

Five Kingdom Street Consultation



4 Kingdom Street



Sheldon Square



Pergola, Paddington Central



Kingdom Street Public Realm

↑ Paddington Central offers public spaces that are open to everyone, with greenery and mature trees, enhanced cycle routes, walkways and outdoor seating.

WELCOME!

Thank you for taking your time to visit our exhibition.

Five Kingdom Street is the final plot of the Paddington Central development in Westminster. British Land is bringing forward proposals for a new building which will provide office space along with a major new social, leisure and cultural offer for the area.

SUPPORTING THE LOCAL COMMUNITY

British Land has a strong track record of working with partners to create a lasting positive legacy in the local community.

1,200



people benefited from our community programme in 2018



we care for a stretch of canal in collaboration with the Canal & River Trust

Starting Out in Building Services is our bespoke training course for local jobseekers



700 hours



volunteering on community projects by our 4 Kingdom Street construction team

165



local young people took part in Westminster Enterprise Week 2018 in partnership with Paddington Central businesses

550 school children in Westminster have taken part in our Young Readers Programme



WHO ARE BRITISH LAND?

British Land is a UK commercial property company that acquired Paddington Central in 2013 and have since transformed it into a thriving destination with a mix of homes, offices, leisure, retail, community facilities and new green spaces.

This image shows the location of Five Kingdom Street as part of British Land's wider Paddington Central development (orange outline) and Paddington station. The aerial looks southeast towards Hyde Park.



Our story so far...

PREVIOUS SCHEME

Initial planning consent was granted in 2010 for a 13-storey commercial building. Since the design of the original scheme a large space below the podium deck has been released by the Crossrail project. This gives us the chance to expand and improve on our original design. The diagram opposite shows the added public benefits of the proposed scheme.

PREVIOUS CONSULTATION

Last year we undertook some initial consultation with local people to understand what was wanted out of the proposed development. 515 people participated in a survey revealing a range of potential uses people would value, including a theatre, concert venue, food market and events space. You can find out more about the results of the consultation on our website.

NEXT STEPS

We will use your comments to help shape the emerging proposals, which will be shared at a second round of consultation in March. The feedback will help to inform a planning application for the site, due to be submitted in Spring 2019.

Consented scheme



around 1900 new jobs

Upper building only and no access to the Box

no route through

Kingdom Street

£1.3m Section 106 payment to Westminster City Council

2009
An inward looking building that closed off the campus

*CIL = Community Infrastructure Levy is a charge that local authorities set on new development to raise money to help fund local infrastructure, facilities and services.

Proposed scheme



around 2700 new jobs

Access to the Box boasting new community, cultural and leisure uses

A public route linking Paddington to North Westminster

Kingdom Street

c. £16.2m Community Infrastructure Levy* (£7.8m Westminster City Council CIL + c.£8.4m Mayoral CIL)

2019...
A well designed building at one of the key access points to Westminster, making the campus more accessible

GET INVOLVED TODAY



Take part in our 'What's in the Box?' activity or speak to one of our team today.

