

31 March 2021

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Nathan Barrett
City of Westminster
64 Victoria Street
London
SW1E 6QP

Ref: BERL3011

Dear Nathan,

PADDINGTON GREEN POLICE STATION, 2- 4 HARROW ROAD, LONDON, W2 1XJ – APPLICATION FOR FULL PLANNING PERMISSION

On behalf of Berkeley Homes (Central London) Ltd, we are pleased to submit a full (EIA) planning application for the redevelopment of Paddington Green Police Station ('the site'), located at 2-4 Harrow Road W2. The description of development is as follows:

"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."

INTRODUCTION

The redevelopment and delivery of the Paddington Green Police Station (PGPS) site represents the completion of Berkeley's Masterplan for the wider West End Gate site, phase 1 and 2 of which are currently being delivered. The West End Gate Masterplan is Westminster's single largest housing site, which in total across the three phases will deliver nearly 1,400 new homes to Westminster including 400 affordable homes, alongside a range of complementary employment uses, transformative public realm and place shaping improvements.

The delivery of PGPS and the West End Gate Masterplan more generally is also essential to facilitate the delivery of the City Council's adjacent Church Street Masterplan. The West End Gate Masterplan is

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providing affordable homes for current Church Street residents, which will then free up sites within Church Street for their redevelopment as part of the Council's vision.

The PGPS site has been vacated by the Metropolitan Police after serving as the capital's highest security police station since the 1970's, following its allocation and disposal as a surplus site as part of the Mayor's Office for Policing and Crime's (MOPAC) estate strategy. The neighbourhood policing function has already been located to neighbouring Church Street, and other functions have relocated across London. As such, the purchase of the site by Berkeley ensures that the now redundant, detracting site will be brought back into viable use as soon as is possible, through a holistic place making proposal on a key site for Westminster and the Church Street area.

BERKELEY IN WESTMINSTER

Berkeley are a nationally recognised house builder and FTSE100 company, who are committed to delivering high quality new homes across London. More specifically, Berkeley have an extensive and established track record of delivery in Westminster and collaboration with the City Council, which in recent years has included the development of West End Gate, 9 Millbank and Ergon House, 190 Strand, Abell & Cleland House and Ebury Square, which have contributed significant housing delivery and wider place making benefits across Westminster. Sites are always built out straight away on obtaining planning permission, demonstrating a track record and commitment of delivery and high quality.

The applicant has undertaken extensive public consultation and pre-application engagement with a range of Westminster officers, the Greater London Authority (GLA), Transport for London (TfL), Historic England (HE) and a range of local stakeholders. This engagement has resulted in the evolution and refinement of the proposed development in a number of ways, with a focus on the height of buildings, the layout of the site and detailed design, as well as around affordable housing provision and other elements to maximise the public benefits to be delivered, and optimise the site.

APPLICATION SITE

The site is bound by Harrow Road and The A40 Westway to the south, Paddington Green to the west, Newcastle Place to the north and Edgware Road to the east. The site has excellent public transport accessibility being directly opposite Edgware Road Underground Tube Station (serving the Bakerloo, Circle, District, Hammersmith & City Lines), in close proximity to Paddington Railway Station and being serviced by a number of bus routes, and forms a key gateway and arrival point to the centre of Westminster and the West End more generally.

The site consists of a single, interconnected building, albeit with a number of different, interrelated built forms. This includes the 17 storey accommodation/section house on the eastern side of the site, a main office and police front of house 3-storey building below this on the eastern side of the site, and an 8 storey annex at the western side of the site, connected by a single storey building that previously housed high security cells. The site also includes a single level of basement and a surface level podium car park to the rear, both accessed from Newcastle Place.

The western side of the site (the Annex) is in lawful use as offices following the grant of an associated planning permission in 2020. The remainder of the site is largely vacant having been disposed of by the Metropolitan Police as part of the Mayor's Office for Policing and Crime (MOPAC)'s estate strategy, having previously housed a range of local and London-wide police functions. This included a neighbourhood front of house police service which has since relocated to neighbouring Church Street, section house

accommodation serving the whole of London, high security custody suite and cells, and a series of offices accommodating pan-London police functions and services which have been relocated across London.

