5.6 Entrance, Access and Levels

The diagram adjacent shows the site entrances, building entrances and building connections. Access to and from the development is as follows:

5.6.1 Edgware Road

This street contains entrances to the site and retail units at the base of the tower podium element. The pedestrian entrance to the site is through the bosque via the corner of Newcastle Place. This leads through to the various residential entrances to each block a shared pedestrian surface. The main entrance to the tower block is located to the north west corner of the tower podium with a generous reception space and back of house facility.

Adjacent to the tower residential entrance is the entrance to the office off Newcastle Place. Further into Newcastle Place, the central mansion block and the Flatrion each have dedicated residential entrances and secondary access points leading to the cycle facilities at basement.

5.6.2 Paddington Green

A pedestrian entrance to Newcastle Place is located on the corner of the site, directly adjacent to the existing Paddington Green. Affordable Workspace on this prime site corner brings much needed activation to the streetfront. This entrance will also provide an egress route in emergencies and will not be used in normal conditions for vehicle access or egress.

5.6.3 Harrow Road

Driven by a desire to introduce more permeability into the urban block, a new landscaped green lane has been formed between the flatiron building and the central mansion block. This offers a pedestrian route into the site from Harrow Road. Off this lane will be a series of entrance to flexible commercial units and the cycle facilities in the basement.

5.6.4 Site Levels

The site is designed to accommodate wheelchairs. It is a relatively flat urban site and where changes of level occur ramps, disabled lift and part M compliant steps are designed to accommodate the change in levels. Refer also to the Access Statement in section 8.0

Fig. 5.24 Ground floor plan illustrating entrance locations

5.7 Tenure Mix

The proposals have been developed to deliver mix of tenures dispersed across the three buildings. The tower on the corner of Edgware Road houses the Private Development whilst the central mansion block and flatiron building house a mix of Private Development, Intermediate and Social Rent. This approach, combined with the high quality facade articulation to all buildings ensures a tenure blind approach to the Paddington Green Police Station proposals.

5.8 Accommodation Schedule

The development provides a range of apartments typologies at a split of 62% private development and 38% Affordable Housing. The table in Fig. 5.13 provides a breakdown of the accommodation schedule which has been developed through the pre-application process with Westminster officers in accordance with policy, as set out in the Planning Statement.

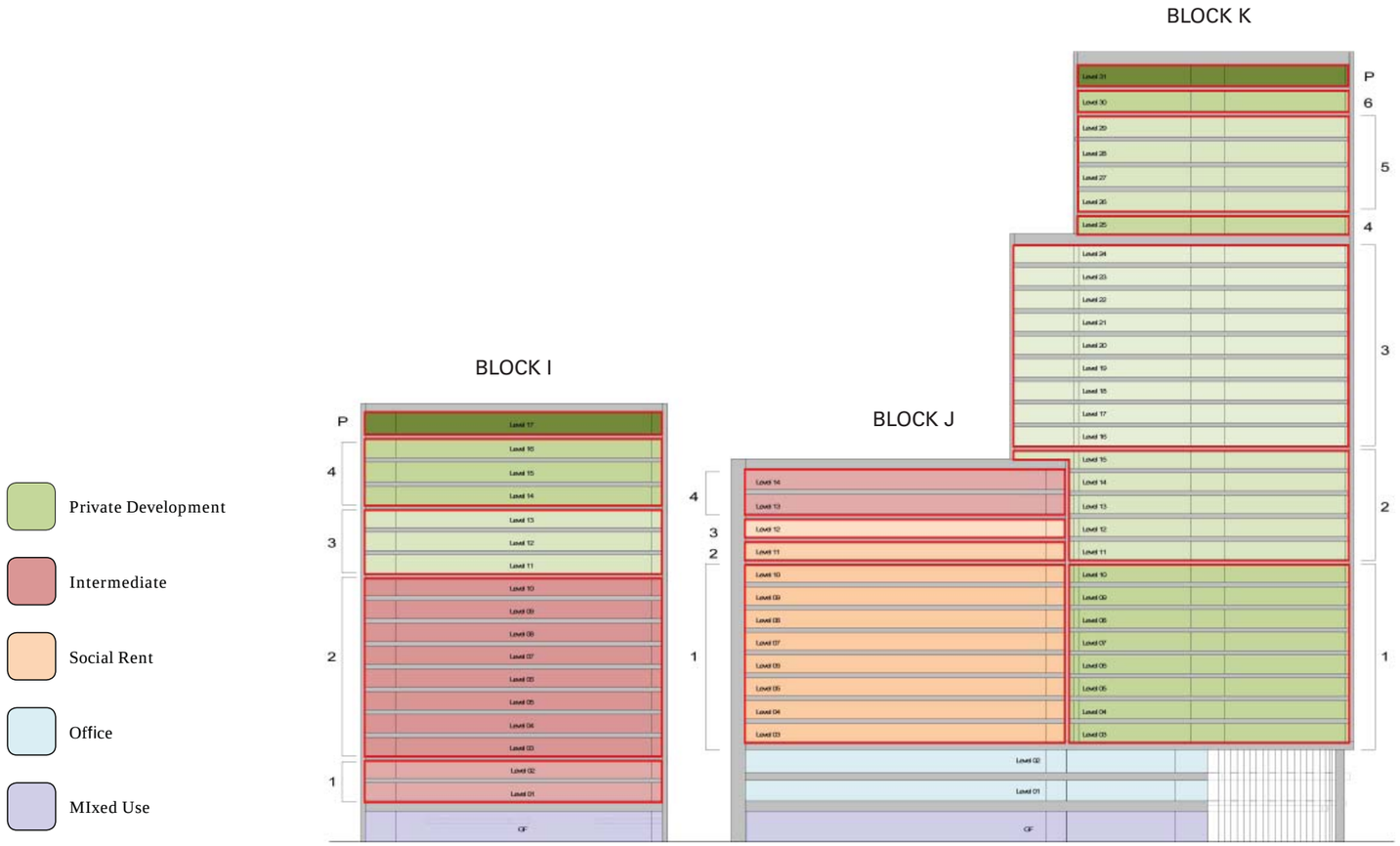


Fig. 5.25 Tenure mix diagram

Type	Open Market				Intermediate				Social			
	HR	Units	% by unit	n. by HR	HR	Units	% by unit	n. by HR	HR	Units	% by unit	n. by HR
Studio	1	32	9%	32	1	0	0%	0	1	0	0%	0
1 Bed	2	107	31%	214	2	82	65%	164	2	8	10%	16
2 Bed	3	102	29%	306	3	44	35%	132	3	41	49%	123
	2B3P	13	13%		2B3P	24	55%		2B3P	0	0%	
	2B4P	89	87%		2B4P	20	45%		2B4P	41	100%	
3 Bed	4	98	28%	392	4	0	0%	0	4	34	40%	136
	3B5P	17	17%						3B5P	19	56%	
	3B6P	81	83%						3B6P	15	44%	
4 Bed	5	7	2%	35	5	0	0%	0	5	1	1%	5
	Total	**346**		**979**	Total	**126**		**296**	Total	**84**		**280**
Wheelchair Units M4(3)		**14**	25%			**21**	38%			**21**	38%	

Fig. 5.26 Unit mix summary

5.9 Apartment Design

Apartments have been designed to maximise the number of units that provide 'dual aspect' orientation. 48% of apartments offer dual aspect views, with the overwhelming majority of the single aspect units facing south, east or west. To further enhance the outlook from apartments, wherever possible the return walls of the recessed balconies have been designed as full height glazing units, allowing more natural light into the apartment and offering a degree of additional aspect from each living space.