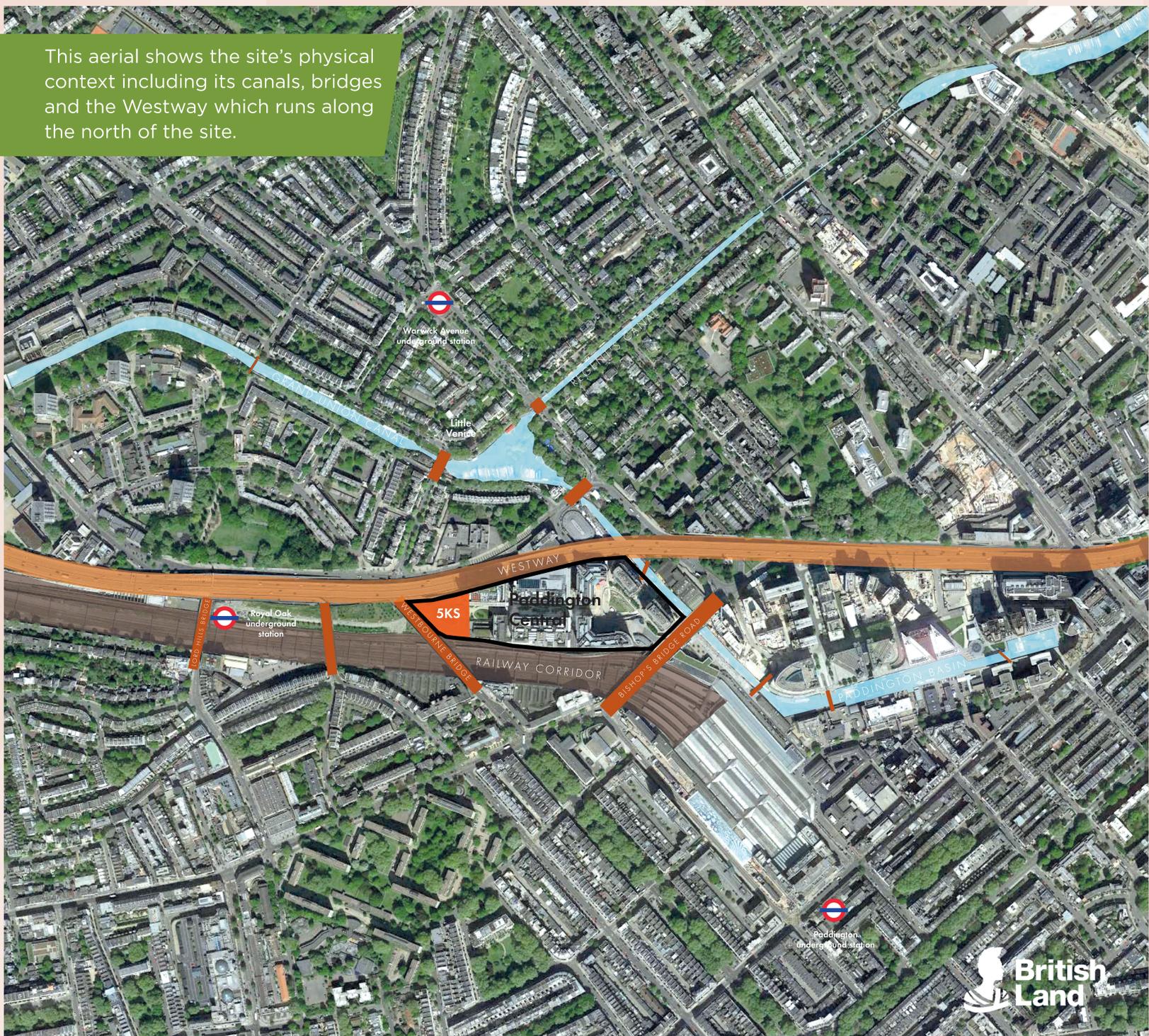


Tweet using #paddingtoncentral #fivekingdomstreet #westminster



Visit us online to take part www.fivekingdomstreet.com

This aerial shows the site's physical context including its canals, bridges and the Westway which runs along the north of the site.



A new gateway to Westminster

Five Kingdom Street
Consultation

BUILDING DESIGN

Five Kingdom Street will complete the wider Paddington Central masterplan and will be a key gateway to Westminster. Designed to be viewed from all directions, the building will act as a landmark that promotes better links around the area. The images opposite explain the key concepts behind the design.

WHAT YOU CAN EXPECT

- An exciting and memorable place to spend time
- High quality materials and a warmer tone to the material palette
- 53,000m² of new office space including 600m² of SME space (space for small and medium-sized enterprises)
- 1,700m² of cafés and restaurants at ground and mezzanine floors
- 1,000m² auditorium and 9,750m² flexible uses in The Box
- Activity at ground floor with new public spaces and places to eat, shop, spend time and relax

story of the facade...