The existing buildings offer no architectural merit and their demolition has been accepted and is fully supported by Planning and Design and Conservation officers in order for the site to be comprehensively redeveloped. In the brief period when the site was vacant until Berkeley acquired it in 2020, it was subject to well documented squatting and anti-social behaviour, further eroding any value the site brings to the local area, and only emphasising the need to redevelop the site and re-integrate it into the local community.

THE PROPOSALS

The submitted proposals transform what is currently a hostile, 'fortress' island site reflecting the previous high security police function. The proposals open up the ground floor and public realm, creating active uses, public spaces and new routes through and around the site for pedestrians and cyclists, connecting the site through to West End Gate and Paddington Green.

The ground floor is activated around the site by a range of commercial uses including shops, restaurants, affordable workspace for the local community, and offices at the first and second floor levels. Newcastle Place is stopped up and transformed into a public linear park connecting Edgware Road and Harrow Road to Paddington Green, with vehicular access constrained to limited small scale servicing and deliveries. Over 120 new trees will be planted around the site, alongside the provision of extensive soft planting, new lawn areas, public art and water features alongside public seating and dwell spaces.

At the heart of the proposal is significant housing delivery, which underpins the proposals. There are three principal buildings delivered through the proposals, with their scale responding to the surrounding context around the site, as does the architectural approach and treatment which introduces variety across the three buildings, which are of the highest quality sustainable design and architecture.

The site is a key gateway junction into Westminster where the Westway terminates coming into Marylebone Road adjacent to the Paddington Basin. This key junction is marked by a slender tall building as part of these proposals on the corner of Edgware Road and Harrow Road, marking this gateway into the West End and a key area of activity around Paddington.

In terms of housing delivery, PGPS will deliver 556 new homes to Westminster, representing half of one year of Westminster's annual delivery target, and adding to the 840 homes already being delivered at West End Gate and Paddington Green. The site is of strategic importance to Westminster and London more generally, and by some way is the largest private sector led housing site in Westminster.

In terms of affordable housing provision, the proposal will be 'fast track' compliant, as 38% of the homes on site will be affordable housing, comprising Social and Intermediate homes in line with Westminster policy and supporting the future redevelopment of neighbouring Church Street. The proposal will deliver significant housing choice including family sized housing, in homes that will meet all required standards of residential quality, while all homes will benefit from access to private and communal amenity space.

The public benefits delivered by the proposal are extensive and wide ranging, reflecting the opportunity to holistically re-imagine the site and its role and contribution to the local area. The redevelopment represents a significant opportunity to address long standing detracting features of the site, and to deliver a proposal that repairs and softens the streetscape significantly, and integrates the proposed high quality mixed use development into the local environment and community.

APPLICATION DOCUMENTS

This full planning application is accompanied by the following documents and reports:

Environmental Statement

The following documentation is submitted as part of the Environmental Statement, following the completion of a scoping exercise that has been agreed with Westminster:

- Covering letter
- Planning Application Form
- CIL 'Additional Information' Form
- Payment of the statutory application fee of £92,687 plus £25 admin charge is made directly to the Planning Portal
- Site Plan and Site Location Plan, prepared by Squire & Partners
- Existing and Proposed Plans, Elevations, Sections, Demolition Plans and accompanying drawings register, prepared by Squire & Partners
- Design and Access Statement (DAS), including Landscaping strategy and associated plans, prepared by Squire & Partners
- Structural Statement (Chapter within DAS), Prepared by WSP
- Illustrative drawings containing plans and elevations, prepared by Squire & Partners
- Area schedule, prepared by Squire & Partners
- Unit mix schedule, prepared by Squire & Partners
- Planning Statement prepared by Turley (this document)
- Heritage Statement, prepared by Montagu Evans
- Daylight and Sunlight Report, Prepared by GIA
- Energy Assessment, prepared by WSP
- Sustainability Statement, prepared by WSP
- BREEAM Pre-assessment and Matrix prepared by AESG
- Drainage Strategy Report, prepared by WSP
- Transport Assessment, prepared by Arup
- Arboricultural Report, Tree Fabrik
- Code of Construction Practice Appendix A, Berkeley Homes

