

City of Westminster College, Paddington Centre,
25 Paddington Green, London W2



draft planning brief

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1 Executive Summary

- 1.1 This brief outlines the Council's planning policies in relation to:
- 1.2 Redevelopment of the City of Westminster College at Paddington Green, if the College were to move to another site in the vicinity.
- 1.3 The City Council would expect a residential development (which could contain some community uses), where its normal policies on affordable housing, mix of units and provision of amenity space are met. Car and cycle parking should be provided at the usual standards.
- 1.4 The site is not suitable for a tall building, because of the likely impact on the Paddington Green Conservation Area and adjacent listed buildings and the open spaces of St Mary's Gardens and Paddington Green.
- 1.5 Development on the site should preserve and enhance the character of the conservation area, enhance pedestrian links through the site to the open spaces and be of high quality design, incorporating sustainable design and construction principles.

2 Introduction

- 2.1 This planning brief covers the site of **City of Westminster College, Paddington Green**.
- 2.2 This is the site of the main campus and administrative centre for the City of Westminster College. The site of approximately 0.7 hectares is located in the north west of the City, just to the west of the Edgware Road, north of the Westway and near the new developments at Paddington Basin. It is outside the Central Activities Zone. It is very close to the Church Street Neighbourhood Renewal Area, which covers an area to the east of the Edgware Road.

Purpose of the planning brief

- 2.3 The brief has been written to assist the City of Westminster College in formulating their plans for the future. They are currently undertaking a review of their property holdings. The College currently operates out of 5 centres in west and central London. A map showing the location of these centres, and a short history of the City of Westminster College is attached as Appendix 4
- 2.4 The Paddington Green Centre is the main campus and administrative centre for the college. The existing building is not in good condition, and the college is considering a number of options, including:
 - Relocating to another site in the vicinity and selling their existing site for redevelopment;
 - Redeveloping the existing site with new college buildings and other uses; or
 - Redeveloping the existing site for new college buildings
- 2.5 City of Westminster College is a well regarded and important local institution and the City Council as Local Planning Authority want to see the college stay in the area and be housed in suitable modern accommodation.
- 2.6 The City of Westminster College Cosway Street centre may become surplus to their requirements, depending on which option above is followed and a separate planning brief has been prepared for that site.

- 2.7 This brief explains the framework of Unitary Development Policies that would apply to redevelopment of all of the Paddington Green site, and how this would affect the uses, type and form of development that may be permitted on the site.
- 2.8 The brief assumes that the main scenario is for the College to relocate from Paddington Green to another site in the vicinity and redevelop the college site for alternative uses. Possible sites for the college to move to include the North Westminster Community Upper School site on North Wharf Road, to the south of the Westway, or to another of the sites around Paddington Basin. The Secondary Schools Review agreed the closure of the North Westminster Community School, and its replacement with two new academies. Therefore with the closure now going ahead the site on North Wharf Road will be disposed of and new academies built at Westbourne Green and Oakington Road.
- 2.9 Further information is available from draft planning briefs that have been prepared for the 'North Westminster Community School, Grand Union Building and the Windings sites, at Paddington Basin and North Wharf Road, W2', and 'St Mary's Hospital and Post Office sites, W2'. The City Council also maintains an up to date "Fact Sheet" on the PSPA regeneration programme with more detailed site histories and an overview of changes in the area. It is updated several times a year and is available from the Council's web site: www.westminster.gov.uk/environment/planning/paddington/Factsheet.cfm
- 2.10 If the Paddington Green site were redeveloped for a mixed education and housing use, the requirements set out in this brief that assume the relocation of the college, would be applied in a similar way. Advice on the form of replacement buildings is contained within the Urban Design section, and the requirements for mix of unit sizes, affordable housing etc. are set out in the land use section.

