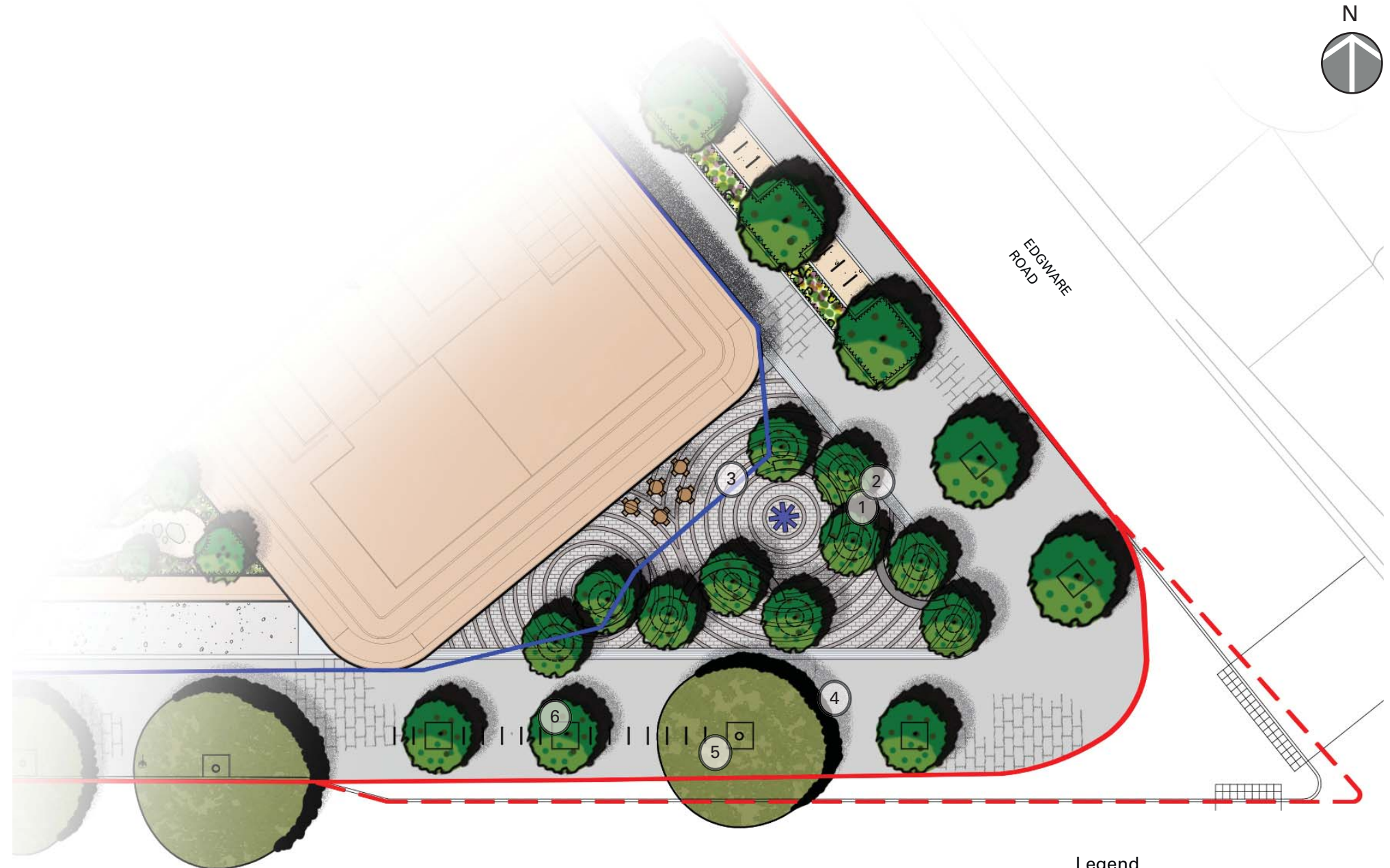
Pyrus calleryana 'Chanticleer'











Platanus x acerifolia



Tilia cordata 'Greenspire'



Legend

-  Application boundary
-  Ownership boundary
-  Existing trees
-  Proposed trees
-  Proposed rain garden planting
-  Granolithic block (dark & light grey mix) feature paving
-  Flag paving to adoptable standard
-  Cycle stands



Proposed Edgware Road Plaza

6.9 Streetscape - Harrow Road

Active retail uses continue along Harrow Road at ground floor with Affordable Workspace positioned on the corner adjacent to Paddington Green.