Large living/dining/kitchen open plan spaces have been developed, with high quality finishes throughout and windows designed to maximise the views out. Wherever possible, living rooms extend out to the external facade line to maximise daylight and sunlight penetration into the living, kitchen and dining space. Recessed balconies allow for the return walls to be glazed wherever possible to allow further light into the apartments.

Bedrooms are designed to provide generous sleeping space with built-in wardrobes provided to main bedrooms. Bathrooms and en-suites are designed with high quality finishes, whilst dedicated mechanical cupboards and storage space ensure that practical and valuable storage and drying space requirements are met.

Underfloor heating is provided throughout, with heat recovery utilised in kitchens and bathrooms to capture, clean and reuse heat generated, to help minimise energy use and keep utility bills to a minimum.

All apartments meet and exceed the nationally described space standards internally. The rational format to apartments leads to greater efficiency and real, usable space for the occupier.

The basic design principles aim to deliver the optimised layout, orientation and views for each residential unit within a shape that responds to its environment, compliments the surrounding townscape and reduces overlooking.

Residents will enter each building through the main entrances, located at ground floor, or through the basement cores after arriving by car, bicycle or on foot.

Fig. 5.27 Aspect and Orientation layout

Fig. 5.28 Internal daylight/sunlight - Typical 1 bed / 2 person apartment

Fig. 5.29 Internal daylight/sunlight - Typical 3 bed / 6 person apartment

Ten percent wheelchair accessible units are accommodated throughout the buildings on a number of floors. Each apartment has at least one private balcony accessed off a main living space. These have been arranged to provide the best views and environmental responses for each home.

5.10 Apartment Layouts

Balancing the aim for a high performance facade and maximising daylight to each home is a key design principle for the apartments with the majority of glazing located in the living rooms to maximise views and to provide privacy to the bedrooms. All residential units are designed to comply with and, where possible, exceed the London Plan 2021 standards to deliver a scheme with an exemplary standard of design and to justify the density proposed for the site as follows:

- Generous space for storage is provided in each unit as indicated on the drawings submitted with this application.
- 48% of all units are double or triple aspect, while the remaining units are single aspect that predominantly face south, west or west in outlook.
- Clear room heights are a minimum of 2.5m in living areas and bedrooms.
- Generally apartment layouts are stacked so that most rooms above and below are aligned to reduce the potential for noise nuisance between units. In the few instance where this is not the case, apartment layouts are designed to minimise room type changes between floors.

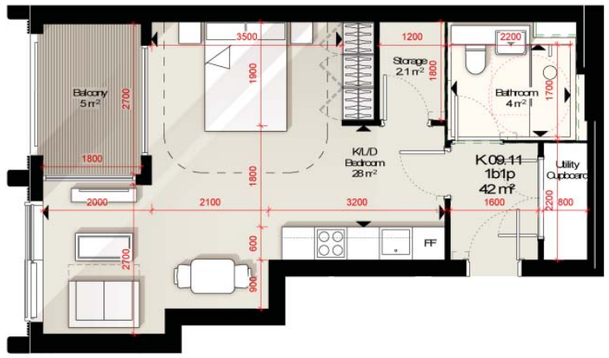
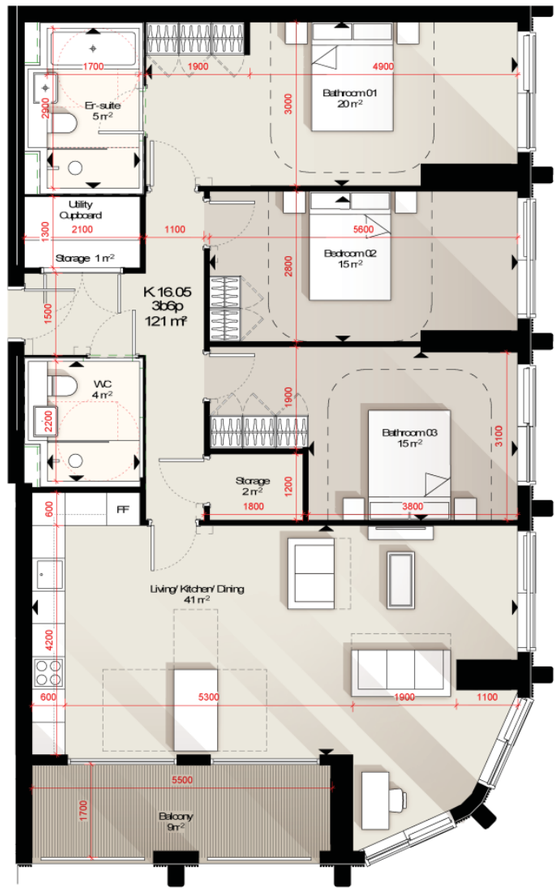


Fig. 5.30 Typical 1Bed / 1Person Apartment

	A	W	L
Studio	25m²	7.3m	5.2m
Bathroom	4m²	2.2m	1.7m



	A	W	L
Bedroom 01	20m²	4.9m	3.0m
Bedroom 02	15m²	5.6m	2.8m
Bedroom 03	15m²	3.8m	3.1m
Living/Dining/Kitchen	41m²	8.9m	4.2m
Bathroom 01	4m²	2.2m	1.7m
Bathroom 02	5m²	2.9m	1.7m

Fig. 5.33 Typical 3 Bed / 6 Person apartment

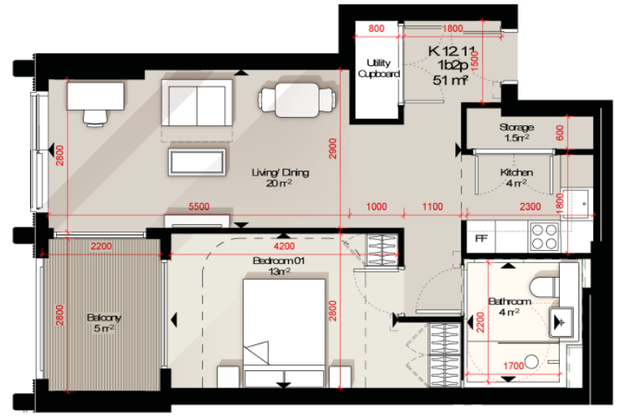


Fig. 5.31 Typical 1 Bed / 2 Person apartment

	A	W	L
Bedroom	13m²	4.2m	2.8m
Living/Dining	20m²	2.9m	7.6m
Kitchen	4m²	1.8m	2.3m
Bathroom	4m²	2.2m	1.7m

