

# WELCOME

## Welcome to this public exhibition on development proposals for the future of the former Royal Mail site at London Street, Paddington.

Today we are holding our third exhibition to show our final proposals for the site.

Over the past six months we have undertaken a series of meetings with local community groups and elected representatives to better understand community opinion and aspirations for the site. We have also consulted extensively with the wider community.

In June, we held a public exhibition summarising comments from stakeholders and inviting local residents to give us further feedback. The feedback received from this consultation has directly informed our proposals

In July, we held a second exhibition to introduce initial development proposals for the site. Following this exhibition, and the feedback received, the development team have further refined the scheme, which we are presenting today prior to submission as a Planning Application to Westminster City Council.



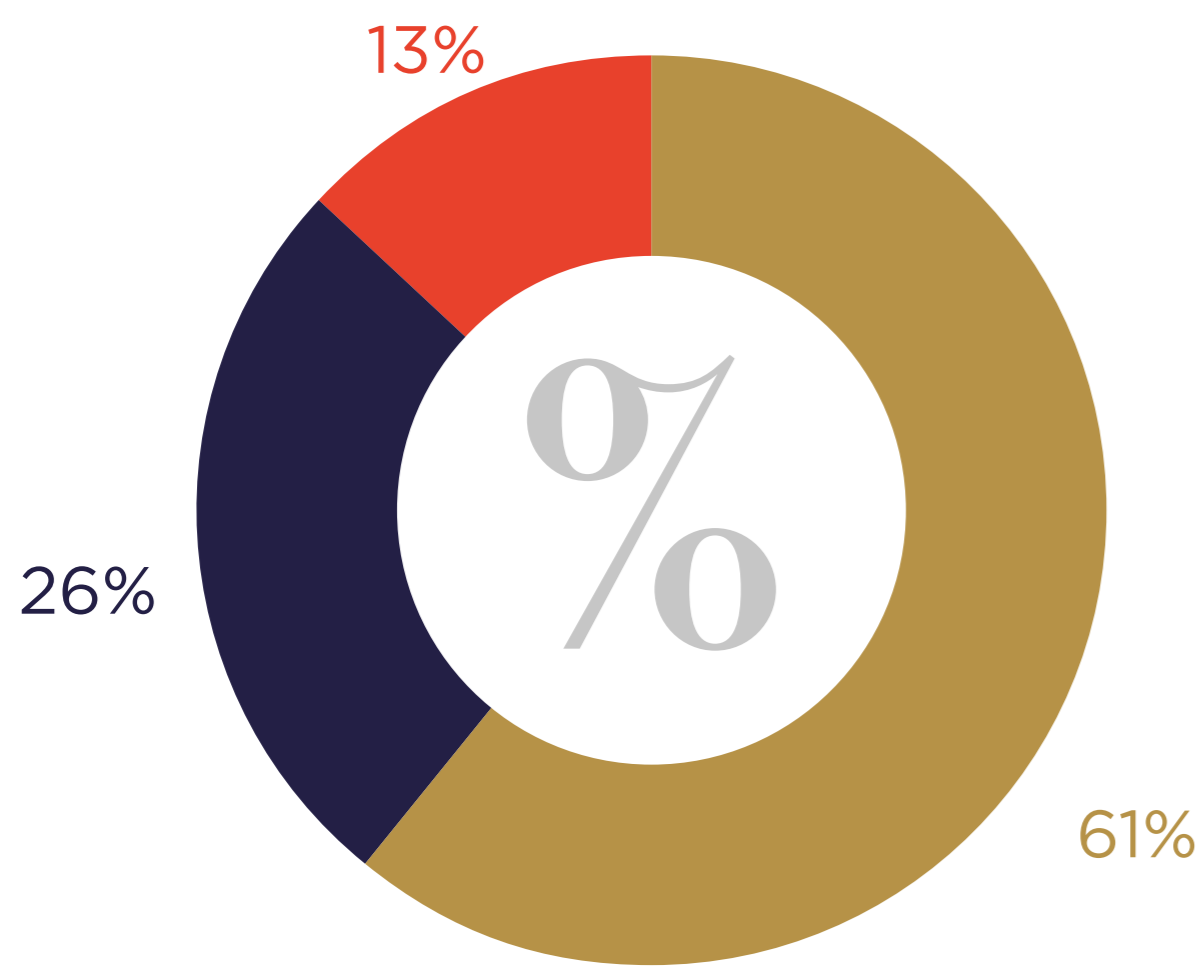


# JULY CONSULTATION FEEDBACK

At our public exhibition in July, we showed proposals for the Paddington Cube. We asked attendees for their views on the design, a series of public realm improvements, and the benefits that development would bring to the area.

## Proposed design

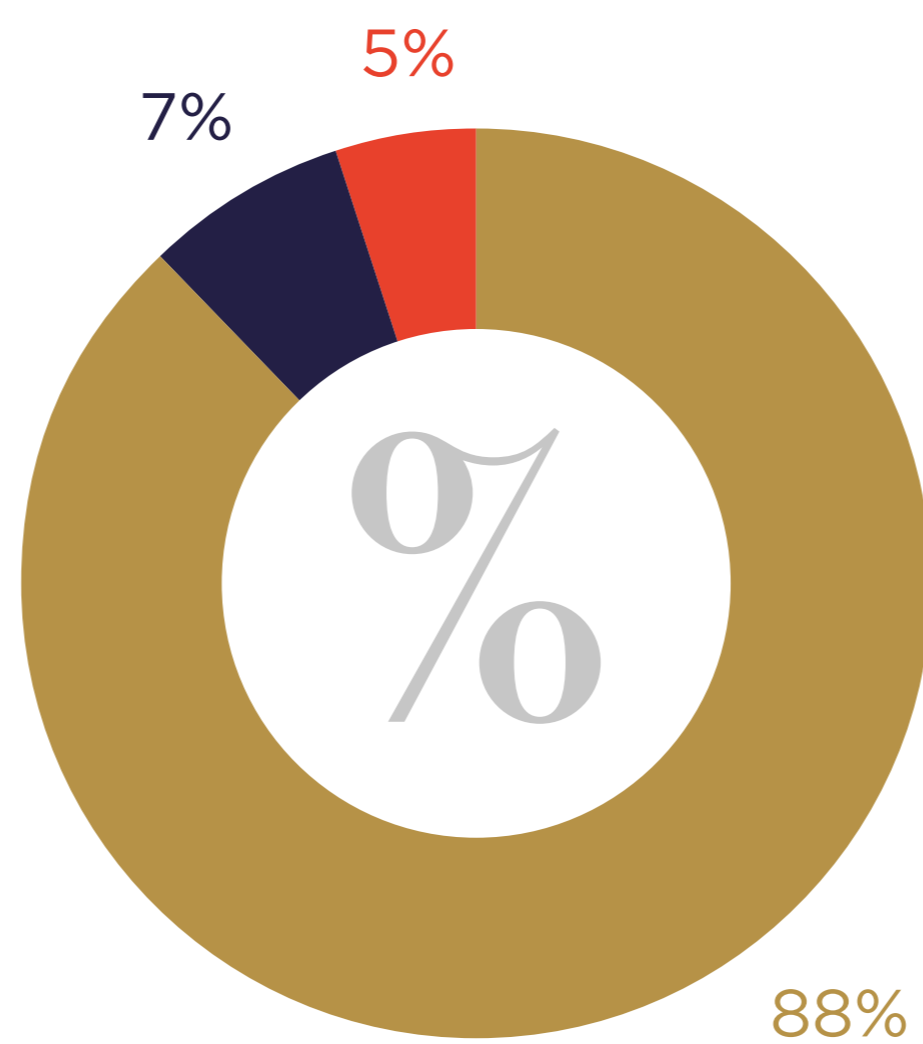
The first question we asked attendees was whether they supported the design for the proposed Paddington Cube.



**Yes: 81 No: 37 No opinion: 15**

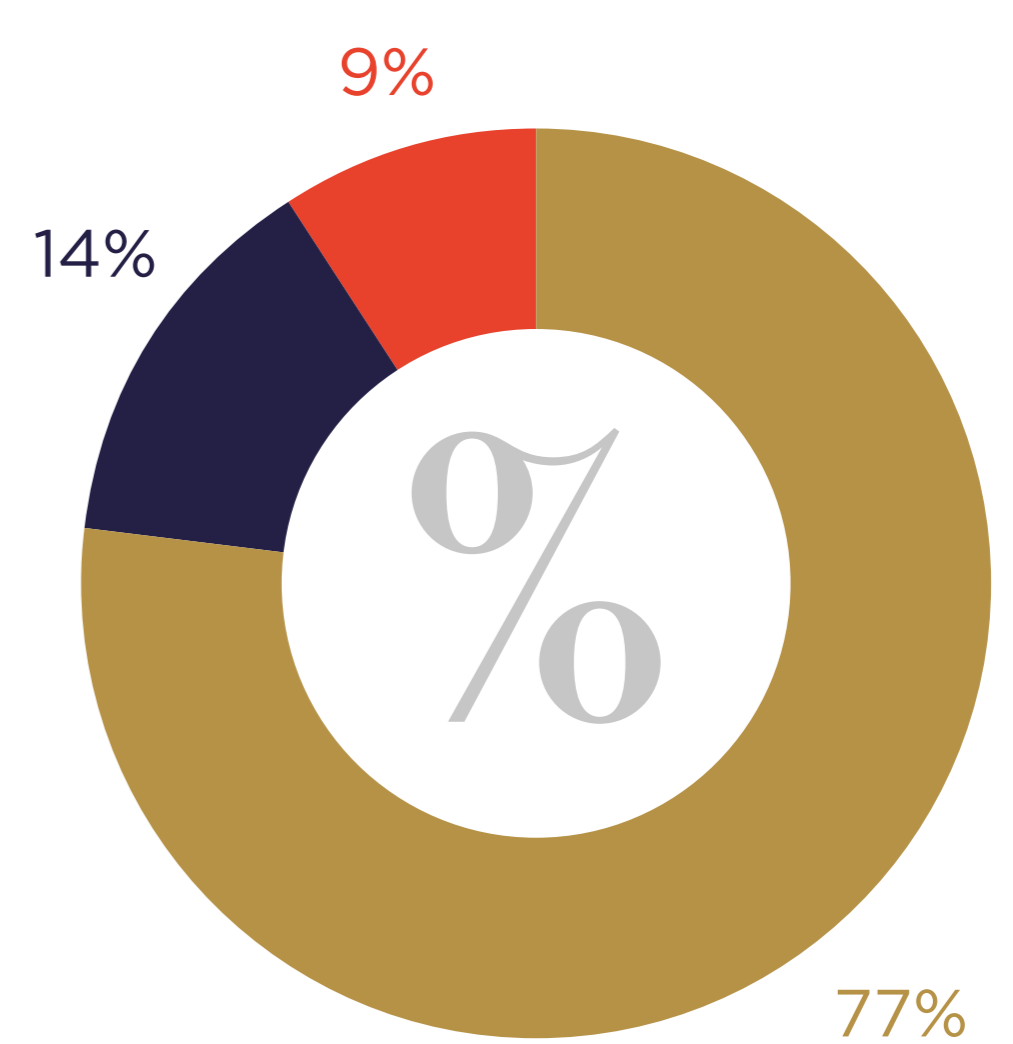
## Do you support the provision of the public realm improvements?