A new roadside tree avenue will provide greening and a physical and visual buffer to the adjacent carriageway and fly-over, improving the quality of the pedestrian environment and health of the street.

Other enhancements will include decluttering of redundant signage, guarding and access restrictions, footway paving improvements and new cycle parking.



Landscape Elements

1. Lime avenue planting
2. Subway (retained)
3. New pedestrian link to Newcastle Place
4. Cycle parking
5. Existing trees & bus stop retained



Stainless steel cycle stands



Formal avenue of trees



Tilia cordata 'Greenspire'

Legend

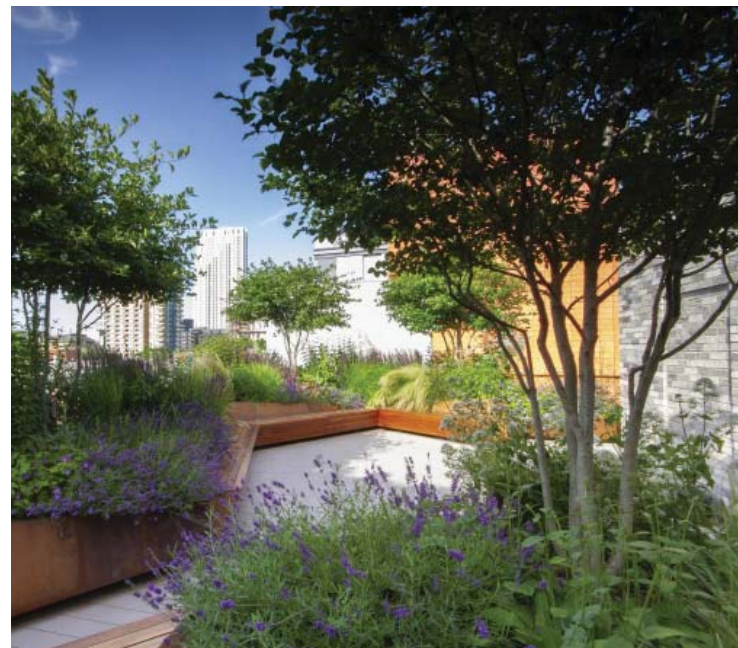
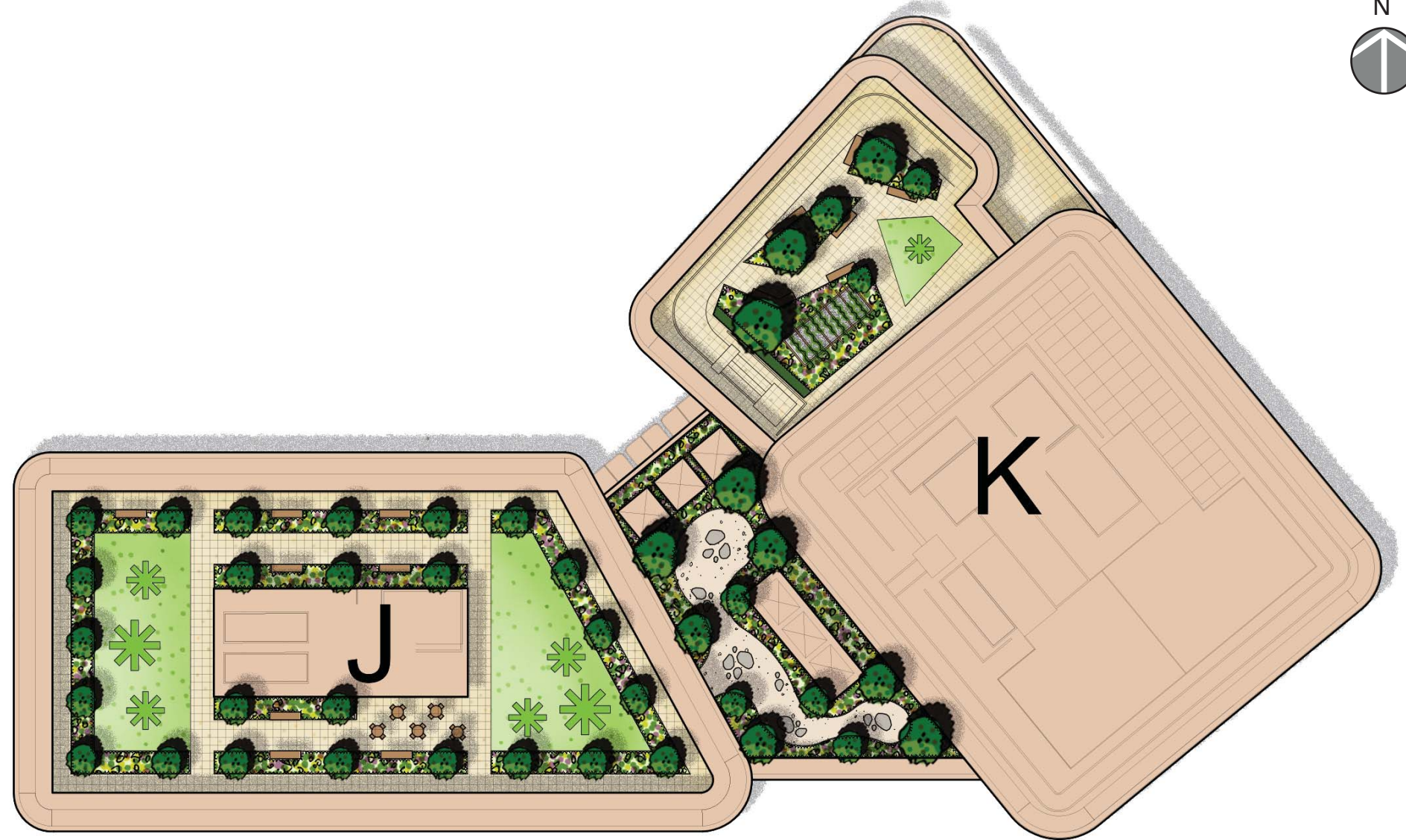
- Application boundary
- Ownership boundary
- Existing trees
- Proposed trees
- Cycle stands
- Flag paving to adoptable standard