3 Policy Context

- 3.1 The relevant statutory planning framework for this site is set out in:
- 3.2 The Government's raft of Guidance documents;
- 3.3 The London Plan – Spatial Development Strategy for Greater London; There are no specific designations in the London Plan for this site.
- 3.4 The City of Westminster's UDP (informed by its Civic Renewal programme and City Plan – its community strategy), which is going through its final adoption processes at the time of writing, and may be the only relevant UDP version by the time this brief is read. Until formal adoption, the 1997 Plan remains the formal Development Plan and a material consideration is the pre inquiry version of the replacement UDP (August 2002) plus the modifications published in May 2004 and the further modifications published in September and December 2004.
- 3.5 The Council's draft replacement Unitary Development Plan (RUDP) has been the subject of a Direction under section 17(1) of the Town and Country Planning Act 1990, issued by the First Secretary of State on 9 December 2004. The Direction relates only to policies for affordable housing, but it prevents the adoption of the whole plan. The weight to be afforded to all parts of the draft plan other than affordable housing is unaffected by this Direction.
- 3.6 On 17 December 2004 the City Council's Director of Legal Services wrote to the Secretary of State advising of the City Council's intention to challenge the Direction in the Courts unless it has been withdrawn by 7th January 2005. The Direction is therefore now in dispute, and the City Council has been advised that the affordable housing policies in the draft RUDP should now continue to be afforded the same weight as they had prior to the Direction being issued, unless and until the Direction is confirmed by the Courts. The RUDP is a material

consideration of significant weight, as it has reached the very final stage of preparation prior to its adoption.

- 3.7 This brief therefore uses the policies from the Revised UDP as proposed to be adopted.

4 The Site

- 4.1 The Paddington Centre is the main campus and administrative centre for the college.
- 4.2 The site covers an area of approximately 0.7 hectares.
- 4.3 A private service road, accessed from Paddington Green runs along the eastern edge of the site. This road is 2 way, with double yellow lines on the eastern side, and parking along the western side. The road is a dead end, blocked off from Hall Place to the north of the site by concrete bollards.
- 4.4 The site is separated from the housing estate to the north by a 2m high brick wall. The eastern boundary has low rise railings. Whilst there appears to be a relatively open aspect to the two municipal tower blocks, Braithwaite Tower to the north, and Hall Tower further south, in practice these railings and others to the open spaces in the housing areas restrict movement through these areas.
- 4.5 The Western boundary of the site runs along St Mary's Gardens open space. The College is separated from the gardens by 2m high metal railings. There is a gate in the north west corner of the site that accesses the gardens, although it appears to be little used.
- 4.6 The College building itself is an example of 1960s brutalist architecture, and is made up of 3 main blocks, clad in pre-cast concrete panels.
- 4.7 The northern most block is 2 storeys high and stands alone. The central and south blocks are linked by the principal entrance and stair tower and comprise single storey podium structures with towers rising on the western sides of each block. The central block has seven storeys and to the south eight.
- 4.8 The main parking area (35 spaces) and fire brigade access is north of the north block with provision for 20 vehicles between the north and central blocks. There is provision for 15 chevron parking spaces in the access road to the east. Cycle parking is provided by the main entrance (12 cycle racks with space for 24 cycles).
- 4.9 The building does not relate well to the adjacent conservation areas and listed buildings.
- 4.10 There is one tree on the site that would need to be retained, on the north west corner.

5 Surroundings

- 5.1 The college itself is not within a Conservation Area, but to the south and west the adjacent open spaces of Paddington Green and St Mary's Gardens are within the Paddington Green Conservation Area.
- 5.2 St Mary's Church to the south west of the site is Grade II* listed, and proposals for this site should respect the setting of this historic church by John Plaw which was built between 1788-91. There are also a number of listed structures in the church grounds, and in Paddington Green itself.
- 5.3 To the south east of the site, with a frontage onto Paddington Green and Church St is the former Paddington Children's Hospital, which is Grade II listed. The Children's Hospital by H P Adams was built in 1895 and is built of red brick with

red terracotta dressings. It is 6 storeys to the gable, but these are very high, giving an overall height of 24m. It is 20m to the top of the main roof and 15m to the eaves.