Wide pavement and mainline station entrance escalators on Praed Street



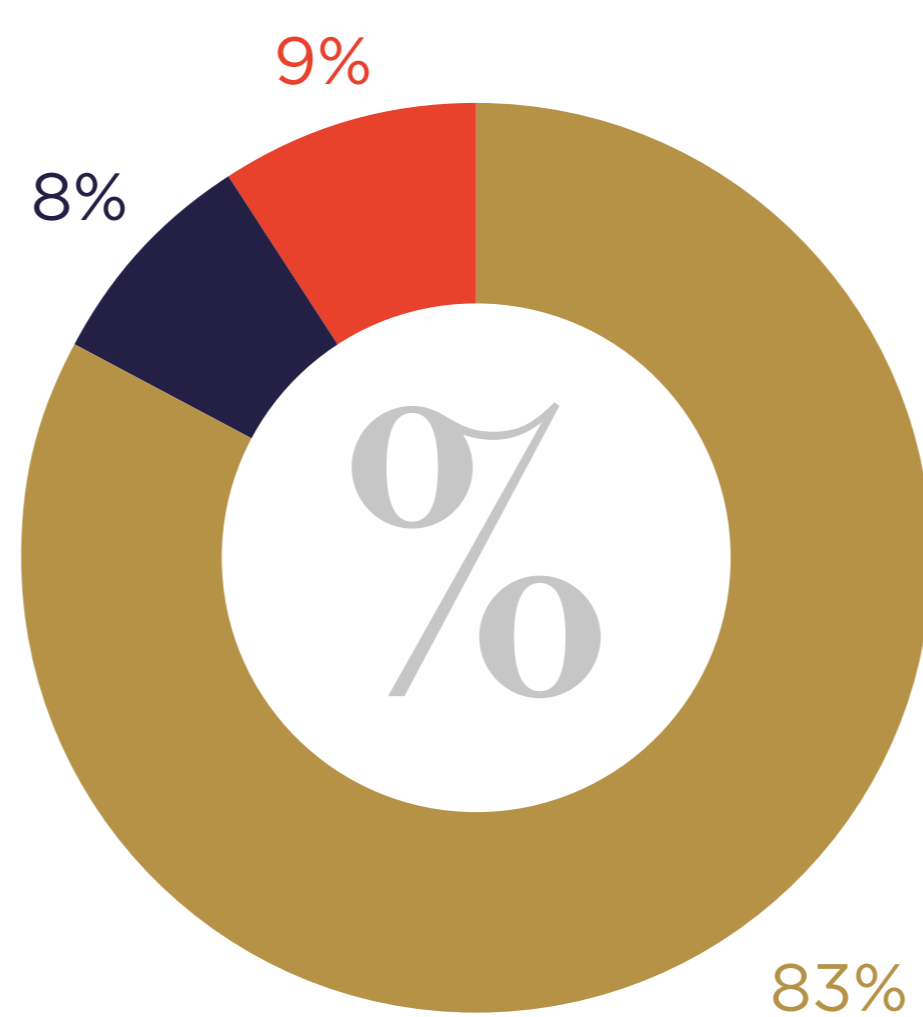
**Yes: 103 No: 8 No opinion: 6**

Proposed new road through the old Praed Street post office to replace London Street



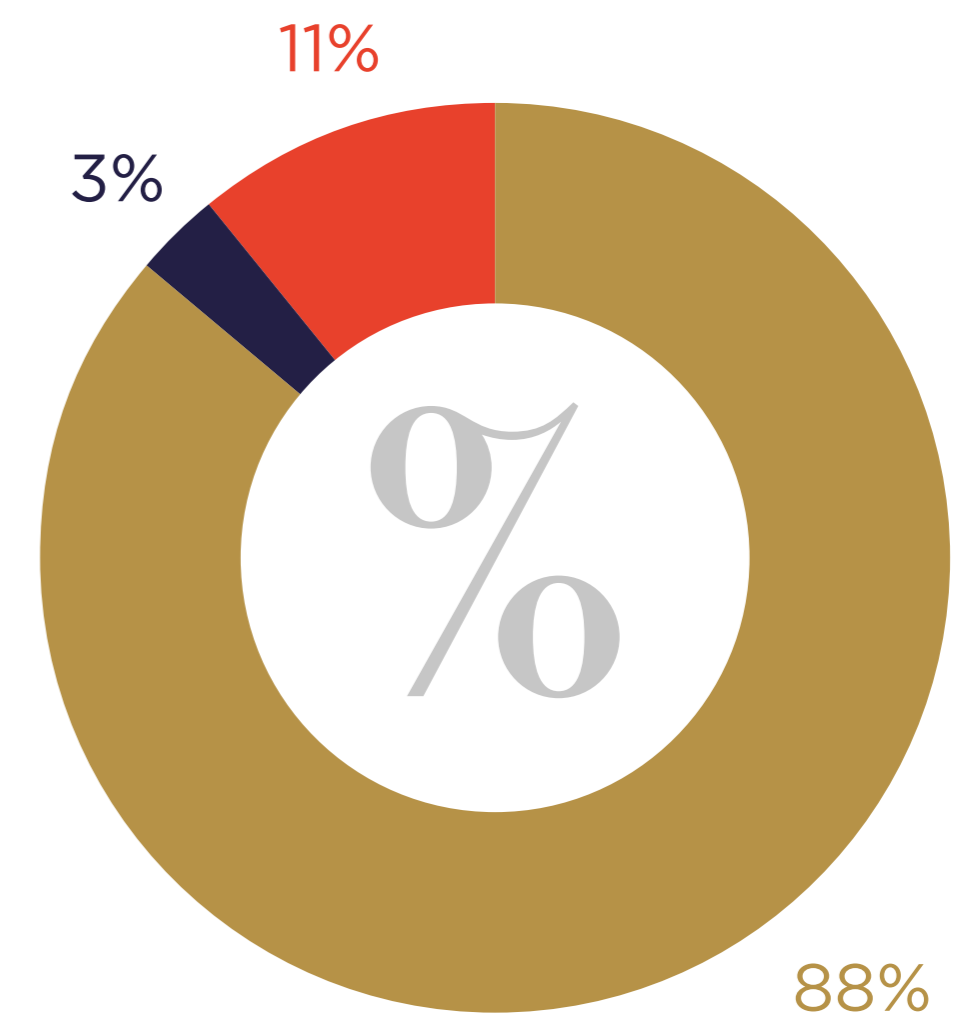
**Yes: 89 No: 16 No opinion: 11**

London Street one-acre public piazza closed to traffic



**Yes: 97 No: 9 No opinion: 11**

Opening up the post office and sorting office sites to create much clearer routes to the hospital and Paddington Basin