6.10 Podium Gardens & Roof Terraces

Communal podium gardens are proposed to Block J and Block K. The gardens will be landscaped to create attractive, outdoor spaces, providing residents with opportunities for relaxation, interaction and play. These spaces will include lawns, trees and shrub planting selected to provide year round seasonal interest and value for wildlife. The podium gardens will integrate measures for play provision and communal seating areas, offering opportunity for socialising and informal relaxation and recreation close to home.

Access to the communal podium gardens will be via the respective Blocks.

In addition to the communal residential gardens a biodiverse roof space is to be created between Blocks J and K. With access restricted to maintenance only the whole of the available roof space will incorporate a range of brown and green habitats to support and promote wildlife within the urban environment.



Mixed shrub planting to roof terraces



Biodiverse roof garden

Legend

-  Proposed trees
-  Proposed hedging
-  Proposed shrub planting
-  Species rich grass
-  Play elements
-  Flag paving to roof garden footpaths

6.11 Circulation & Movement

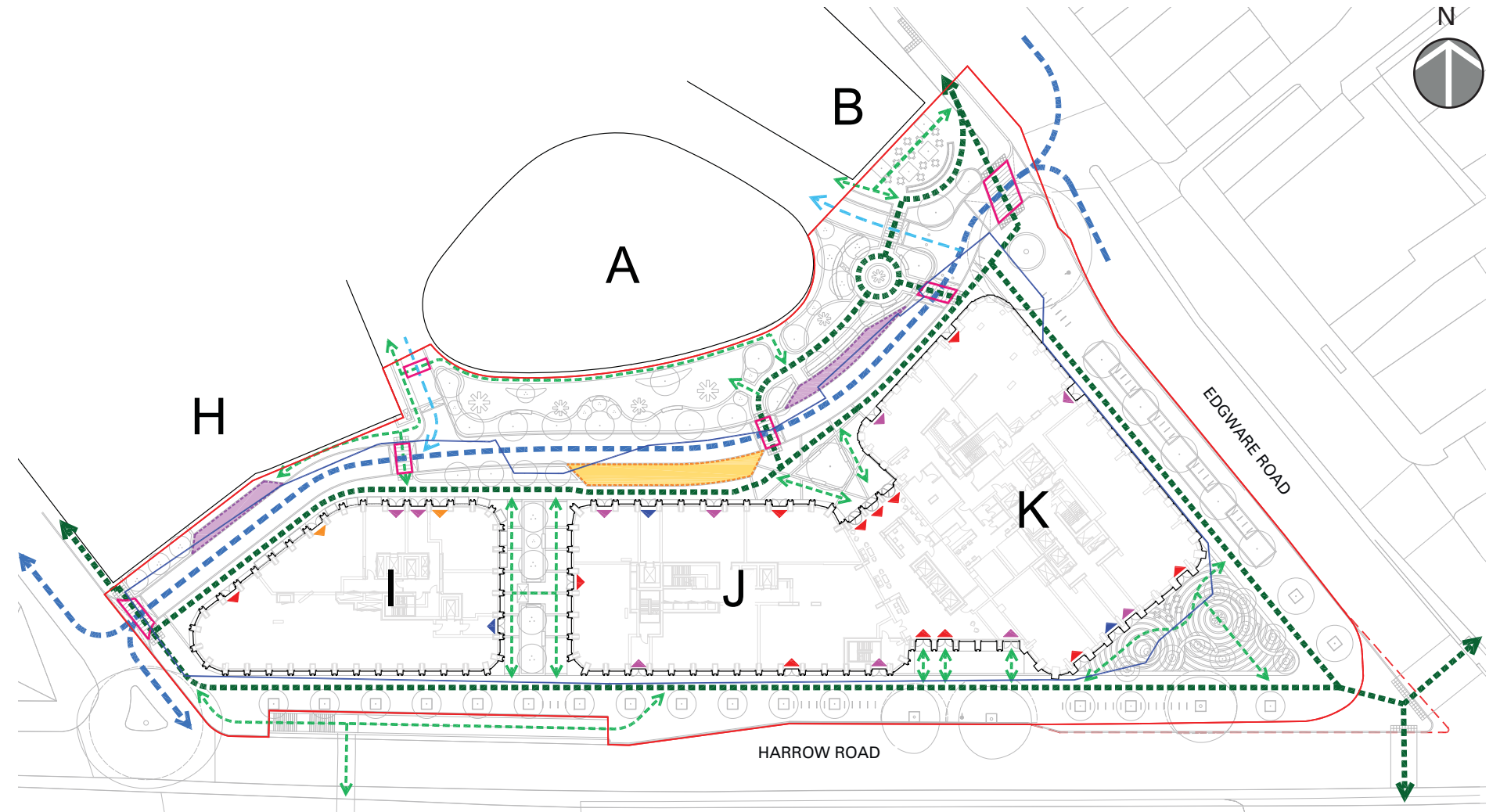
The main entrance to the site is from Newcastle Place, directly off Edgware Road. This entrance has been designed for vehicle and pedestrian access. Vehicle access will be controlled at the entrance from Edgware Road and restricted to essential servicing and emergency access only. One-way access allows for a narrow carriageway to be incorporated, optimising the amenity value of this route.