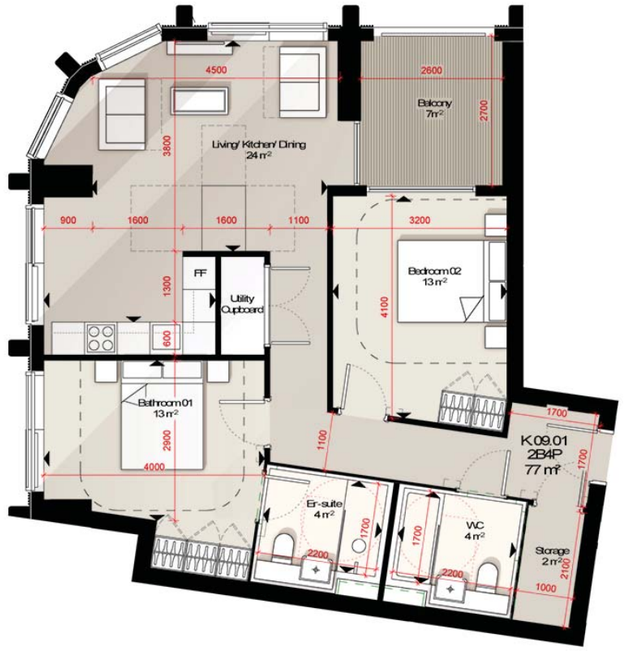


Fig. 5.32 Typical 2 Bed / 4 Person apartment

	A	W	L
Bedroom 01	13m²	4m	2.9m
Bedroom 02	13m²	4.1m	3.2m
Living/Dining	17m²	4.5m	3.8m
Kitchen	7m²	1.8m	3.2m
Bathroom 01	4m²	2.2m	1.7m
Bathroom 02	4m²	2.2m	1.7m

5.11 Wheelchair Units

10% of the apartments provided are wheelchair accessible M4(3) with the remaining 90% designed to be adaptable for wheelchair users M4(2), following the design principles of AD Part M and British Standard 8300:2018. The following space standards are achieved in each wheelchair apartment:

- Adequate space for the storage and charging of two wheelchairs are always provided in the closest possible proximity to the private entrances.
- Internal circulation areas are kept to a minimum distance to achieve efficient layouts while providing comfortable manoeuvring spaces.
- Main bedrooms always exceed the required minimum areas.
- Wheelchair turning and manoeuvring spaces as well as clear access zones are taken into careful consideration in all habitable rooms, i.e. bedrooms, living rooms and dining rooms, kitchens and bathrooms.
- Level thresholds to all balconies and rooftop gardens ensure step free access to all residents.

Please refer to the Access Statement in Section 8 for further details of access to and within the Development.

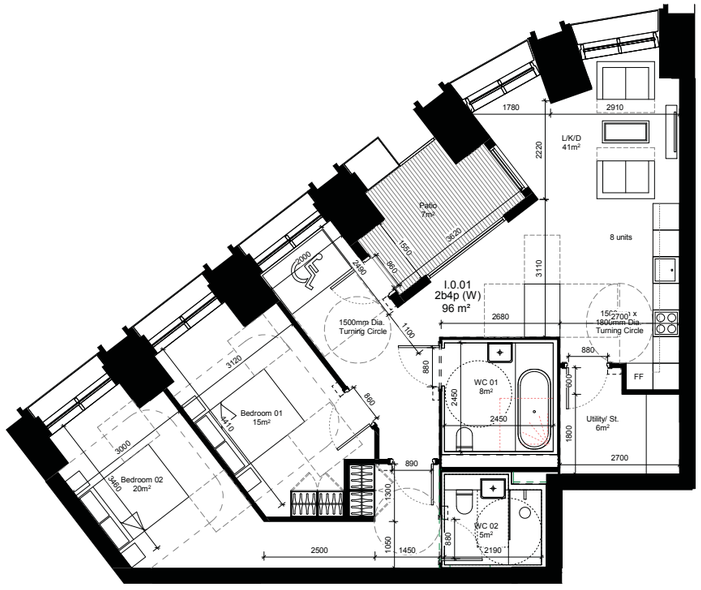


Fig. 5.34 Wheelchair Apartment I.0.01

Fig. 5.35 Wheelchair Apartment J.11.02

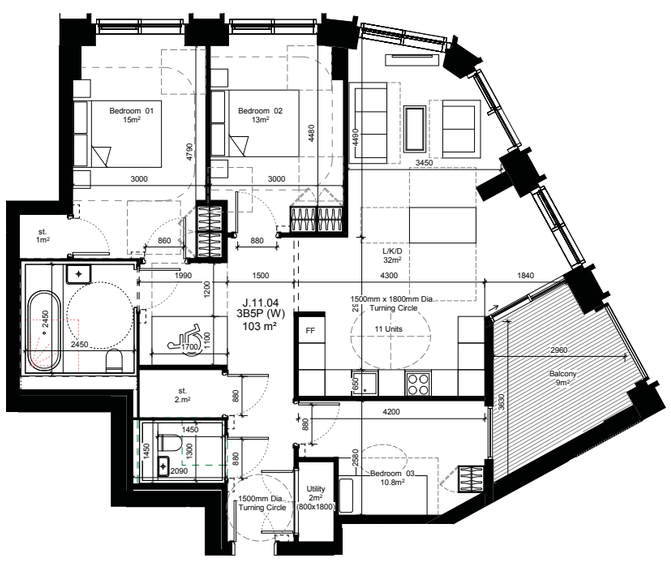


Fig. 5.36 Wheelchair Apartment J.11.04

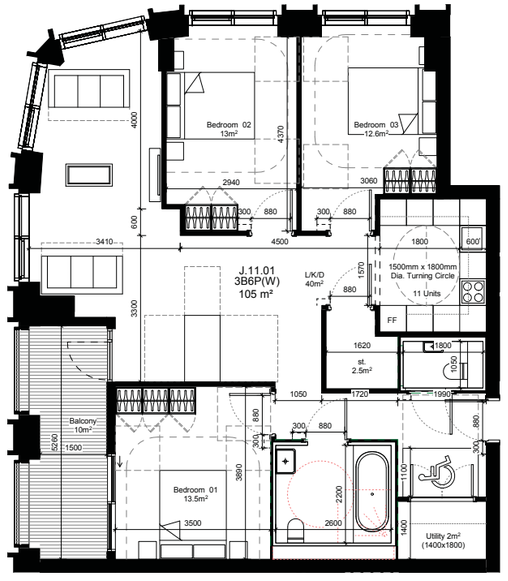


Fig. 5.37 Wheelchair Apartment J.11.01

Part M(3) Space Requirements for Wheelchair User Dwellings:

General:

Min. 300mm nib provided to the leading edge of doors, 200mm to following edge

Min. 1500mm clear turning circle inside entrance, in front of door when closed

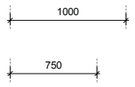
Min. 850mm door clear opening width

Min. 1050mm clear hallway width, or 1200mm when approach to door is not head on

Min. 1100mm x 1700mm wide space must be allocated for wheelchair transfer / storage

Min. 1500mm x 1800mm turning elipse to kitchen

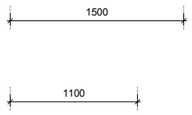
Bedrooms:



Principle double bedroom to privide 1000mm wide clear access zone to both sides and foot of the bed and 1200mm x1200mm manouvering space to either side of the bed

Every bedroom to privide a clear 750mm access route from door to the window, along with a 1200mm x 1200mm manouvering space.