- 5.4 On the east side of the square, numbers 17-18 are a pair of grade II listed terraced houses circa 1800, which are 4 storeys plus basement.
- 5.5 The listed building descriptions for these properties, as well as the structures within the Churchyard, Gardens and Paddington Green are attached as Appendix 3
- 5.6 The Westway runs along the south side of Paddington Green and St Mary's Church. This means the area is relatively cut off from the new major mixed use developments at Paddington Basin. The developments at Paddington have been designed to link in as far as possible with the area to the north, both in design terms and by creating new linkages, such as a new pedestrian crossing on the Westway, which may be installed as part of the Hermitage Street (Paddington Walk) section 106 agreement. The area around the Harrow Road gyratory may also change as development proposals for the Travis Perkins Site and Harrow Road Gyratory progress. (See draft brief "149-157 Harrow Road and adjacent Highway / open space, Paddington, W2 as agreed for consultation 29 April 2004")

6 Relevant Planning History

- 6.1 The area immediately surrounding the college changed significantly in the post war period, when the former Paddington Borough Council comprehensively redeveloped much of the area for housing. The results of this can be seen in the two tower blocks to the east of the site, and the Hall Place Estate to the north.
- 6.2 The college was built on its present site in the early 1960s. From old maps of the area, it can be seen that St Phillip's Place (in earlier maps Manor Place) ran along the east side of St Mary's Church Garden's. When the highway was closed the land reverted to adjacent owners and the land was shared between the college and the open space. This means that there is a limited road frontage to the gardens, and results in them being tucked away behind the college buildings. The only public entrances into the gardens are at the north and south ends.
- 6.3 Whilst this has created a peaceful space with much less traffic noise impact than Paddington Green, it means that the gardens are not effectively overlooked. This appears to have had an impact on the intensity of use of the gardens and the surrounding area, and feelings of concern for safety. Large numbers of railings and fences have been erected in the area, which indicate a 'barrier' approach to solving the potential for criminal activity.
- 6.4 There have been very few significant planning decisions affecting the college site, since the college was built. Planning permission was granted on 6 Jan 2000 for 'Alterations including a full height extension to the north west frontage and enclosure of the ground floor entrance area, together with recladding and partial enveloping of the exterior of the building'. This permission has not been implemented. The existing buildings comprise 11,168m² of education (D1) floorspace. The 2000 proposals would have provided an additional 3,161m² of floorspace.

Relevant Planning History – adjacent sites

West End Green Site

- 6.5 To the south east of the college, on the western side of Edgware Road and south side of Church Street, is what is known as the West End Green site. This site has a complex planning history, with a number of schemes having been put to committee, but planning permission has not yet been granted or the section 106 completed for any scheme.
- 6.6 Given the context of the committee resolutions, permission may ultimately be granted for a mix of uses including residential, a supermarket, retail units and holiday lets. Section 106 contributions may include funding for social/community/medical improvements, affordable housing, road widening and security improvements to Paddington Green Police Station.
- 6.7 For the latest planning position on the West End Green site, please contact Amanda Coulson, the case officer, on 020 7641 2017.

7 UDP Policy Designations

- 7.1 The site is not within a conservation area, and there are no listed buildings on the site.
- 7.2 The site is not within any strategic view cones.
- 7.3 there are no safeguardings (e.g. Crossrail) affecting the site.
- 7.4 The site is outside the Central Activities Zone, Paddington Special Policy Area and North West Westminster Special Policy Area.
- 7.5 The UDP density range for this area of the City is 247-494 habitable rooms per hectare.
- 7.6 However, the site is surrounded to the south and west by public open space which is within the Paddington Green Conservation Area. The implication of this for the design of development on the site is discussed further in the Urban Design section below.
- 7.7 The area to the south of St Mary's Square and Church Street is within the Area of Archaeological Importance of Paddington and Lillestone villages.
- 7.8 These designations are shown on Map 1

8 Land Uses

Loss of a community facility

- 8.1 The college is an education use that falls within class D1 of the Use Classes Order. Any planning application to redevelop the site for an alternative use would be considered under policy SOC1 of the UDP.
- 8.2 This policy protects existing community facilities, which includes D1 education uses such as the college. The City Council will therefore only consider allowing the loss of a community facility only if an adequate replacement is provided and guaranteed.
- 8.3 If the college did relocate to another site, and their existing buildings became surplus to requirements, then the Council could still require any development on the site to include an agreed element of community use under policy SOC1. This could include relocating the Westminster Children's Sports Centre, currently situated at the north end of St Mary's Gardens.