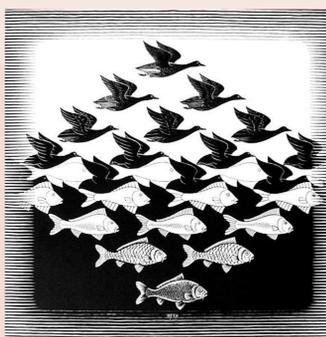


The singular shape of the building...

...with strong floor plates...

...is softened and twisted...

...to create an exciting form viewed from any direction



The constant transition from top to bottom in the facade is inspired by the woodcut print by Dutch artist, M.C. Escher, titled 'Sky and Water I'.



Carmen Martin Gaité Building, Madrid, by Estudio Beldarrain



Office building, Farnborough, Allies and Morrison

The building will be more transparent at lower levels and the coloured elements of the facade will be textured so that the building relates to the human scale.



The visualisation above shows the building in its context between the Westway (left) and the adjacent Kingdom Street development.

CORE PRINCIPLES

There are three core principles that underpin the proposed scheme. These are introduced on the following boards.



A new route linking Paddington to North Westminster.

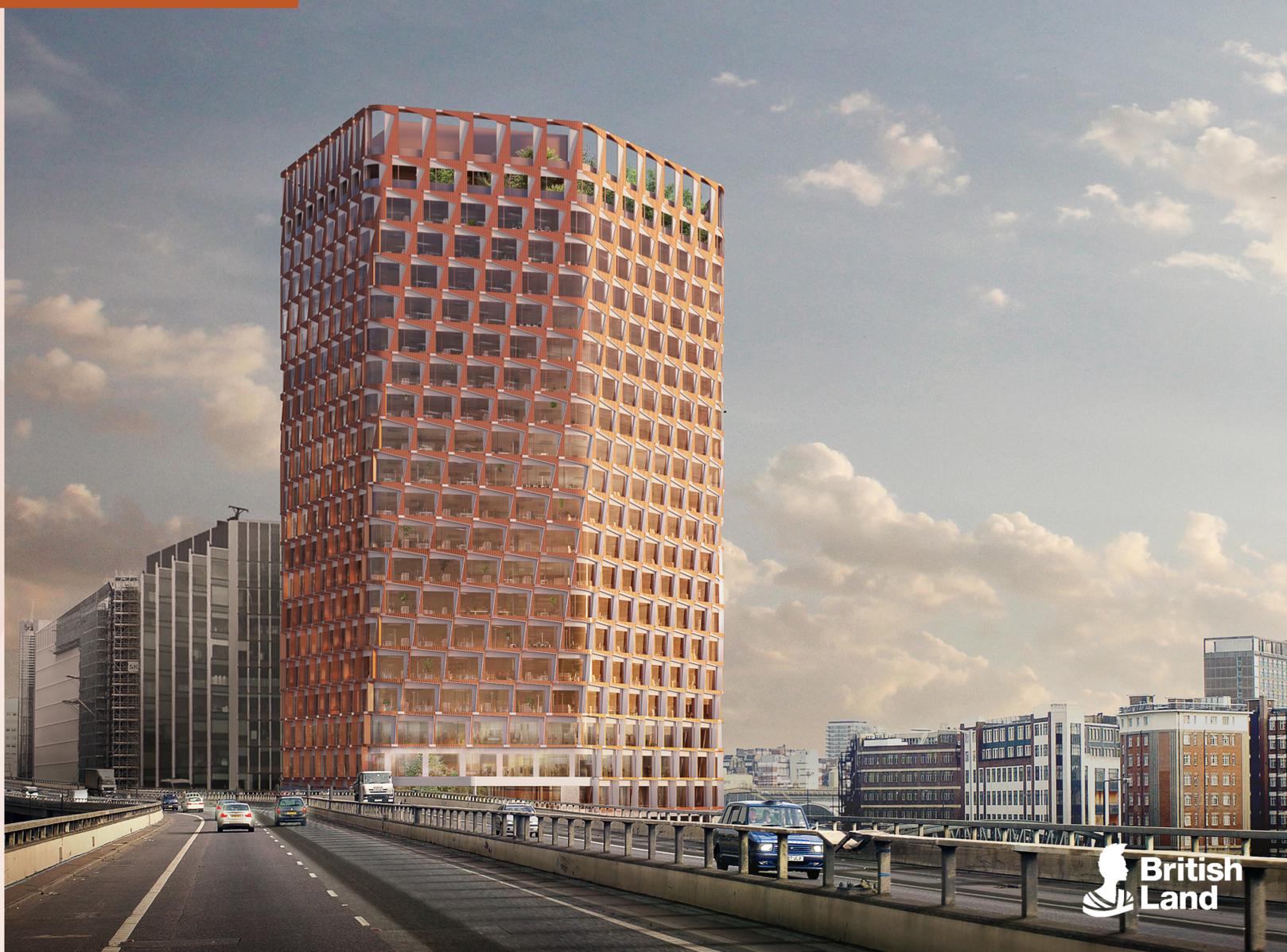


A public garden at the heart of the building.



Significant new community, leisure and cultural facilities located in 'The Box'

This visualisation gives an impression of Five Kingdom Street from Westway on the approach to Westminster.



British Land

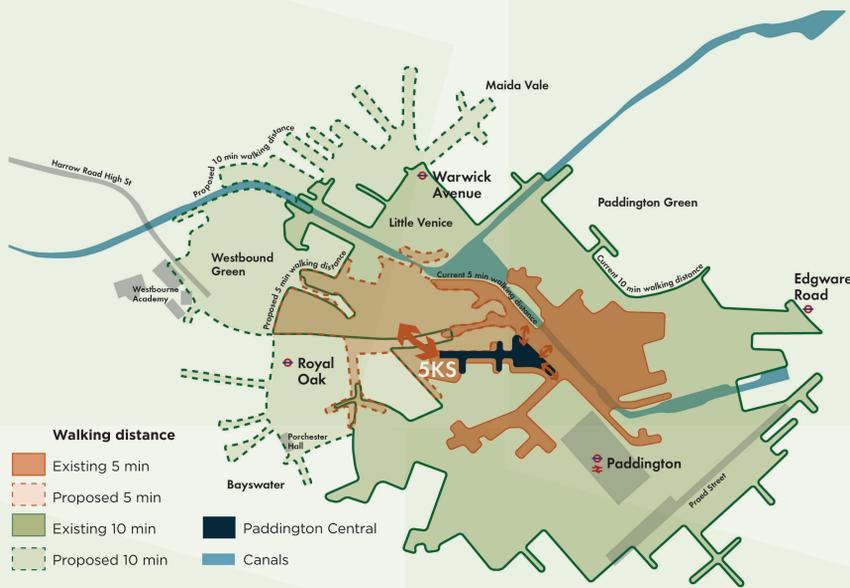
Creating new links and improving access

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A NEW PUBLIC ROUTE

A key public benefit of the scheme is a new route that will connect Westminster to Paddington Station, making it easier for local people to get around. The route will be a safe and well-lit connection that runs directly through the ground floor of the building and that will be open for all to use.

The provision of a public route through the base of the proposed building at Five Kingdom Street has the potential to significantly extend the range of destinations accessible within walking distance of the site and create linkages from the campus to Royal Oak station (Zone 2).



↑ The plan above shows the existing area that is within a 5min and 10min walking distance from Paddington Central, compared with the increased walking area that would be achieved with the new connection through Five Kingdom Street.



↑ Photos of the existing condition looking south east towards the site from underneath the Westway.



.....→ The sketch opposite shows the proposed condition looking underneath Westway southeast towards Five Kingdom Street.



ROUTE

DESTINATION

PUBLIC SPACES



The building features a new route through to Paddington from Westminster and is a destination in its own right with high quality public spaces.