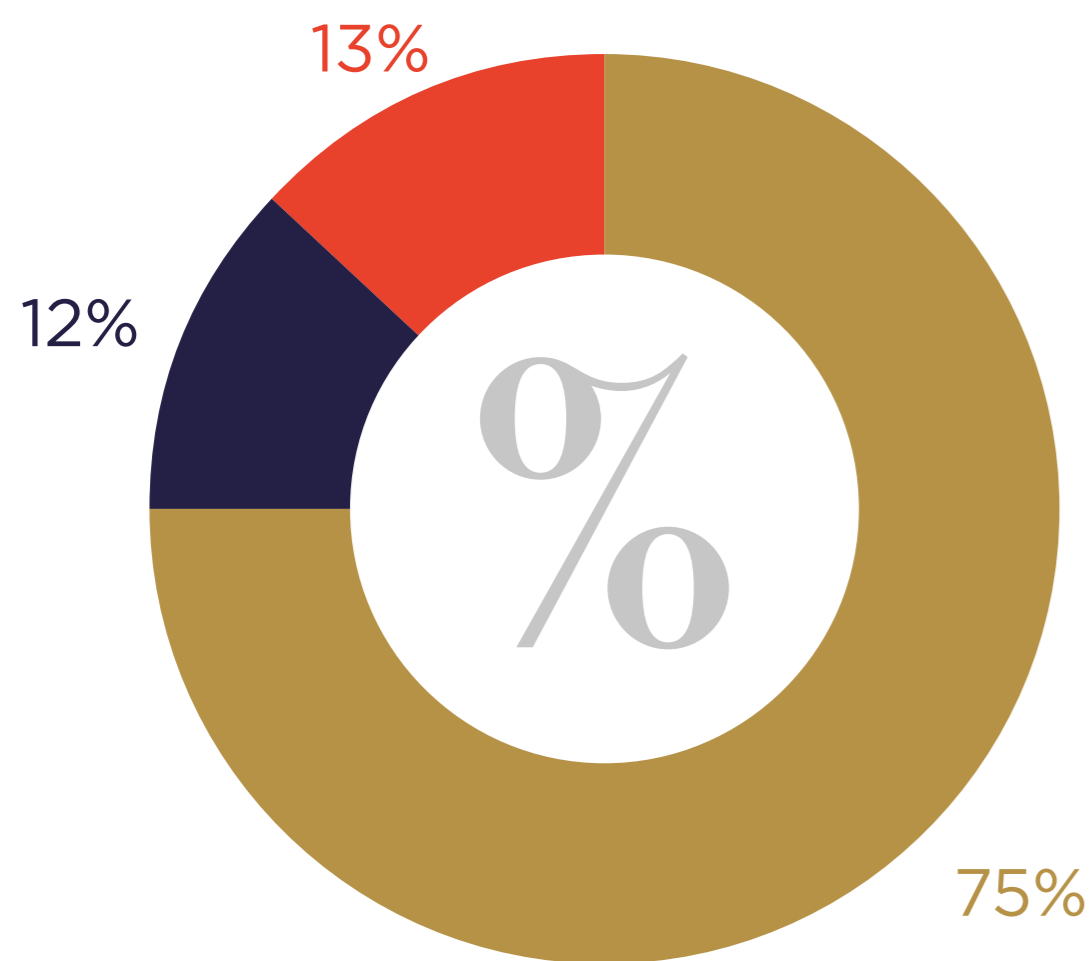


**Yes: 103 No: 3 No opinion: 11**

# JULY CONSULTATION FEEDBACK

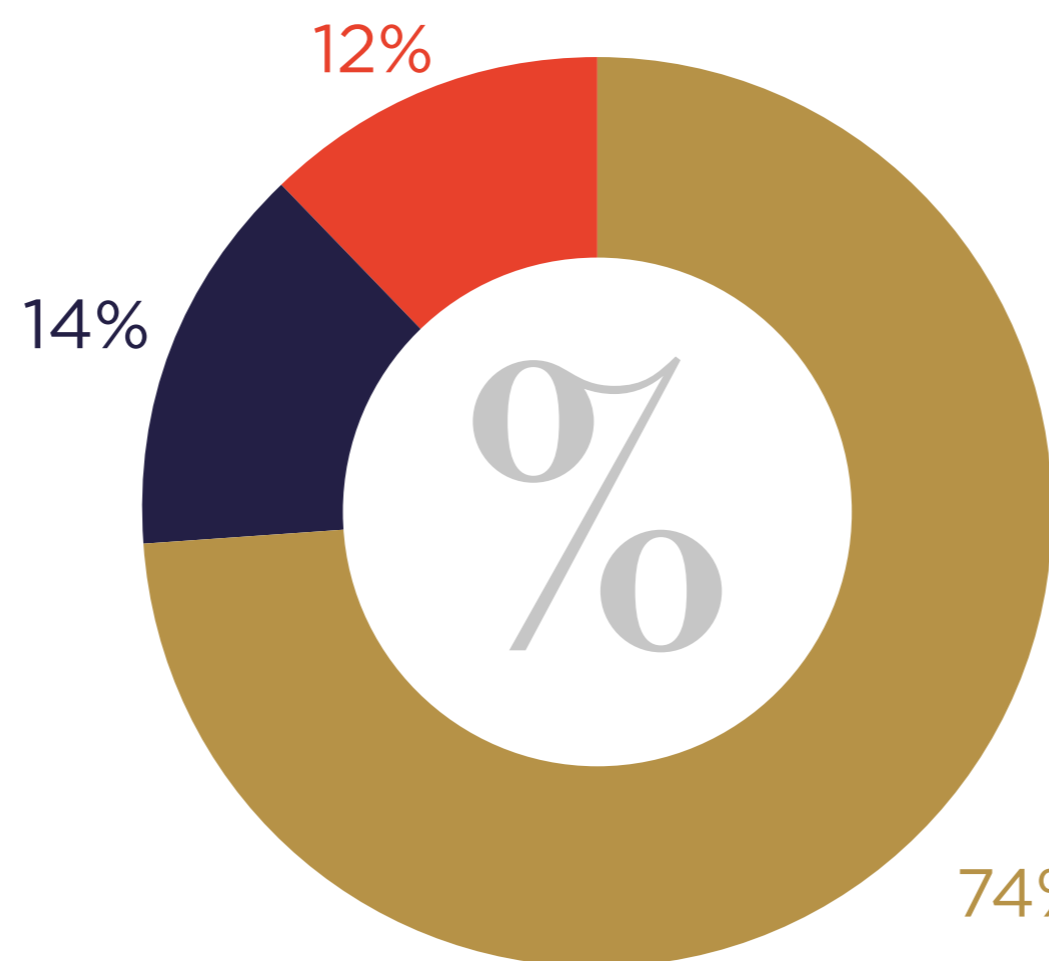
## Benefits for Paddington

New office jobs coming to Praed Street



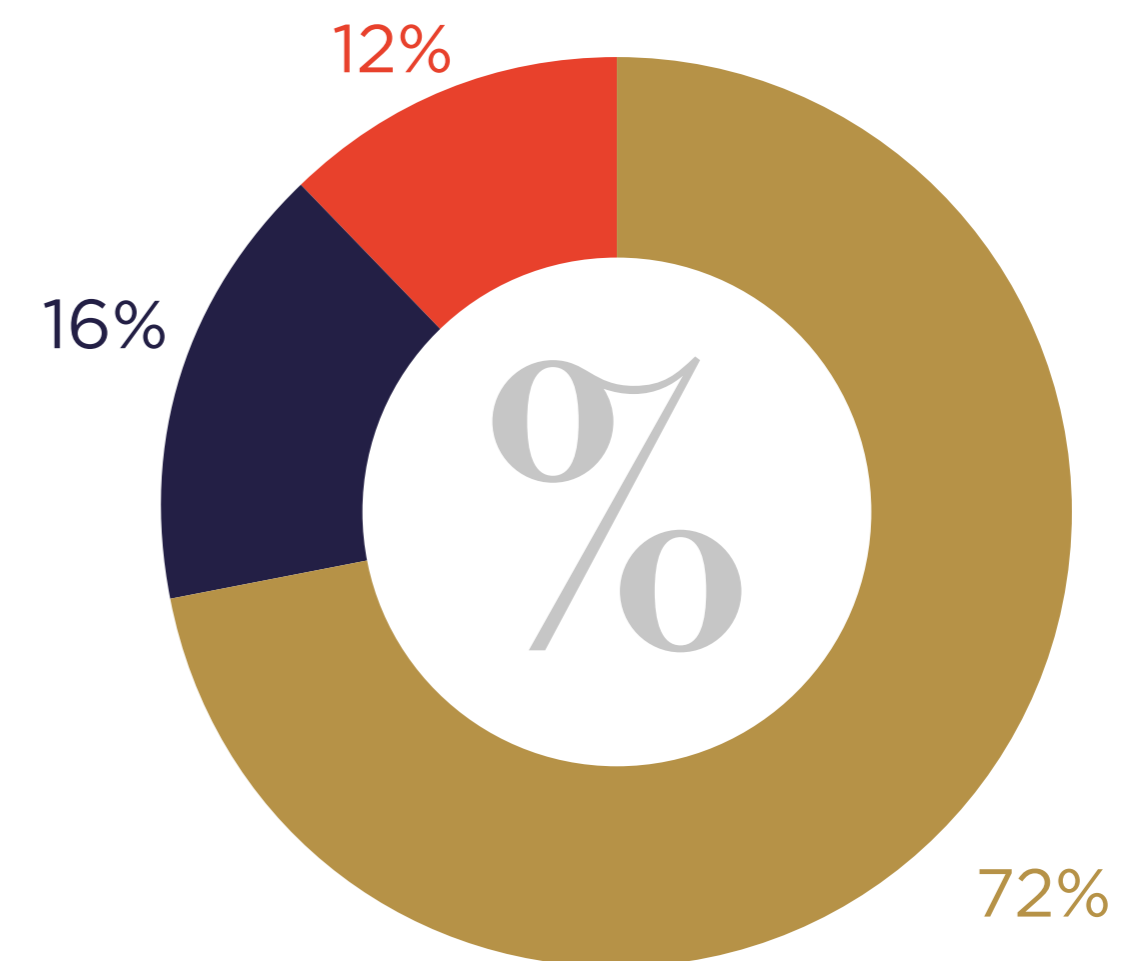
Yes: 85 No: 13 No opinion: 15

New restaurants and retail at street and lower concourse level



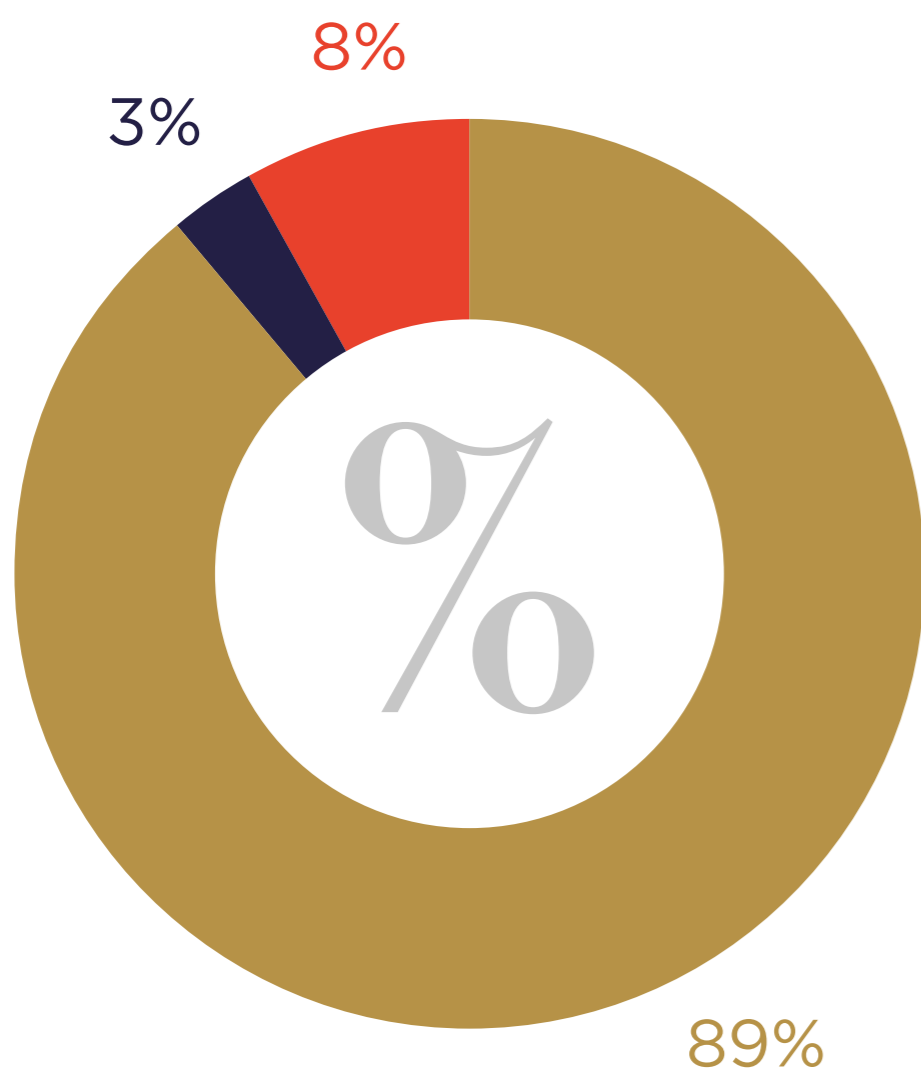
Yes: 83 No: 16 No opinion: 14

New rooftop restaurant, open to the public



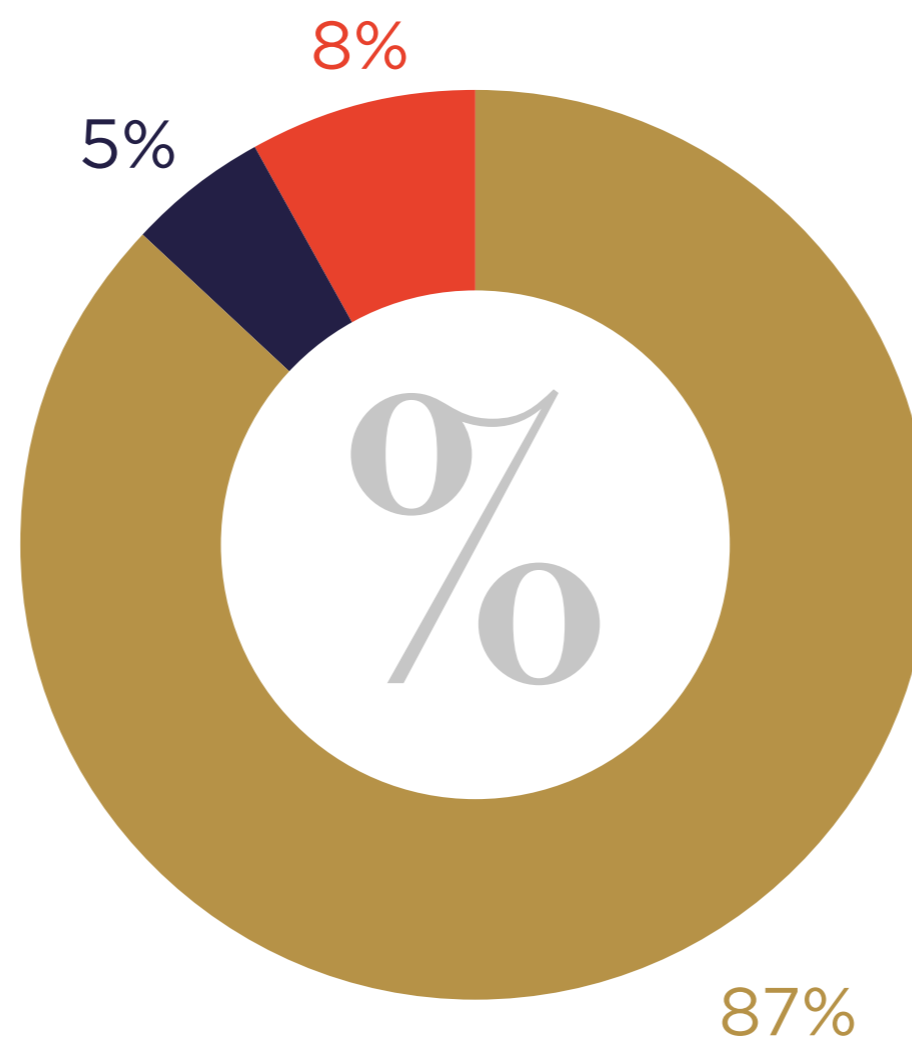
Yes: 83 No: 18 No opinion: 14

New Bakerloo Line ticket hall



Yes: 102 No: 4 No opinion: 9

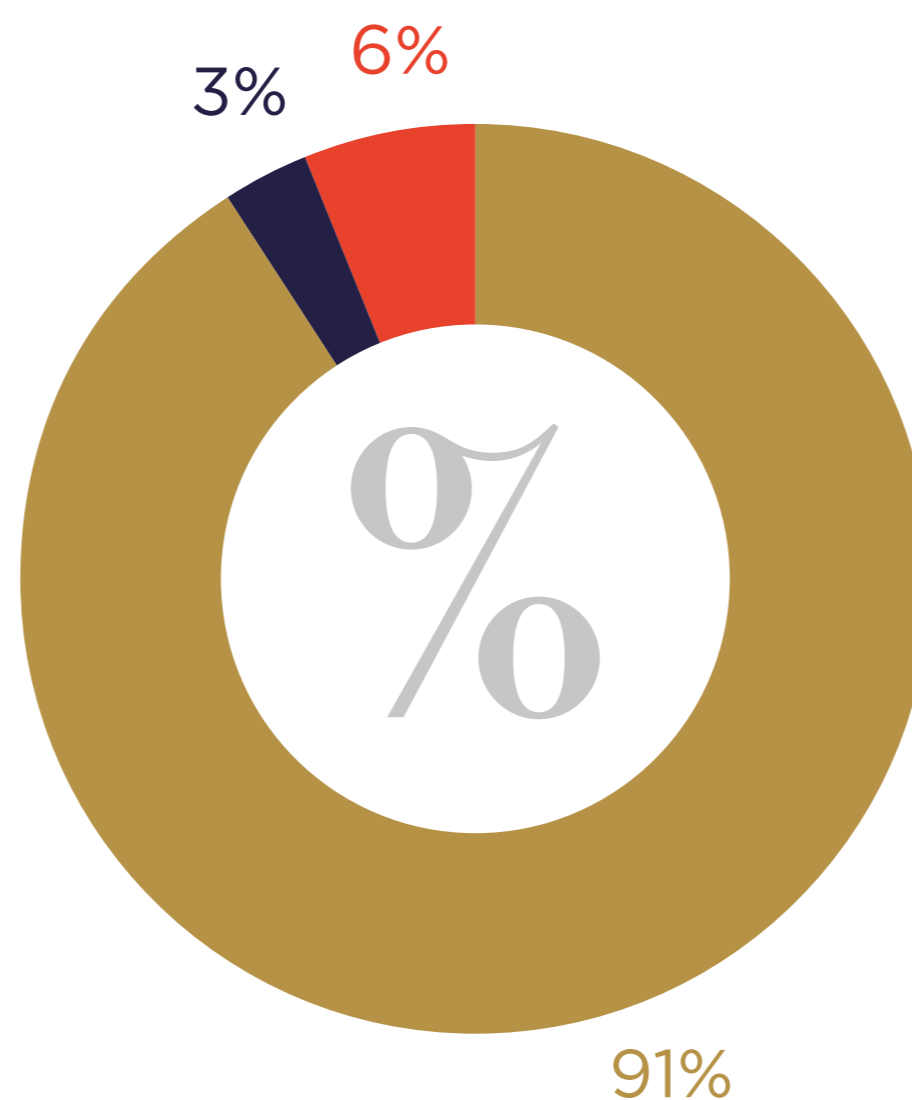
Removal of the chronic congestion associated with the London Street junction



Yes: 83 No: 16 No opinion: 14

## Do you agree that this consultation has been useful?

Finally, we asked respondents whether they thought the consultation exercise had been useful.



Agree: 87 Disagree: 3 Neutral: 6

## Conclusion

Feedback received from the two public consultations have directly informed and improved our designs.

Through constructive working relationships with key stakeholders, as well as extensive feedback from the wider public, the development team has been able to ensure that our final proposals are informed by public concerns and opinion.