Housing

- 8.4 The site is outside the Central Activities Zone which means the policy position in terms of replacement use is quite straightforward. The main aim of UDP policy is to maximise the amount of land and buildings in housing use outside the CAZ (STRA12 Protecting and Providing Housing, H3 To Encourage the Provision of More Housing), therefore the Council would expect a residential development on this site if the college relocates.
- 8.5 The Council expects affordable housing (see paras. 3.5 and 3.6 above) to be provided as part of housing developments (H4 – provision of affordable housing) on sites of 0.5 hectares or over or of 15 or more additional residential dwellings. This site would be expected to provide over 25 units, and therefore the Council would require that 30% of the housing provided is affordable. 25% should be for residents in housing need, with 5% for key workers.
- 8.6 The development should include a mix of unit sizes. The UDP requirement is 33% of housing units to be family sized, with 5% of this family housing to have five or more habitable rooms (H5 – providing a range of housing sizes).
- 8.7 The City Council will expect all new housing units on the site to meet the Lifetime Homes Standard. 10% of the units should be designed to be wheelchair accessible or easily adaptable for residents who are wheelchair users (H9 – provision of homes for long term needs)
- 8.8 The residential density for this area is 247-494 habitable rooms per hectare. The City Council is generally more concerned that proposed developments meet other policies in the plan than the measure of their housing density. Further advice on density is set out in policy H11 Controlling Housing Density in the UDP.
- 8.9 Provision of gardens and community facilities would be required through policy H10, and outside the CAZ, this normally includes the provision of open space.
- 8.10 Children's play space and facilities are required to be provided as part of new housing developments which include 25 or more family units. (Policy SOC 6 Children's Play Provision) This site is not within the Priority Area for additional play space or green open space for play and is surrounded on 2 sides by open space, which has some children's play facilities. The site would be likely to accommodate a large number of new residential units, and the Council may seek s106 contributions towards the improvement of this open space and the play facilities, rather than requiring new large scale green open space and play facilities within the housing development itself.
- 8.11 Improvements to the open space may include supporting the development of an arboretum in St Mary's Gardens, which is an emerging proposal by the City Council. Development of an arboretum is a long term project in which a selected range of unusual or rare tree species will be planted over a number of years. As the trees develop the collection would help consolidate the purpose and function of the open space, and provide a valuable recreational and educational resource. The style of landscaping on the planning brief site should reflect the emerging arboretum planting, and should provide visual links with St Mary's Gardens. Further information can be obtained from Paul Akers, the City Council's Arboricultural Officer on 020 7641 6096. Commitment and support for the arboretum would be secured through a section 106 agreement.

Provision of a community facility

- 8.12 However consideration of the balance of open space with the scale of development on the site would form part of the assessment of the design quality of any scheme that comes forward on the site.
- 8.13 Policy SOC 6 also says that on site suitable for large housing developments such as this the provision of a community facility as part of the development may also be required. Depending on the need for community facilities in the area, the council would therefore require a community facility on this site through SOC1 and SOC6.

Retail Uses

- 8.14 The Council considers that on this site, because of the proximity to the Edgware Road District Shopping Centre, it would not be necessary for new retail accommodation to be provided under policy SS1: New Retail Accommodation in Development Schemes Outside the CAZ. The Council would also not accept A3 uses within the site, because of their impact on residential amenity.

9 High Buildings

- 9.1 The Council's policies on high buildings are set out in policy STRA 28 and DES3 of the UDP. There are some post war point blocks adjoining the site, and there are high buildings that have been built and are proposed in the PSPA to the south across the Westway.
- 9.2 However the site is bounded by the west and south by St Mary's Church Yard and Paddington Green which are within the Paddington Green Conservation Area. Policy DES12 Parks, Gardens and Squares considers development adjacent to open spaces. Any development of this site should protect and enhance views into and out of these spaces, and not project above existing trees or building lines.
- 9.3 There are a number of mature plane trees in Paddington Green and St Mary's Gardens, and the relationship of any new development to the height of these trees when viewed from the open space should be one of the considerations in designing replacement buildings for the site. Development should also safeguard the appearance, wider setting and ecological value of the open spaces, and preserve their historic integrity.
- 9.4 The council considers that a tall building on this site would have an adverse impact upon the character and appearance of the conservation area, upon the adjacent listed buildings of Paddington Green Children's Hospital and St Mary's Church, and on the views from and of Paddington Green.
- 9.5 Policy DES3 states that high buildings will not be permitted where the development would have such an adverse impact. The site is therefore not suitable for a tall building.