Accessible Bathrooms:



Provide a 1500mm clear turning circle

Accessible bathroom door to open out

Provide clear area of 1100mm in front of WC, and 1000mm to the side

Private Outdoor Space

1500mm minimum clear width

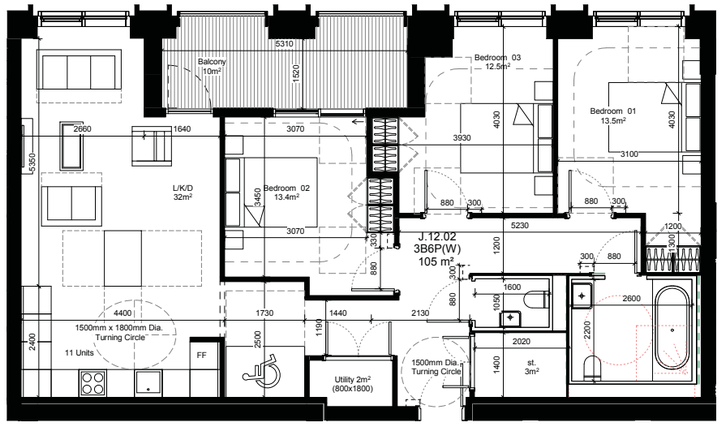


Fig. 5.38 Wheelchair Apartment J.12.02

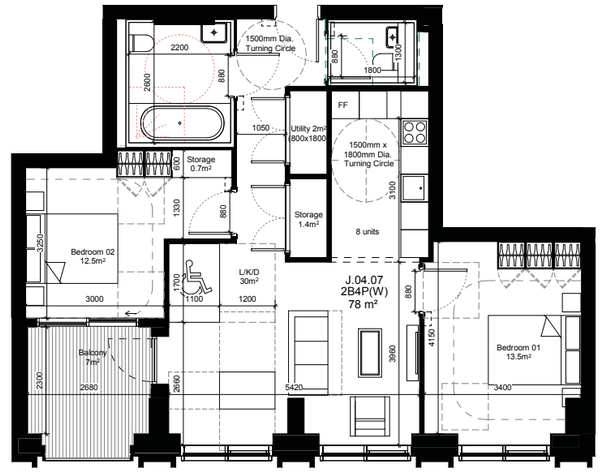


Fig. 5.39 Wheelchair Apartment J.04.07

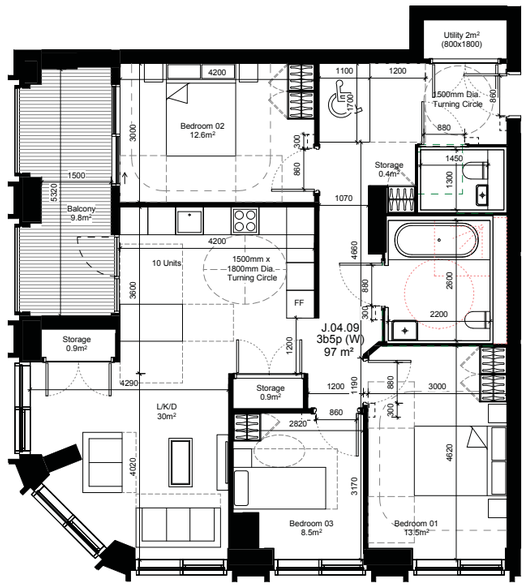


Fig. 5.40 Wheelchair Apartment J.04.09

Fig. 5.41 Wheelchair Apartment J.13.07

5.12 Privacy and Overlooking

The key distances between the buildings are highlighted on the plan opposite. All residential windows have been analysed for Daylight and Sunlight and the results and conclusions can be found in the supporting Daylight and Sunlight Report.

There are a number of facing elevations from surrounding buildings, namely to the neighbouring West End Gate development to the north. There is significant separation to the buildings within Paddington Basin to the south, and those on the eastern side of Edgware Road.

Careful consideration has been given to the proximity of the Westmark to the proposed new buildings that form the Paddington Green Police Station development. In response to this relationship with the existing buildings, the proposals have been carefully sculpted to reduce the bulk and mass of the towers to deliver more elegant and slender building forms that minimise impact on neighbours. The central mansion block has been designed as to minimise height in front of the Westmark and the newly formed Newcastle Place landscape area.

In the narrower gap between Block I and J, the privacy of apartments is maintained with the careful placement of living spaces on the corners of the dual aspect apartments affording views out to the north and south and avoiding living spaces overlooking one another. The single aspect living spaces that face into the gap between the buildings have been designed to sit opposite bedroom spaces with recessed balconies used to increase the effective gap between the buildings.

The public realm has been designed to vastly improve the quality of spaces provided for residents and visitors to the site. As such, potential privacy issues to residential units at ground floor level have been addressed by the introduction of well designed landscape privacy strips that will allow for a zone of planting to define the public/private boundary and act as a visual buffer to bring privacy to the two ground floor units.

Fig. 5.42 Overlooking analysis

5.13 Lighting Strategy

The approach to lighting is focused on supporting the functions of the different spaces within the scheme, whilst creating a high quality, distinctive, safe and unified environment.

Careful consideration will be given to ensure light is focussed where it is required, avoiding over-lighting and light pollution which could disturb wildlife. Emphasis will also be given to using robust, low energy lighting systems and fittings appropriate for the intended locations and use. Warm white light will be used to help create a welcoming environment and emphasise the distinctive colour, form and texture of the planting and trees that characterise the new green urban oasis in Newcastle Place.

General lighting of the public realm will be achieved using street lighting columns along the roadway of Newcastle Place. The will be complemented with integrated lighting of the street furniture and uplighting of trees to support the social life of spaces after dark. The water feature will have dedicated accent lighting marking the main entrance into the site whilst entrances to the building will be articulated with feature lighting. Further details of the landscape and public realm lighting can be found in Chapter 6 of this report.

Lighting to the residential facades will be applied in a subtle and careful fashion to accentuate the facades whilst not generating excessive levels of light pollution and glare. Surface mounted light fittings with integrated shielding to the walls of the balconies will provide low level lighting to illuminate the balcony areas and avoid glare.

The roof terraces will be lit with a combination of lighting bollards to illuminate pathways and low level ambient lighting to seating and planting areas.