A DESTINATION

This illustrative view gives an impression of the new route through Five Kingdom Street from Harrow Road to Kingdom Street and Paddington Station.



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A new public garden at its heart

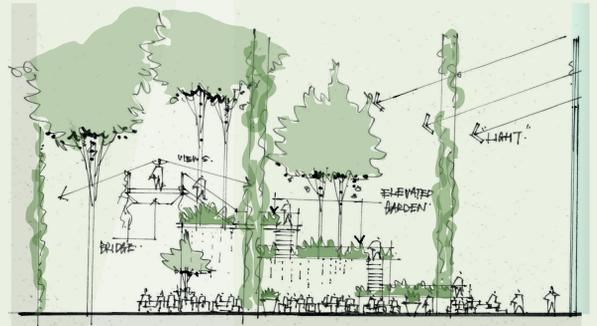
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A PUBLIC GARDEN FOR ALL

A new public garden on the ground floor will provide a covered space open to everyone that can be enjoyed through all seasons, making Five Kingdom Street a destination in its own right.

The landscaping concept has drawn inspiration from the industrial past of Paddington, identifying parallels between the flow of water through the canal system and the desired flow of people through the building. Conceived as a series of cascading surfaces, the garden will offer a variety of spaces to sit and to linger, as well as areas for small events or performances.

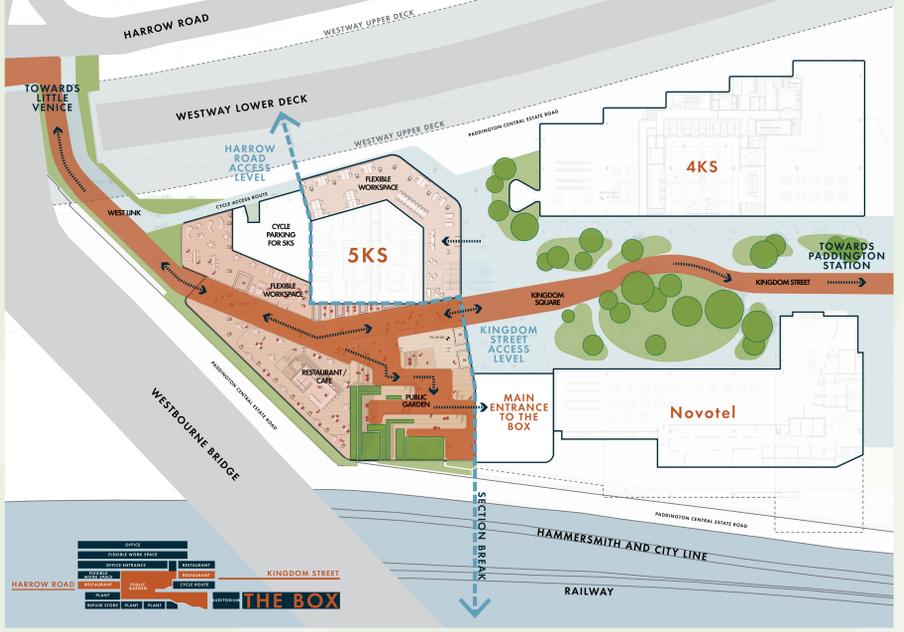
Retail units and SME workspaces will create activity at each of the entrance locations and levels. The public garden is also a key access into The Box.



Reference images showing examples of internal garden spaces.

Early concept sketch for the public garden space showing the greenery at multiple levels

- Main public route
- Landscaping
- Change in level



Reference image of lock cascades on canals. The canal has inspired the design of public routes through the garden.

Composite plan showing the key public spaces and routes at two levels.



KEY FEATURES

main route through from Harrow Road

cascading levels offer intrigue and provide a variety of smaller spaces for different activities

lift for access to The Box

entrance to The Box

outdoor landscaping

Illustrative view of the public garden highlighting main public routes in blue, and opportunities for potential public art, wayfinding and artist installations in yellow.

See what the public garden could look like by using one of our virtual reality headsets!