# OUR MASTERPLAN WILL DELIVER

**Our Masterplan for the site will transform Paddington, delivering new offices, shops, improved public realm and significant improvements in public access and rail infrastructure.**

Paddington is an important gateway to London and our development will be the catalyst for significant new investment, creating high-quality and vibrant environments for residents and visitors.

Our original proposals envisaged a substantial residential tower. Following extensive public feedback and consultation we have worked hard to understand local opinion and design a new scheme which retains all of the public benefits and creates a new future for the area.

We have also worked to understand the ambitions of St Mary's hospital for its site. Our new access route from Praed Street ensures a safe and efficient route for ambulances which avoids the current highly congested London Street junction.

## **We will deliver:**

- A new iconic landmark building
- A 14-storey office building, floating on a three-storey podium
- 1.35 acres of new public realm on two levels
- A major new piazza, improving access from London Street to Paddington Station
- A new square on Praed Street to reduce congestion and increase access routes to the station
- A dedicated new road for access to St Mary's Hospital
- New Bakerloo line entrance and ticket hall
- A public access rooftop restaurant with terrace
- 6,000 sq.m. of high-quality retail, restaurants and cafés
- 50,000 sq.m of office/commercial space
- Inward investment attracting at least 3,500 jobs to the local economy
- Improved connectivity between the station, Paddington Basin and the hospital
- £1 billion of investment to Paddington