10 Urban Design

Relationship to adjacent conservation areas

- 10.1 Although in a prominent position in relation to Paddington Green, the existing building does not make a positive contribution either to the open space or to the setting of the adjoining conservation area. One of the City Council's main requirements in redevelopment of this site would be to improve the interface between the new buildings and the conservation area. The Paddington Green Conservation Area Audit is a useful source of further information about the

character and history of the Conservation Area, and was adopted as supplementary planning guidance in April 2003.

- 10.2 Redevelopment of the college site would be a unique opportunity to repair the townscape of this part of Paddington Green. The reinstatement of a high quality, contextual residential development to the north side of the green should be a major enhancement to the conservation area.

Height, scale and form

- 10.3 On this site, the City Council would expect any new buildings to be lower than the existing college, because of its impact on Paddington Green and the wider setting of the adjacent conservation areas. Proposals for buildings higher than the existing college (as approved to be reclad) would not be acceptable.
- 10.4 The form of the existing buildings with large areas of relatively low rise building (approximately 6m high) provide considerable scope for new scale and height of development, to relieve some of the overbearing scale and impact of the existing buildings and to create a more satisfactory scale of building to the Conservation Area boundaries.
- 10.5 The relationship of new buildings to the listed St Mary's Church, and Grade II listed Children's Hospital is crucial in townscape and historic building terms. Building heights on the Paddington Green elevation should be in the order of 15m to reflect the scale of these buildings, possibly rising to 20m further back, if they are consistent with the overall architecture and design and have an acceptable impact on the Conservation Area. Such an approach would need to continue down the west side of the site to give a satisfactory relationship with the Gardens.
- 10.6 It is considered that an architectural feature on the south east corner of the site, designed to complement the height and scale of the children's hospital may be appropriate subject to detailed design and analysis of views and impact on Conservation Area. The remainder of the southern elevation would need to contain the Paddington Green open space, and help give it a feel and context more akin to its status as a London Square.
- 10.7 To this end the southern building line should be set back into the site, to allow footway improvements. This would enable the pedestrian desire line from Church Street to St Mary's Square to be enhanced, and new tree planting provided along the southern boundary to complete the predominantly tree flanked route from Church Street to St Mary's Square.

Pedestrian links

- 10.8 The existing college does not relate very well to the St Mary's Churchyard open space, in terms of pedestrian links. Map 2 shows the existing pedestrian routes in the area, and possible routes that could be developed in the future. There are currently no public entrances to the gardens except to the north and south ends of the open space, and there is little passive surveillance of the area by passers by or from adjacent accommodation. Whilst such new routes may not be acceptable to present managers, the options should be left for future managers to implement new routes to assist the pedestrian network in the area.
- 10.9 Development of the college site could help to create more linkages into the open space, and make it more accessible. As the site is large, there would be an opportunity to introduce a new street layout, to make the area more permeable. Public pedestrian access to and through the site should be possible. Reinstating a road frontage along the east side of the gardens may significantly increase security and surveillance, provide direct access to residential units which could

have front door access onto the Gardens and encourage further use and overlooking of the Gardens. This benefit may well outweigh possible disadvantages from introducing car movements alongside the open space. Whether this approach is the best for the site will depend on the approach taken to the design of the site as a whole, and how this fits in with an appropriately designed and detailed access road.

- 10.10 The City Council will use the advice 'Safer Places: the Planning System and Crime Prevention' (ODPM 2004) when considering the layout of the site and its likely impact on safety in the area.

11 Amenity Considerations

- 11.1 The Council's policy on amenity is set out in ENV12 and the Council will normally resist proposals which result in a material loss of daylight and sunlight particularly to dwellings. The residential buildings that are likely to be most affected by development of this site are Braithwaite Tower and Hall Tower to the East, and the Hall Estate to the north.

12 Servicing, Waste and Recycling Storage

- 12.1 Adequate provision should be made for servicing the different uses on the site, including facilities for waste and recycling storage (TRANS20, ENV11). Further information on the City Council's requirements is given in the Environment and Transport chapters of the UDP. Further advice can be obtained from Phil Robson in the Council's Environment and Leisure Department.