The design of the public realm has been developed with an emphasis on pedestrian and cycle movement through the site. As such the landscape has been designed to maximise the extent of soft landscaping and to prioritise pedestrian movement.

Generous footways are provided within the site and to the adjacent streetscape allowing freedom of movement, convenient access to and facilitating spill-out uses from adjacent uses. A new pedestrian link located between Blocks I and J provides improved connectivity between Harrow Road and Newcastle Place.

Cycle stands for short-stay use have been located within the public realm in accordance with TfL London Cycling Design Standards. These will provide cycle parking opportunities adjacent to the various function areas and facilitate passive surveillance and overlooking of parking areas from adjacent uses.

Off carriageway service and drop-off bays have been incorporated to facilitate day-to-day serving of the development.



Green pedestrian links





Traffic calmed environment




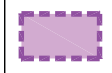


Pedestrian priority crossings




Legend

-  Application boundary
-  Ownership boundary




Vehicular circulation

-  Primary vehicular access (including emergency access)
-  Secondary vehicular access (including emergency access)
-  Loading bay
-  Car and LGV drop-off bay

Pedestrian circulation

-  Primary pedestrian access
-  Secondary pedestrian access
-  Pedestrian priority crossing

Building Access

-  Shared residential entrance
-  Private residential entrance
-  Commercial / retail entrance
-  Cycle entrance