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# MASTERPLAN





# TRANSPORT & CONNECTIVITY

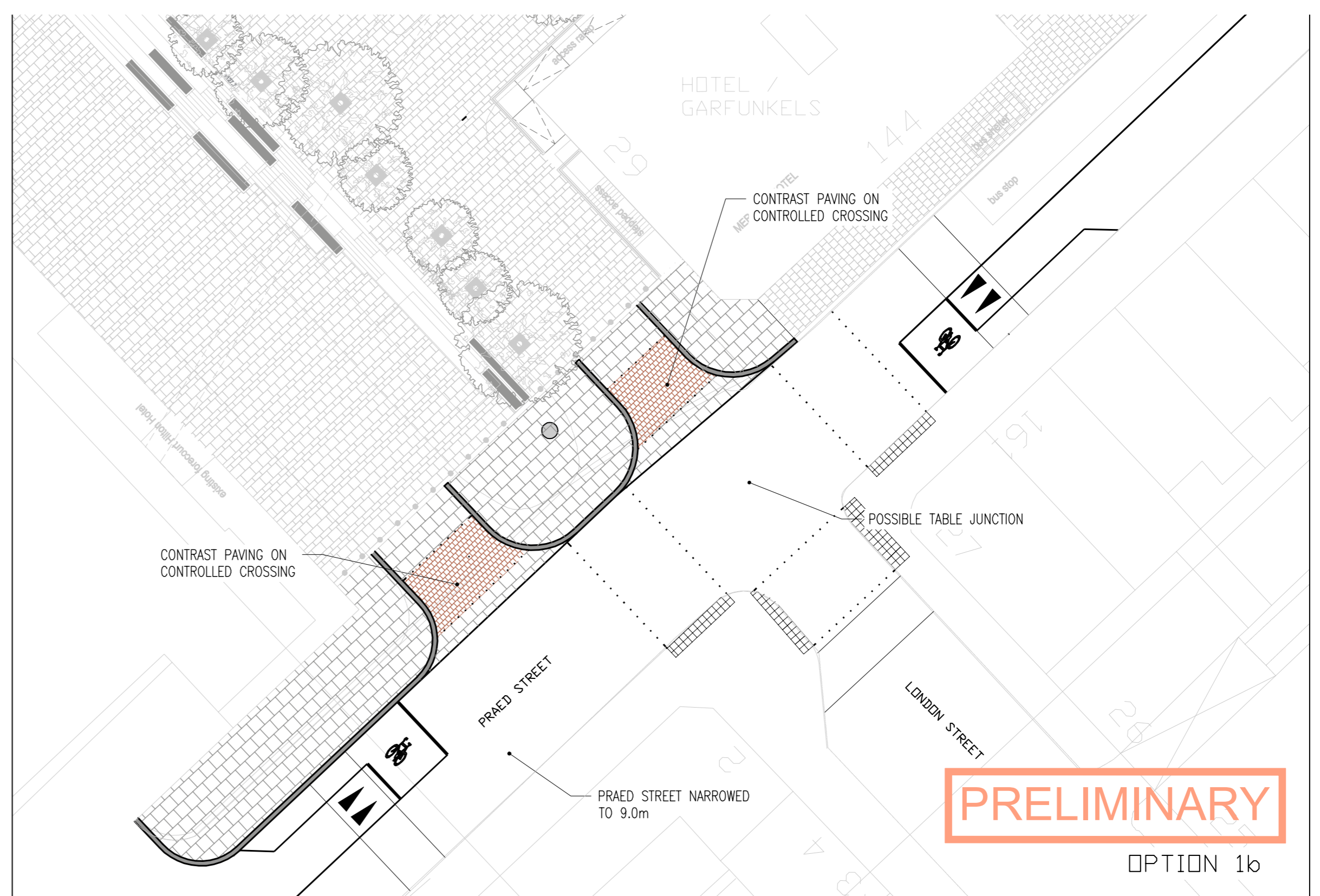
Paddington remains a highly strategic transport hub in London. As the first glimpse of the City for many arriving via the Heathrow Express; Paddington station needs a public realm that showcases the Brunel station and the very best of London architecture.

The proposals will provide improved access and connectivity between the railway station, Bakerloo line, St Mary's Hospital and the immediate area via escalators, lifts and elegant steps. In addition, there will be:

- A new entrance and ticket hall for the Bakerloo line, delivering full step-free access
- A new access road linking Praed Street to Winsland Street, which will ease congestion and provide much improved access to St Mary's Hospital
- 529 long-stay cycle parking spaces and 124 short-stay cycle parking spaces
- A pedestrianized public piazza to replace London Street and the station ramp, providing a grander entrance to Paddington station. This will also ease congestion along Praed Street



New access road for servicing and hospital access



Potential option for revised London Street junction



# LONDON STREET



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# LONDON STREET



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# CRAVEN ROAD



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# CRAVEN ROAD



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# WINSLAND STREET



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# AERIAL VIEW



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# LONDON STREET JUNCTION



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# PRAED STREET SQUARE AND NEW ROUTE TO A&E



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# LONDON STREET



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# VIEW FROM PADDINGTON STATION



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# STREET LEVEL PUBLIC REALM



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**The principles of design for the site have not changed since our first proposal but we have created a new solution to achieve our goal; to create a great public place for people to enjoy.**

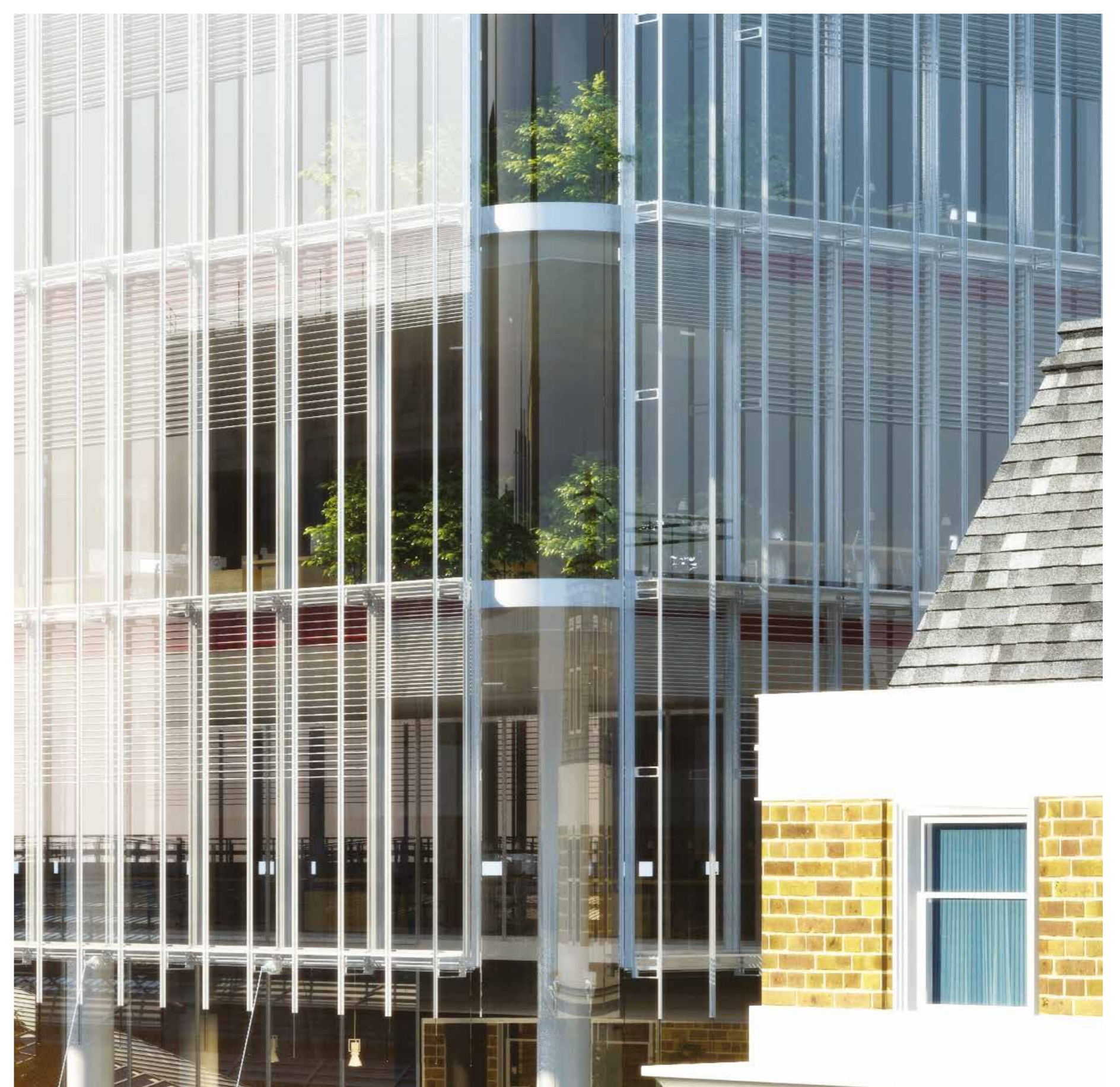
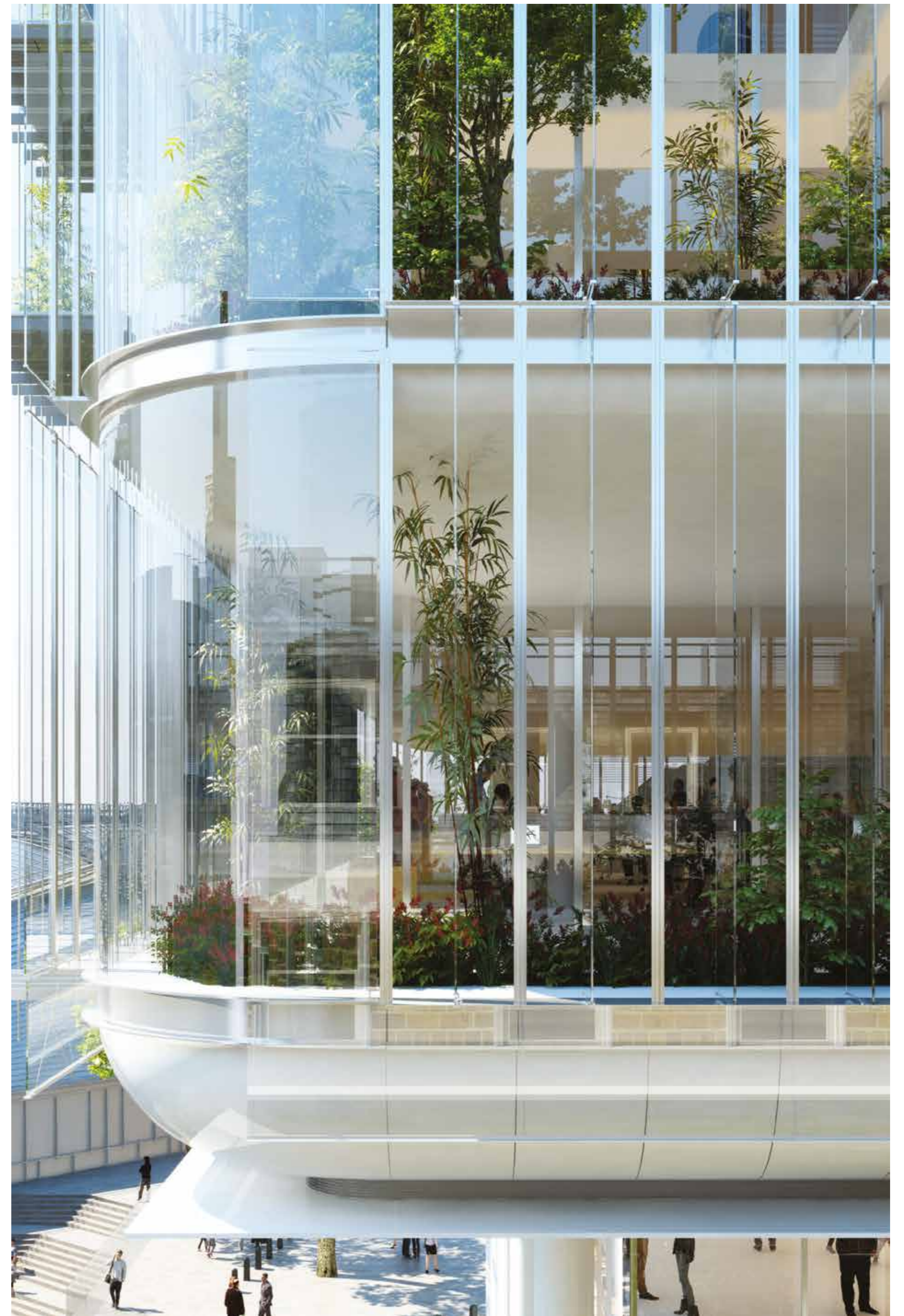
When you come out of the station you will see levitating above the ground a clear and instantly recognisable building; a floating Cube of 54 x 54 x 54 metres.