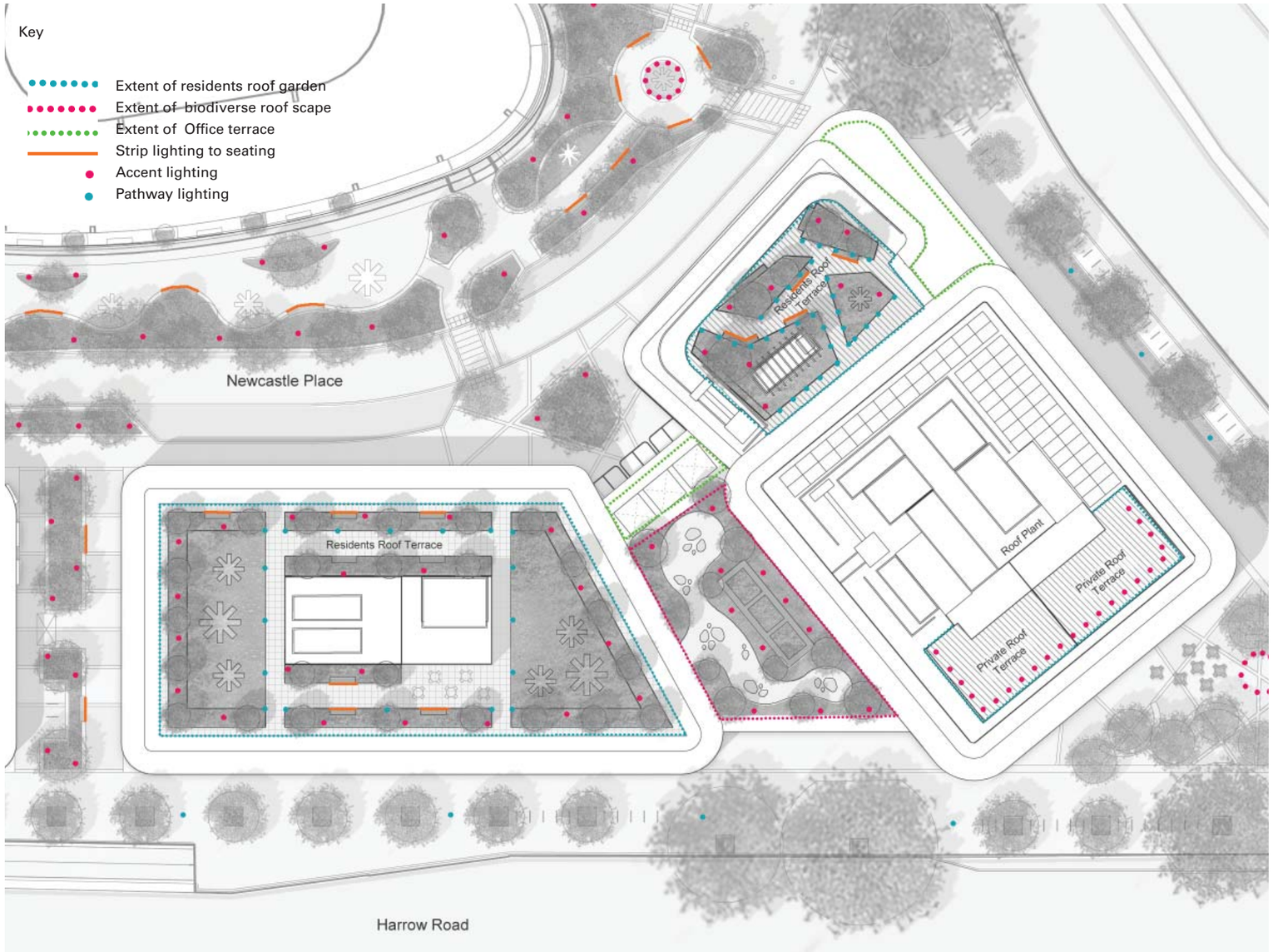


Fig. 5.43 Proposed lighting to roof terraces

Fig. 5.44 Lighting precedent images

5.14 Basement

A full level of basement is located at Basement Level B1 and is accessed via a dedicated connection in the existing West End Gate basement structure. This will allow the Paddington Green Police Station basement to utilise the existing access and infrastructure of the wider masterplan. Level B1 will contain a range of ancillary uses including;

- 18 accessible car parking spaces.
- 960 long term and 86 short term cycle storage spaces for residential, office and retail use.
- High quality cycle changing facilities for use by the commercial office and retail units.
- Residential, commercial office and retail refuse stores.
- Mechanical and electrical plant for all buildings.

Attenuation tanks are located on the B1 slab and are sized to collect surface water from the roof areas of each of the buildings and surface water from Newcastle Place. This is dealt with in further detail in the Drainage Strategy Report in the Appendix of this document.

A further level of part basement is provided at Basement Level B2 which utilises existing connections to connect to the West End Gate basement. This smaller basement footprint integrates with the existing Waste Management Strategy and allows for waste to be collected from the Paddington Green Police Station development via the existing ramp and refuse points in West End Gate.