- Statement of Community Involvement, prepared by Concilio
- Ventilation Statement, prepared by WSP
- Circular Economy Statement, prepared by WSP
- Waste Management Strategy, prepared by Squire & Partners
- Lighting Strategy, prepared by Squire & Partners
- Biodiversity Net Gain, prepared by Ramboll
- Health Impact Assessment, prepared by Ramboll.

Environmental Statement

The following documentation is submitted as part of the Environmental Statement:

- **Non-Technical Summary (NTS);**
- **Volume 1: Main Environmental Statement;**
 1. Introduction;
 2. EIA Process and Methodology;
 3. Alternatives and Design Evolution;
 4. Proposed Development Description;
 5. Demolition and Construction Description;
 6. Socio-Economics;
 7. Air Quality;
 8. Noise and Vibration;
 9. Wind Microclimate;
 10. Daylight, Sunlight, Overshadowing and Solar Glare;
 11. Cumulative Effects;
 12. Summary of Residual Effects and
Glossary of Terms and Abbreviations
- **Volume 2: Townscape, Visual and Built Heritage Assessment (TVBHA);**
 - Technical Appendix 1.1: Legislation and Policy
 - Technical Appendix 1.2: AVR Methodology
 - Technical Appendix 1.3: Map of Townscape Receptors
 - Technical Appendix 1.4: Map of Heritage Receptors
 - Technical Appendix 1.5: Zone of Theoretical Influence
 - Technical Appendix 1.6: Map of Viewpoint Locations
 - Technical Appendix 1.7: List Entry Descriptions
- **Volume 3: Technical Appendices**
 - Technical Appendix 1.1: IEMA Quality Mark Checklist
 - Technical Appendix 1.2: Regulation 18(5)(b) Statement
 - Technical Appendix 2.1: EIA Scoping Opinion Request Report
 - Technical Appendix 2.3: Avison Young EIA Scoping Independent Review

- Technical Appendix 2.3: EIA Scoping Opinion
- Technical Appendix 2.4: Ecological Impact Assessment
- Technical Appendix 2.5: Ground Conditions Preliminary Risk Assessment
- Technical Appendix 2.6: Archaeological Desk Based Assessment
- Technical Appendix 2.7: Flood Risk Assessment Statement
- Technical Appendix 2.8: Transport Data
- Technical Appendix 6.1: Socio-Economic - Planning Policy and Legislation
- Technical Appendix 6.2: Socio-Economic - Magnitude Thresholds
- Technical Appendix 6.3: Pupil and Net Capacity Forecast Data
- Technical Appendix 6.4: Socio-Economic Cumulative Schemes Details
- Technical Appendix 7.1: Air Quality Legislation, Policy and Guidance
- Technical Appendix 7.2: EHO Consultation
- Technical Appendix 7.3: Model Inputs and Results Processing Tools
- Technical Appendix 7.4: Air Quality Background Concentrations, Transport Data and Model Verification
- Technical Appendix 8.1: Noise and Vibration Legislation and Policy
- Technical Appendix 8.2: Baseline Noise and Vibration Survey
- Technical Appendix 8.3: Construction Noise Assumptions
- Technical Appendix 8.4: Transport Data
- Technical Appendix 8.5: Site Suitability Assessment
- Technical Appendix 10.1: Drawings
- Technical Appendix 10.2: Daylight and Sunlight Assessment (Surrounding Properties);
- Technical Appendix 10.3: Daylight and Sunlight Assessment (West End Gate and Merchant Square)

I trust this is sufficient to validate the planning application, which has been submitted via the Planning Portal with the requisite payment, however if you require any clarification or anything further please contact me or Fiona Flaherty at our offices.

Yours sincerely



Laurence Brooker
Director

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