The façade will be crystalline, like a fine lace of steel and glass in a clear pattern inspired by the beautiful arches and skylights of Brunel's station.

The Paddington Cube is floating 12m above street level, creating an active meeting place for people with restaurants and outdoor seating areas. The pedestrian zone links two open public spaces. To the west is the new and generous forecourt of the station, to the east is an intimate little urban square like a 'Piazza' just off Praed Street. 70 metres above is a restaurant where people can enjoy the 180° views over Hyde Park.

Today the entrance to the Bakerloo line is cramped, however creating a spacious new Bakerloo line entrance, which will physically and visually connect to the station and the open air, will make a striking urban place.

Our ambition is to make this building a truly outstanding place for people to work and enjoy, adding new life and vibrancy to the Paddington area.





# DESIGN



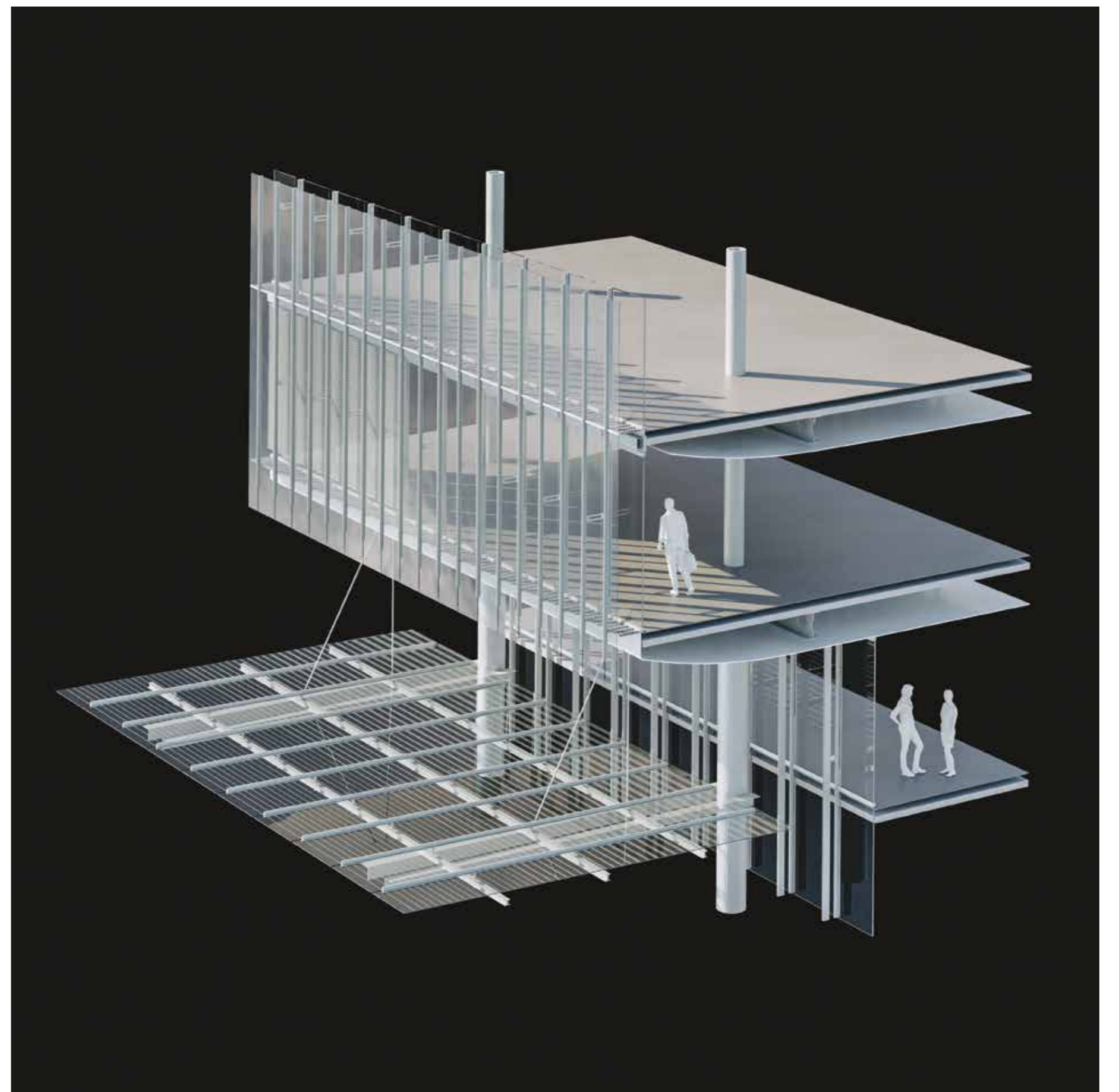