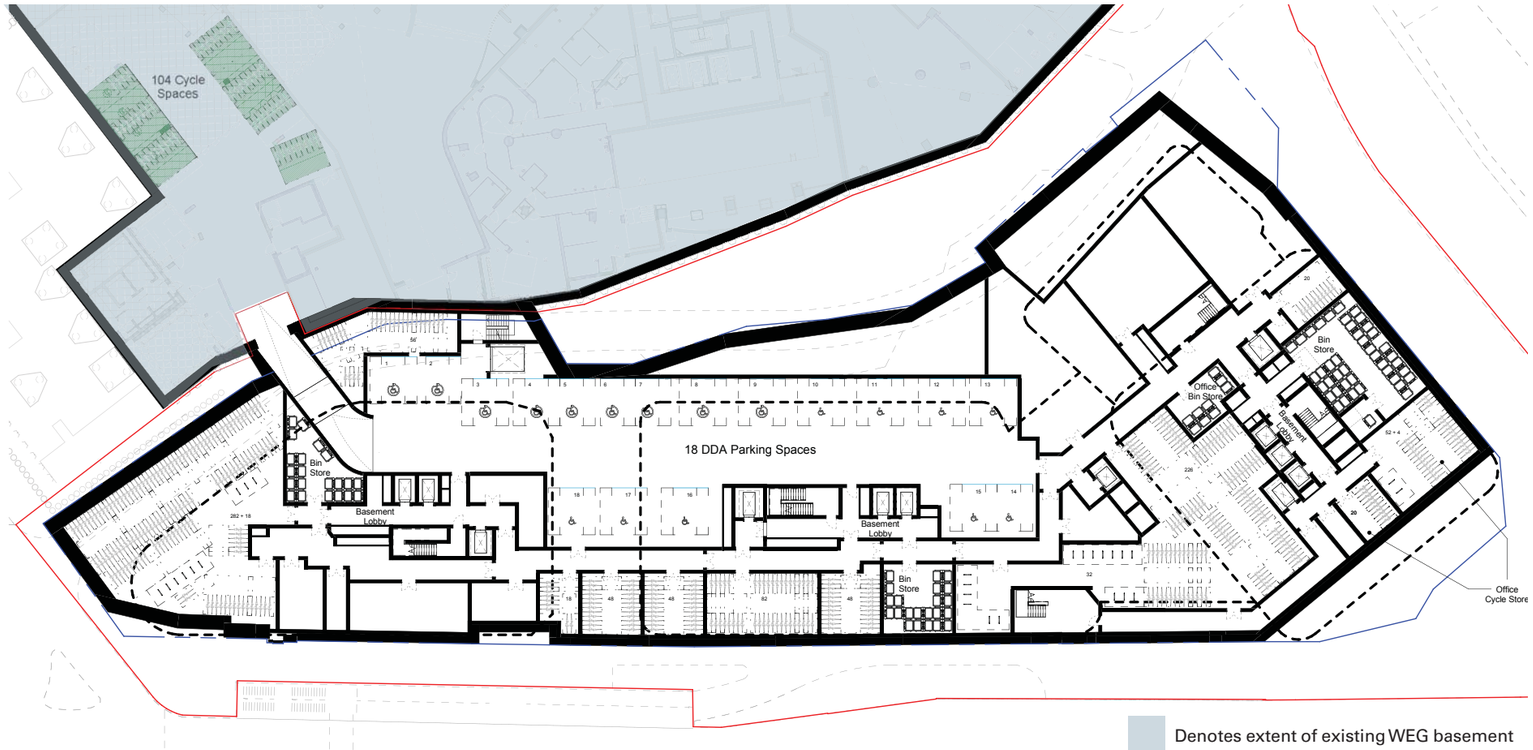


Fig. 5.45 Proposed Basement Level B1 Plan

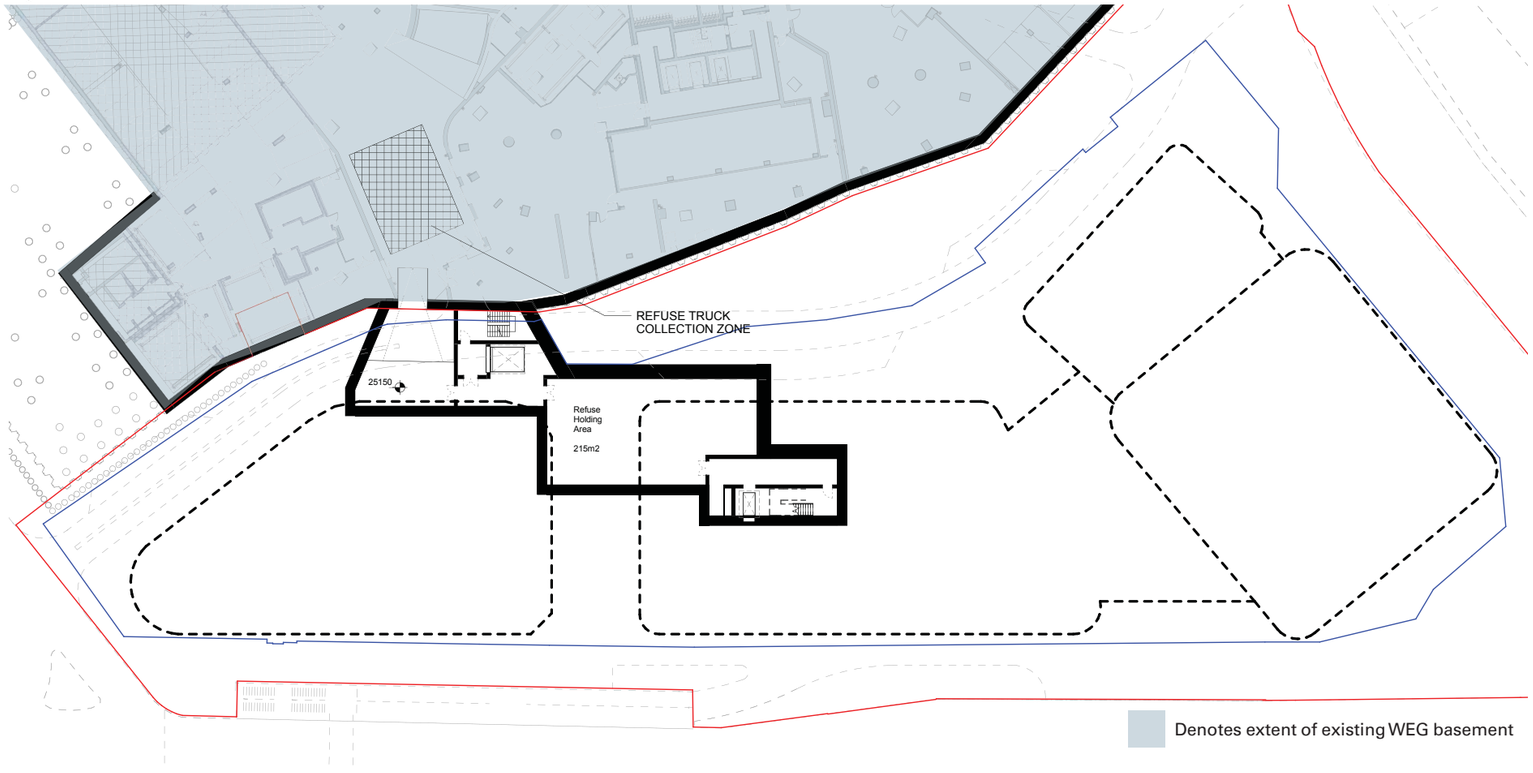


Fig. 5.46 Proposed Basement Level B2 Plan

5.15 Sustainability and Environmental Design

5.15.1 BREEAM

The non-residential areas of the Paddington Green Police Station development should assess performance against BREEAM in accordance with Westminster Planning Policy (Supplementary Planning Guidance on Sustainable Buildings). The target level is set at Excellent for new development. A BREEAM pre-assessment has been carried out by AESG.

5.15.2 GLA Sustainable Design and Construction SPG

The GLA Sustainable Design and Construction SPG checklist should be reviewed and incorporated into the design where possible. This is best done as a design team workshop.

5.15.3 Westminster Environmental Performance Statement

The Westminster Environmental Performance Statement checklist should be reviewed and incorporated into the design where possible. This is best done as a design team workshop and can be combined with the GLA SPG as there is likely to be significant overlap between the two.

5.15.4 Sustainability Statement

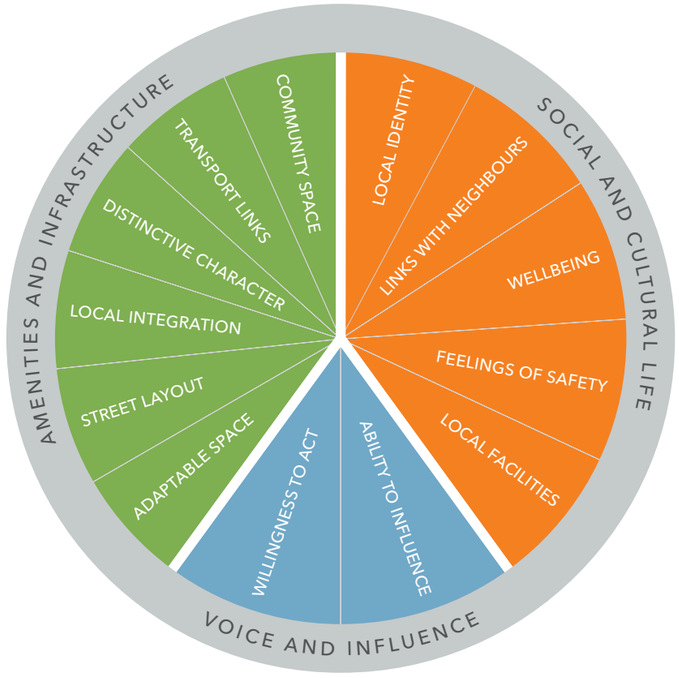
A sustainability statement has been produced by WSP that integrates all of these items and accurately reflects the development commitments for submission with the planning application.

5.16 Social Sustainability

The design proposals have been developed in line with the Berkeley Group framework 'Creating Successful Places'. This sets out three key criteria in the development of new housing proposals. These are;

- Social & Cultural Life
- Voice & Influence
- Amenities & Infrastructure

Through the application of these principals the design has been developed to deliver a high quality, residential led development that focuses on improving the life and wellbeing of residents through the forming links with neighbours, providing a feeling of safety in and around the development, an ability to influence decisions as a resident and the forming of vital connections to the surrounding community and facilities.



5.17 Site Management

The development will be managed as part of the wider West End Gate development and provide security services, landscaping, cleaning and infrastructure maintenance.

All areas in and around the development site will be under surveillance from CCTV which will be linked back to the existing West End Gate IP CCTV system. Sufficient and uniform lighting will illuminate all access and enclosed areas to provide a safe environment.

A facilities management office/concierge desk will be located at the base of the tower which will have access to the central CCTV system and security control office. Post will be left in postboxes in the individual block reception areas. Parcels or items requiring a signature will be left with the concierge.

Access to the main reception ares of each building will be via electronic fob. Access to the main tower will be managed by the concierge desk whilst all visitors to the central mansion block and the flatiron building will be required to contact the individual apartment they wish to visit via intercom and residents will be responsible for providing access via the intercom within their apartments. The intercom system will also link through to the 24-hour security control office. All apartment front doors and communal entrance doors will meet the PAS 23/24 and BS 3621 standards. All windows will meet BS 7950 on ground and first floor windows.

All vehicles entering the basement car park will be monitored via CCTV, with resident-only access controlled via electronic fob. No parking will be allowed anywhere in the external landscaped area, except for dedicated loading bays located in Newcastle Place. Vehicular access for delivery, emergency and maintenance vehicles will be controlled by the on-site security officers.

The refuse and bike stores will have self closing, self locking doors and each resident will be provided access by key and/or electronic fob. The bike store will provide suitable fixing points to allow bikes to be stored and chained securely.

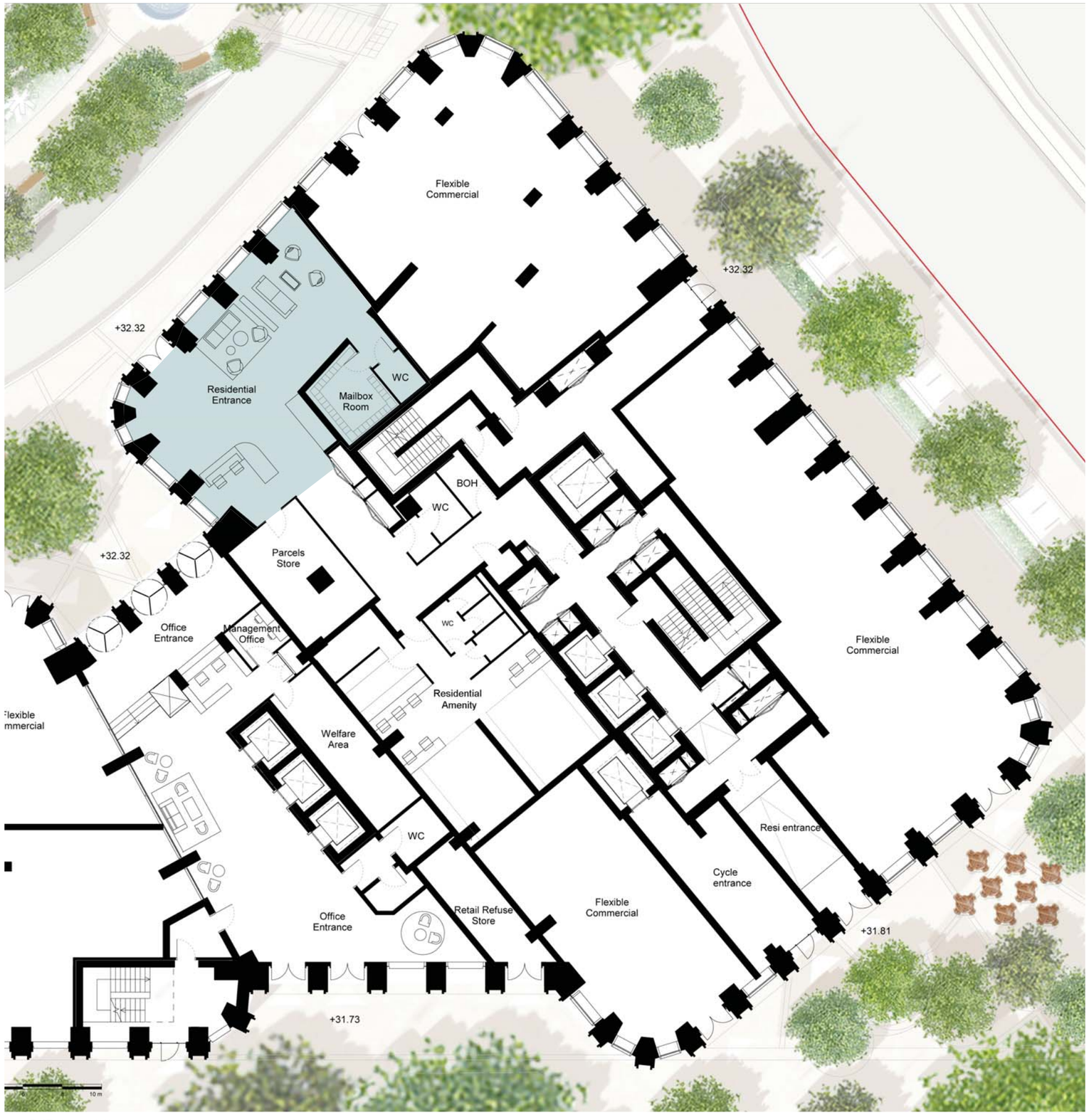


Fig. 5.47 Block K Ground Floor Plan - Residential Reception Area

5.18 Crime Prevention and Security

The Development has been designed in line with the principles of 'Secured by Design'. Key elements that have been addressed include natural surveillance, lighting, integration of CCTV and management of common parts. These elements were main drivers for the ground floor and public realm layouts where locations of entrances for each function and street animation have been carefully placed to create a continuously secure environment around the buildings.

Ongoing consultation with the Metropolitan Police Architectural Liaison Team will be developed further post submission.

The development will review Secured by Design principles in order to create safe and secure places for users and residents. The client brief requires the design team consult with the, Metropolitan Police Architectural Liaison Officer and this will be captured after submission to Planning. The 6 core principles of Secured by Design and how they relate to the development are outlined as follows:

1. Integrated approach
The layout of the proposals provides a clear definition and legibility between public and private space ensuring there are no conflicts between security requirements and uses. The main entrance to all the blocks will be staffed and overlooked by a full time concierge with access to CCTV to monitor potential intruders. Access control systems will be provided to all blocks. Full access control systems will also secure the basement parking, while being monitored by the concierge services and building management. Pedestrian and vehicular movement will be restricted by the loading bay entrance gate which will be designed to secure the development from intruders.

2. Environmental quality and sense of ownership
The residential tower entrance and visitor access is through Newcastle place where there is a concierge managed reception area. The Edgware Road, Church Street mansion block residential entrances and access and retail/commercial units have independent and direct street access. These areas will be maintained to a high standard ensuring that external areas managed effectively, providing a safe and pleasant public realm to the new buildings.

3. Natural Surveillance
The residential units at first floor level, combined with the retail units at ground floor and / 24hr concierge facilities overlooking to the site areas provide natural surveillance while this will also be supplemented by CCTV as required and to maintain access control to service areas and access to car parking.

4. Access and footpaths
Places that promote a sense of ownership, respect, territorial responsibility and community. The extended facilities for residential users on site such as the residents garden and pavilion will help residents form a community and cultivate good neighbourly security awareness.

5. Open Space Provision and Management
Open spaces will include necessary, well-designed security features. The Site will remain in private ownership and as such will be managed during the hours of darkness by the residential concierge facility.

6. Lighting
Good lighting is considered to be appropriate to the location and level of human activity. It will create a reduced risk of crime and a sense of safety at all times. It is envisaged that pedestrian footfall will predominantly be along Edgware Road, Newcastle Place and Church Street and the employment of CCTV and lighting incorporated discretely into the soffit at first floor level should help to mitigate any threats. CCTV will also be employed to control and maintain access to basement parking facilities. A good level of management and maintenance will discourage crime in the area. The operational management and security procedures carried out by concierge staff will consider the safety and security of the development.

5.19 Car Park, Servicing and Refuse Strategy

5.19.1 Car Parking

The application scheme has been designed as a car free scheme and provides for a total of 19 accessible spaces. The car park is located at Basement Level B1 directly under the ground floor slab. Access to the car park is via the vehicle ramp which is entered via Church Street.

5.19.2 Servicing

Day to day deliveries will take place in Newcastle Place via the dedicated loading bays at grade. All other servicing is via the basement levels accessed off Church Street as part of the wider West End Gate development. Servicing to the residential is similar but access to the residential lifts are through core connections in the basement levels. The concierge management of this site will maintain and manage day to day operations.