Canopy above Praed Street escalator



Canopy office building



Canopy restaurant roof terrace



Lower level facade detail



# DESIGN



Office escalators



Office winter gardens bay windows



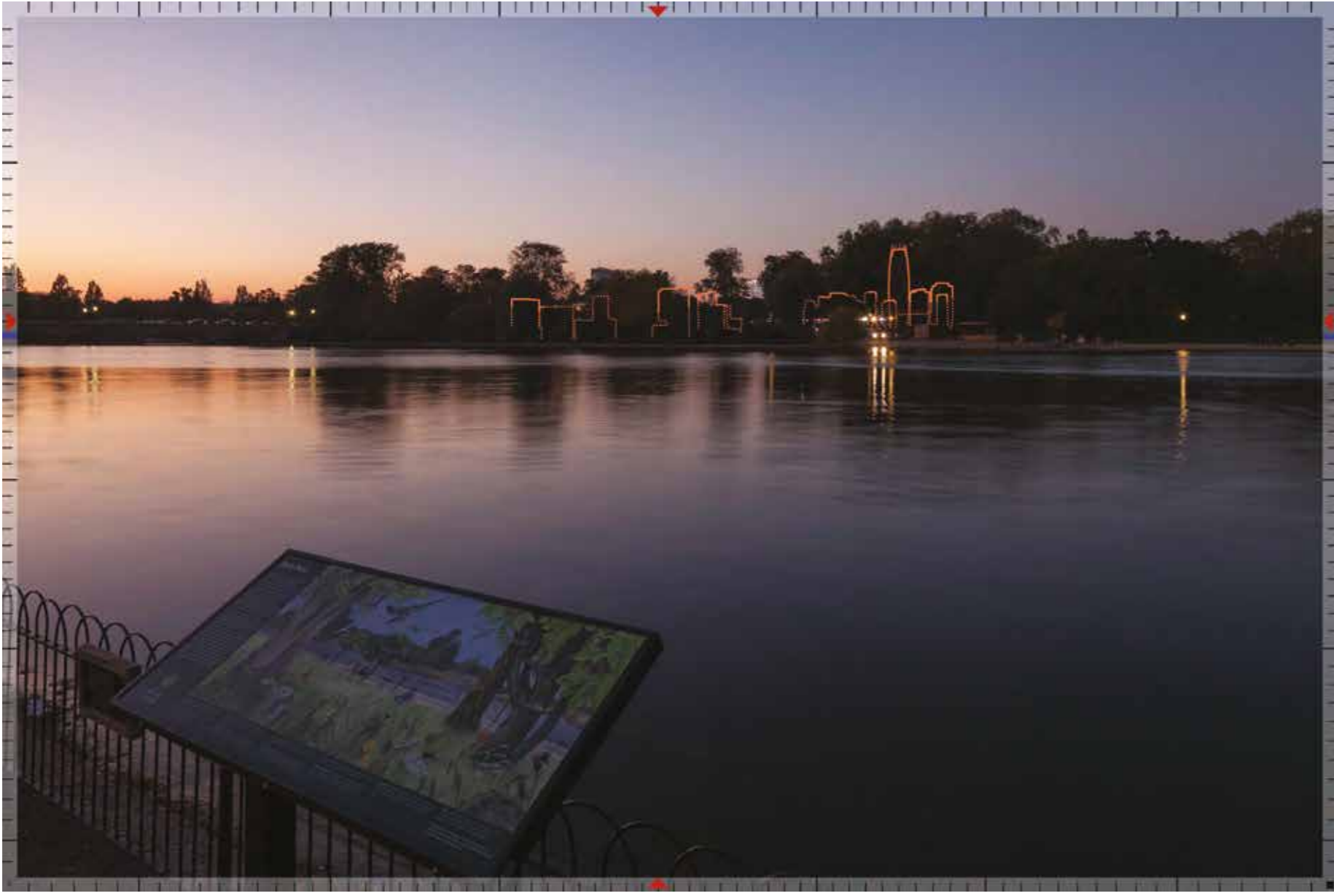
Roof terrace panoramic lifts



Top facade detail



# VERIFIED VIEWS



Hyde Park, south of the Serpentine



Hyde Park, north of the Serpentine Gallery



Hyde Park, east of the Reformer's tree



Hyde Park, east of the Reformer's tree



Regent's Park, Primrose Hill



Bryanston Square



# VERIFIED VIEWS



Craven Road, junction with Spring Street



Craven Road, junction with Conduit Mews



Praed Street, junction with Norfolk Place



Praed Street, looking towards the Winston Churchill wing



Craven road, junction with Westbourne Terrace



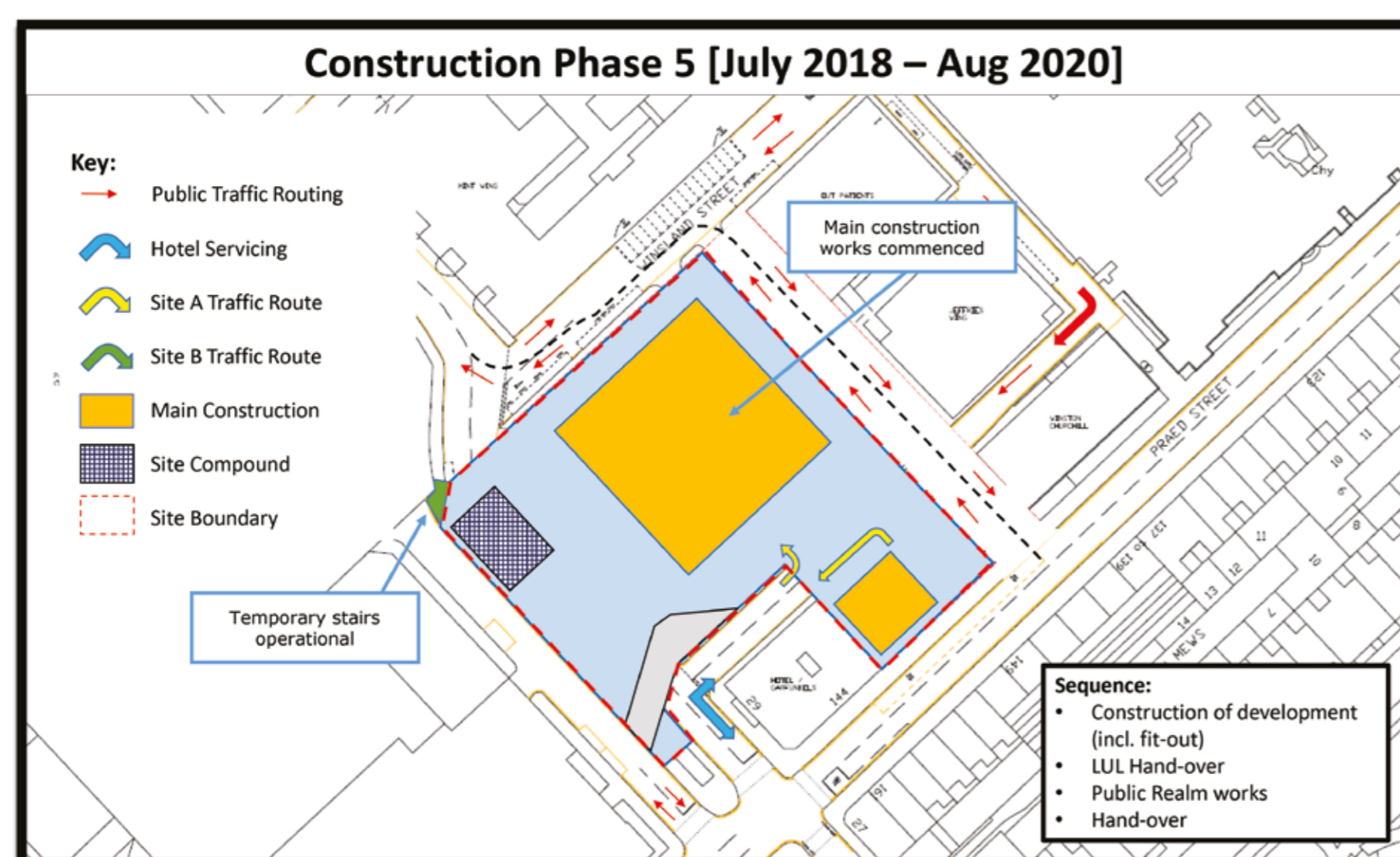
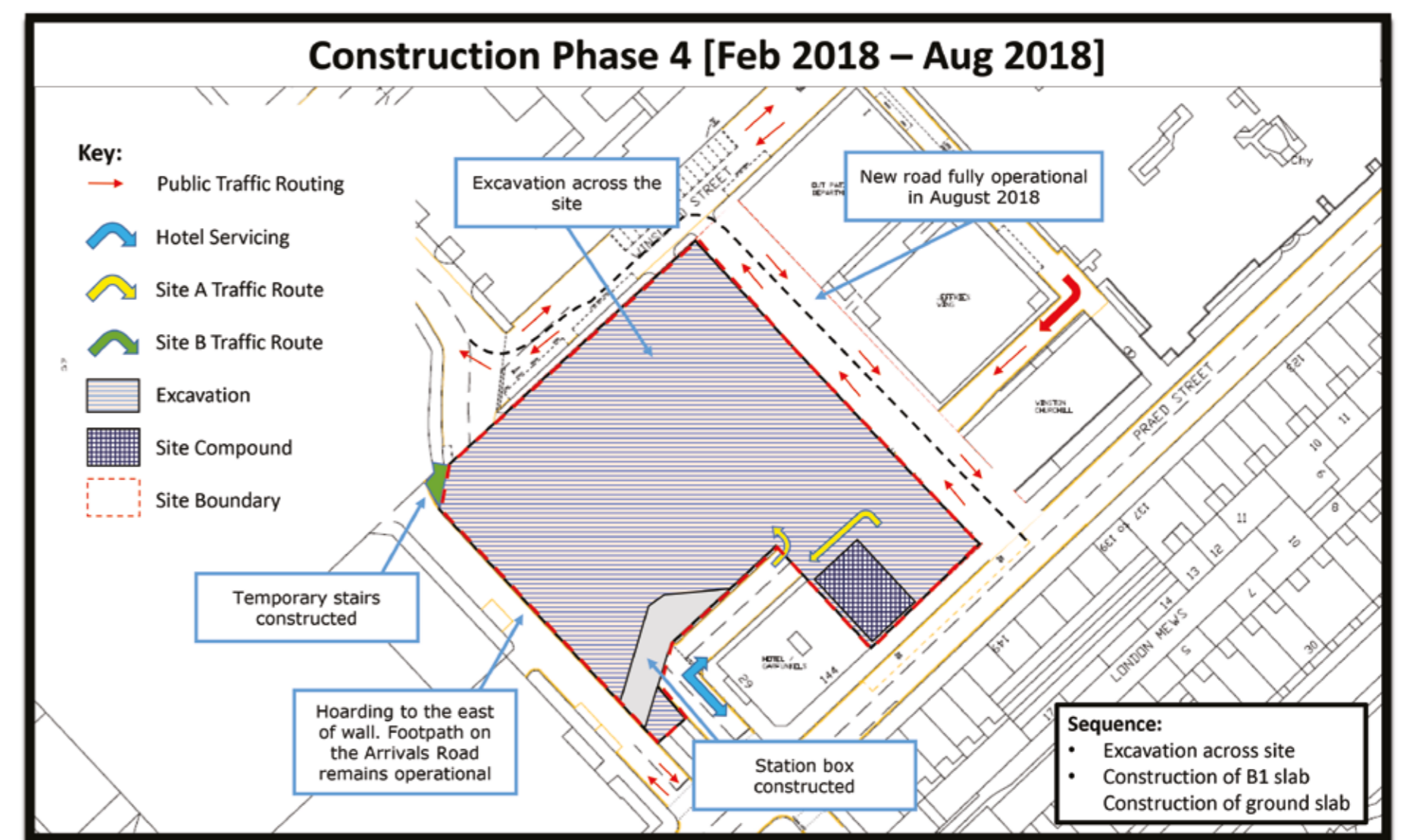
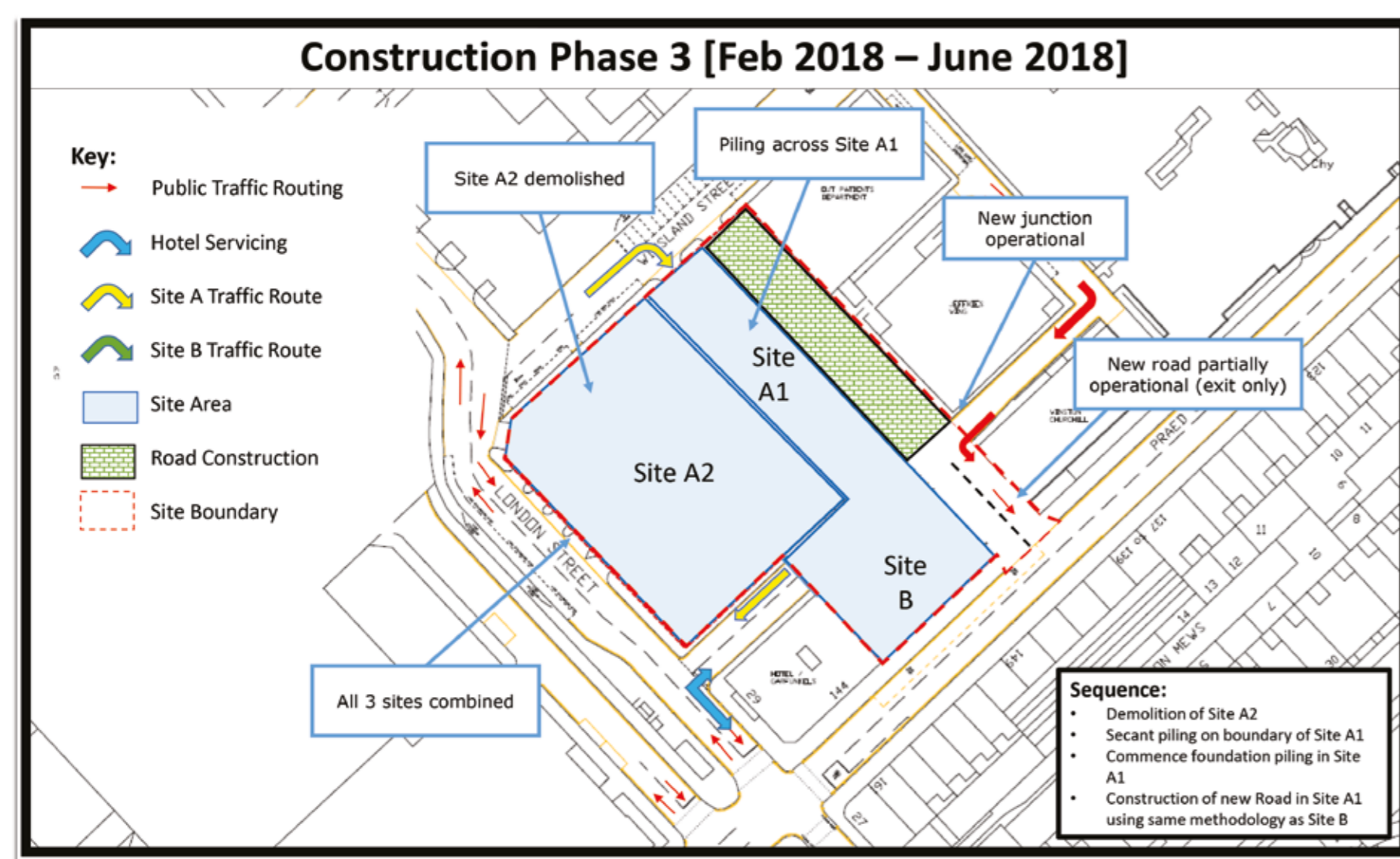
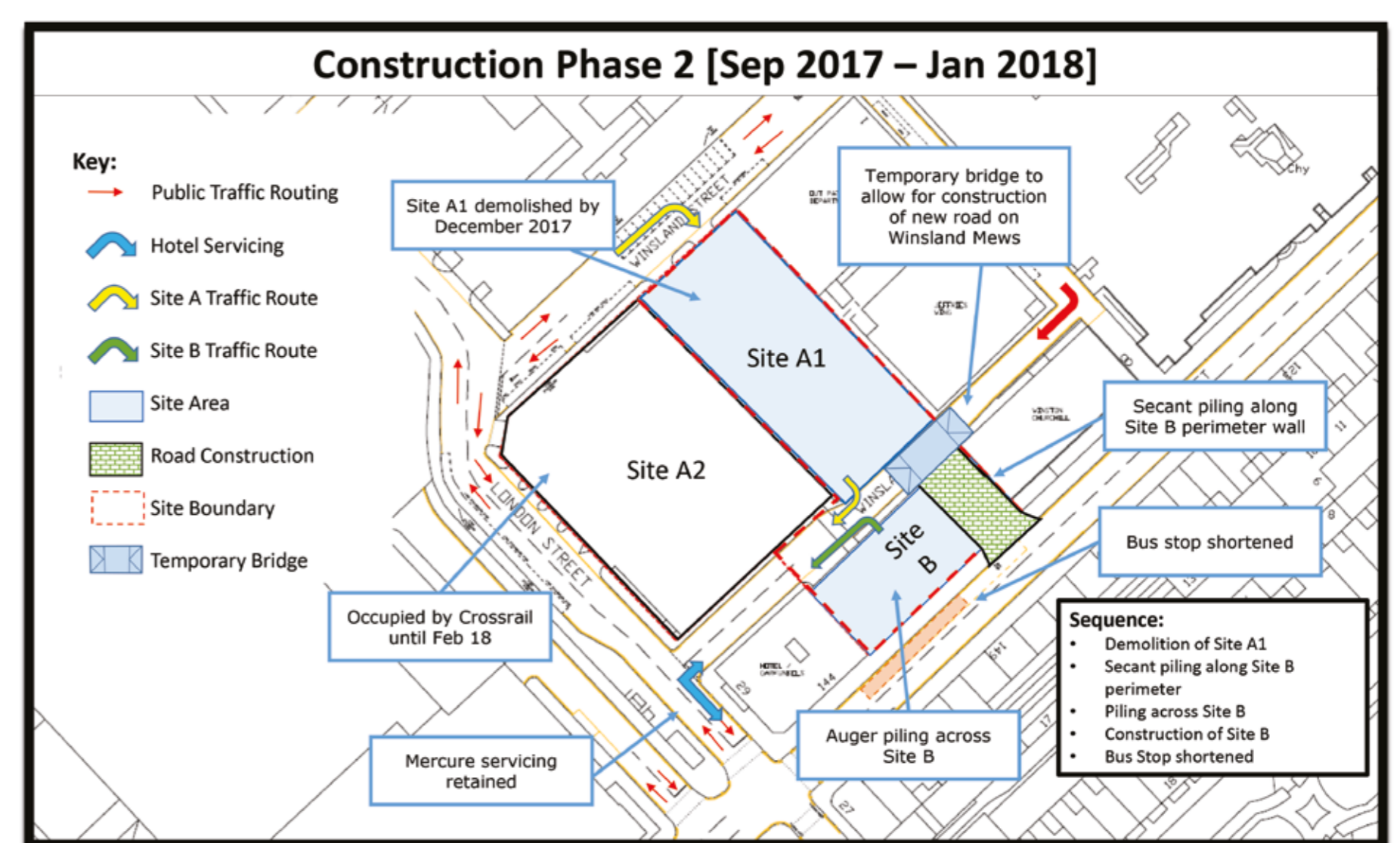
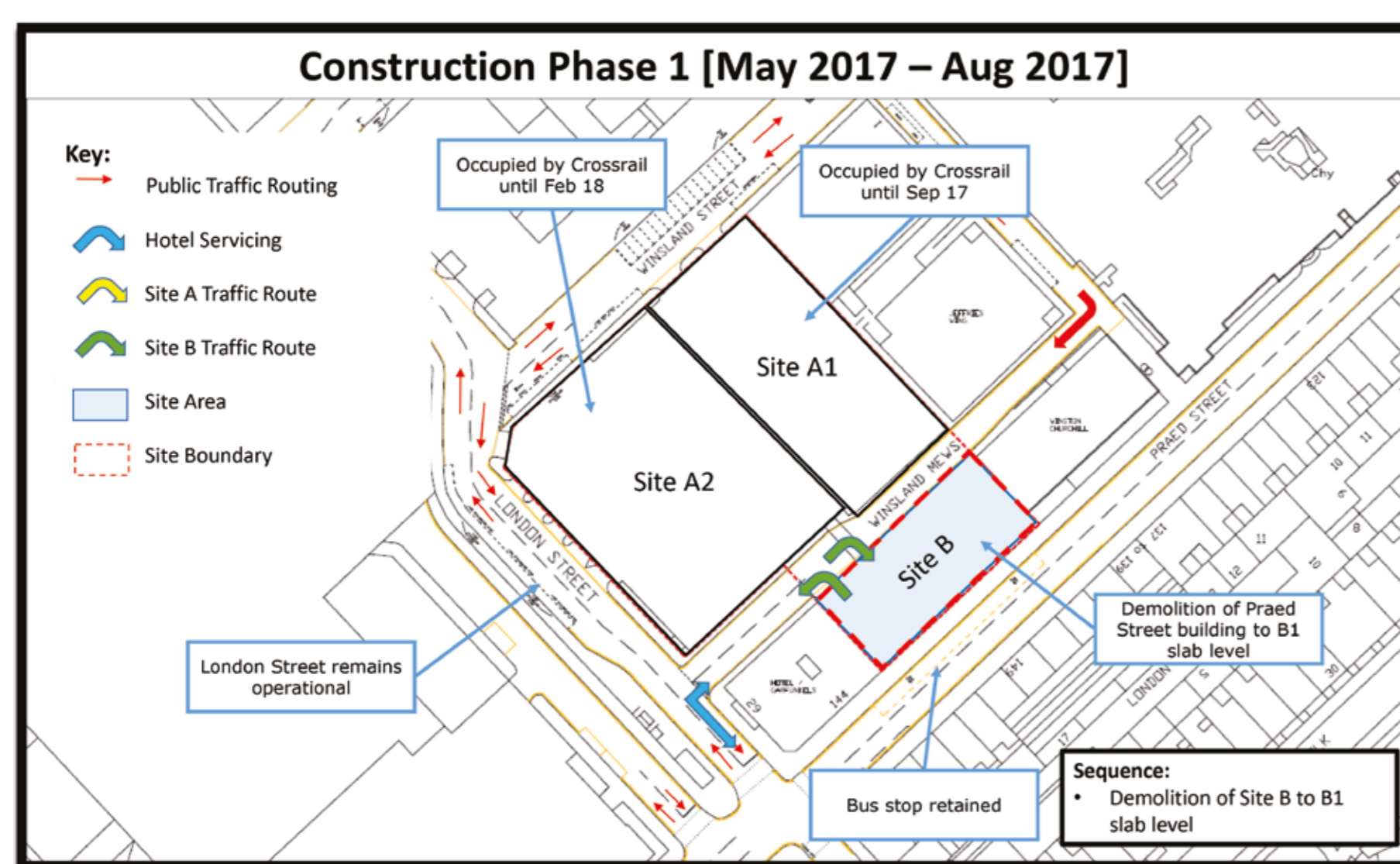
Craven road, junction with Westbourne Terrace