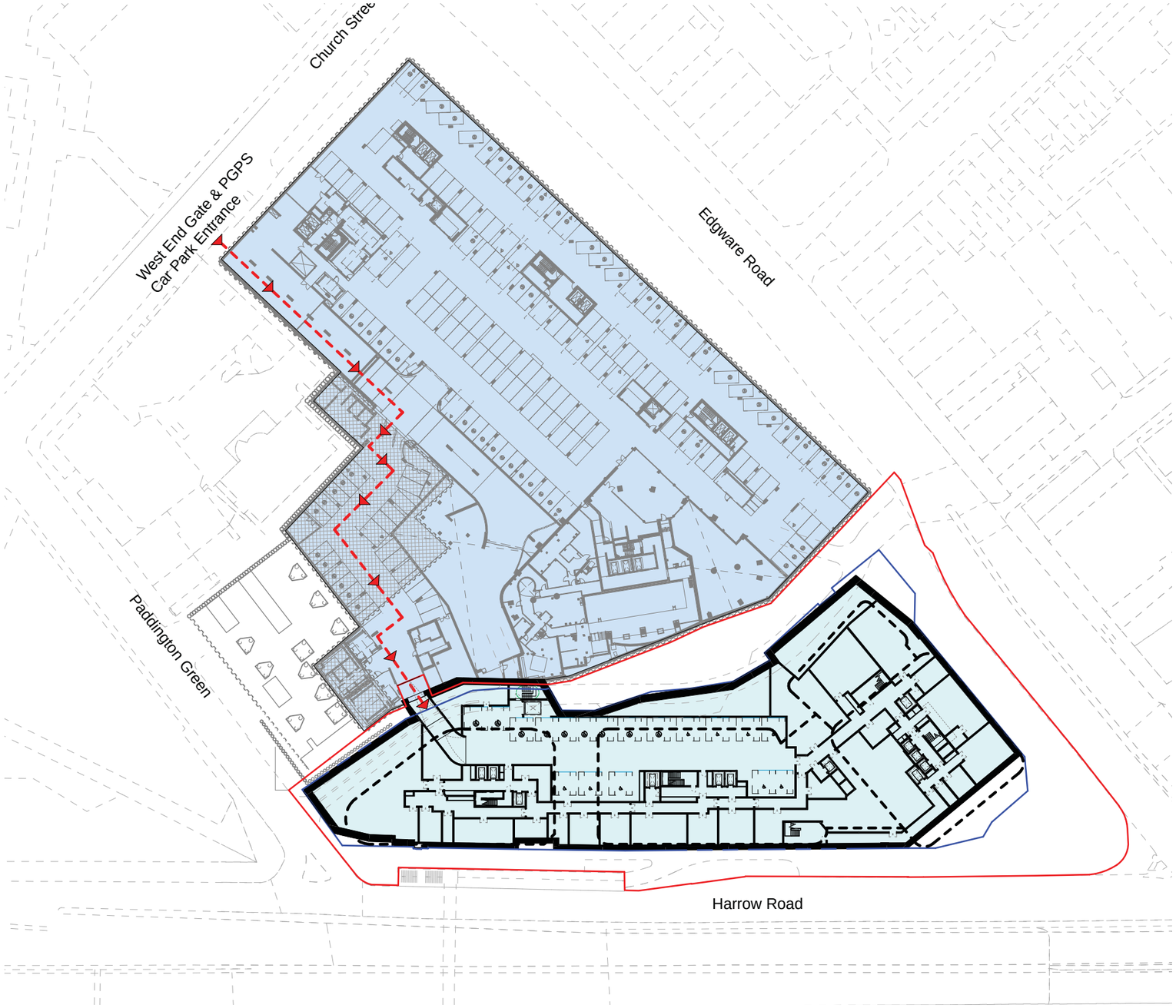


Fig. 5.48 WEG and PGPS Basement Plan - Servicing Strategy

5.20 Refuse Strategy

The servicing area acts as a point of contact for refuse delivery. Each residential core has a localised refuse store. On the day of collections the management will relocate the wheelie bins to the holding area for refuse collection.The refuse storage spaces incorporates policy compliant recycling and waste facilities across the development and waste would be managed in accordance with the Proposed Development's Waste Strategy. Furthermore a Delivery Servicing Plan and Operational Waste Management Plan would be implemented. These measures together with the Applicant's commitment to encourage sustainable waste practices at the Proposed Development through BREEAM 'Excellent' accreditation would facilitate waste minimisation and recycling at the Site.

Each block contains dedicated refuse areas for collection and storage of refuse and recycling materials at basement level. These areas have been sized in line with Westminster requirements, a single servicing holding bay will be the central point for refuse collection. For the tower waste compactors will be further developed to reduce the amount of storage at a detailed design stage.

- Residential apartment Bin provision = 20 no. Refuse 1,100ltr bins, 56 no. recycle 1,100ltr bins and 9 no. 140ltr food waste bins will be provided
- Retail bin provision = 2 no. refuse 1,100ltr bins and 3 no. recycle 1,100ltr bins and 4 no. 140ltr food waste bins.
- Office bin provision = 3 no. waste 1,100ltr bins, 5 no. recycle 1,100ltr bins and 7 no. 140ltr food waste bins will be provided.

Residents will be required to transport their own waste from their individual apartments directly to their local waste storage area using the residential passenger lifts in Block I and J. In Block K a waste chute has been incorporated due to the excessive distance between the upper residential floors and the refuse stores in the basement of Block K.

Further details can be found in the Waste Management Strategy Report included in the Appendix of this Design and Access Statement.

Fig. 5.49 Refuse and servicing diagram - Basement Level B1

5.21 Fire Strategy

Evacuation Strategy

Fire safety has been a key concern with the design and the aspiration for a robust and secure evacuation strategy has actively informed the building design from the early design stages.

Fire compartments will be provided between each different use to minimise the risk of fire spread between the separate functions.

Residential

The residential buildings will have a 'defend in place' strategy, with each apartment being fitted with fire detection and alarm systems in line with relevant recommendations of BS 5839 to provide the highest level of coverage incorporating detectors in all rooms of an apartment. The communal corridors in each building will be kept smoke free with mechanical smoke controls to ensure the stair is fully protected and will work as the means of escape and the fire fighting access. In addition one of the lifts in each core will be fitted out as a dedicated fire fighting lift and a sprinkler system will be in place throughout the residential buildings. The facades of the buildings, constructed mainly from Glass Reinforced Concrete (GRC), mineral wool insulation and aluminium windows systems will be non-flammable.

Office and Commercial Units

Each of the commercial units will be constructed as standalone units with a 'simultaneous evacuation' strategy. Exits have been designed to accommodate full capacity for the greatest number of people expected under the proposed uses.

Each unit will have a stand-alone fire detection and alarm system with a high standard of detector coverage linked to a 24/7 alarm receiving centre.

Basement

The basement will have a 'simultaneous evacuation' strategy with multiple secure fire exit routes that lead directly to the ground floor. The residential building cores will be designed to help with the evacuation of any mobility impaired person. A fire detection and alarm system with a high standard of detector coverage will be in place as well as a ventilation system to remove smoke.

Access for Fire Service

Fire hydrant cover for the existing site will be reviewed with the fire service and upgraded if required to fully comply with their requirements.

All residential building cores will be fire fighting cores, including fire fighting stairs, lifts and wet risers to each core. All cores will be accessible for fire tenders from Newcastle Place.

Please refer to the Fire Statement by H+H in the Appendix of this document for further details.

Fig. 5.50 Block J - Typical Floor - Fire Escape Routes