# NEXT STEPS & CONSTRUCTION TIMELINE

Following this exhibition we will be submitting a planning application to Westminster City Council in mid September. The local authority will then carry out a statutory consultation to inform their consideration of the application which we hope will be determined at the end of the year.

- May 2017 Commence demolition Site B
- September 2017 Commence demolition Site A1
- February 2018 Commence demolition Site A2
- June 2018 Commence superstructure works
- August 2020 Completion



## Contact us

 0800 170 7270

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Thank you for attending our exhibition



# CONCLUSION

## **This exhibition presents the final version of our proposed planning application for the London Street site.**

It is significantly different from the planning application submitted in December 2015 and this reflects both changes in the market and commercial considerations, as well as extensive feedback from and discussions with local residents and community organisations.

In March 2016, we started a process of redesigning our proposals for the site whilst simultaneously carrying out extensive and transparent consultation with key stakeholders.

We met the main local community groups and councillors from the surrounding wards during May and held public consultation exhibitions in June and July.

Through constructive working relationships with key stakeholders, as well as extensive feedback from the wider public, the development team has been able to progress and improve the overall design and vision for Paddington Quarter. The feedback received over the past six months has directly informed, steered and improved designs during the consultation process as follows:

- An anchor commercial building rather than a residential tower
- Overall height reduced to below 20 storeys
- The full closure of London Street as a through route and the redesign of the public realm setting for the station
- The creation of a new access road for servicing and access to St Mary's Hospital
- The new public square opening up Praed street and reducing pavement congestion

The evidence from our consultation is that the public strongly welcome the prospect of new investment into Paddington and the significant improvements to the public realm, rail infrastructure and connectivity to help reduce the chronic congestion in the area. It is also clear that the community support the change from a residential tower to a commercial office building. There is also majority opinion in favour of the new design for the Cube.

In conclusion, the majority opinion among those who have engaged in the pre-application public consultation process backs the proposed Paddington Cube along with the significant improvements to the public realm.