13 Transport

- 13.1 The site has high public transport accessibility, with 4 bus routes running along Edgware Road approximately 150m to the east, 6, 16, 98 and 414 and the 18 along the Harrow Road to the south. The nearest underground stations are at Edgware Road. The sub surface District / Circle / Hammersmith and City Line station is situated south of the Edgware Road on the corner of Chapel Street and Cabbell street. The deep tube Bakerloo line Station is on the corner of Bell Street and Edgware Road, and is particularly accessible to this site. Paddington station to the south has the same tube lines, as well as main line services to the West and the Heathrow Express.
- 13.2 The site is outside the current congestion charging boundary, and the proposed extension.
- 13.3 If there are more than 200 dwellings proposed on the site, any planning application would need to be accompanied by a Transport Assessment, prepared in accordance with guidance in the UDP and revised PPG13.
- 13.4 Depending on the type of proposals that come forward, the Council may seek contributions towards public transport improvements through the Paddington Area Transport Study (PATS) fund, or traffic and environmental improvements through the Paddington Area Traffic and Environmental Management (PATEMS) fund.
- 13.5 Proposals should also provide cycle parking (TRANS11) on the basis of 1 space per unit, and servicing (TRANS20) in accordance with the standards set out in the UDP.
- 13.6 The level of parking provision that would be allowed is set out in TRANS23 for residential developments. TRANS23 currently has maximum parking standards of

- one car space per unit of residential accommodation containing either one or two bedrooms:
 - one or two car spaces per unit of residential accommodation comprising three bedrooms or more (provided that the aggregate provision does not exceed 1.5 spaces per dwelling).
- 13.7 1 parking space for every 10 residential units will be required to be provided for use by people with disabilities.
- 13.8 The council would not accept the development of this site for car free housing where no parking space was provided.
- 13.9 TRANS22 sets out parking requirements for non residential developments. Where mixed residential and non residential development is proposed the parking provision should be separate (TRANS24).
- 13.10 If the site was to be redeveloped with retained educational facilities as well as housing, the Council would seek commitment to a Travel Plan for the Education use of the site, with measures to help reduce the transport impact of the college on the surrounding area.
- 13.11 As discussed in the Urban Design section one of the major issues that needs to be resolved is the access to the site from the road network. The site is currently accessed from Church Street. Consideration of traffic movements and access into and across the site, for both vehicles and pedestrians, should form an integral part of any designs for the site that come forward. VisSim transport modelling should be used to consider the impact of development on relevant road junctions.

14 Sustainable Buildings

- 14.1 Policy ENV1 of the UDP encourages the development of sustainable and resource efficient buildings. This site presents an ideal opportunity for the development of a sustainable low emission development, with renewable energy sources such as solar panels incorporated into the design.
- 14.2 The Council would require developers to submit an Environmental Performance Statement for the proposed buildings with their application. Further guidance on the content of the statement is given in the Environment Chapter of the RUDP, and the Council's Sustainable Buildings Supplementary Planning Guidance.
- 14.3 Proposals for the development of this site will be addressed against the provision of these documents and in particular the Council would like to see the following principles incorporated into designs from the outset:
- Energy efficient design
 - Natural ventilation
 - Use of sustainable building materials
 - Incorporation of any necessary plant into the overall design envelope
 - Ability for flexible reuse of the buildings over the long term
 - Equality of access for all and details designed to provide a barrier free environment for all, despite any impairments.
- 14.4 Other measures to improve sustainability may also be required through other policies for example Travel Plans, if an education use is retained on site.

15 Planning Benefit

- 15.1 Some of the issues that would be likely to be covered in a legal agreement have been addressed above. The table in Appendix 2 some of the planning benefits that may be required. The requirements will vary according to the type of application that comes forward, but will
- Have an identifiable connection with the development
 - Be in line with the policies in Part 2 of the RUDP
 - Be appropriate to the location, scale and nature of the development, and
 - Seek to mitigate the economic, environmental, transportation, social and community consequences of development as set out in policy **STRA6**.
- 15.2 Benefits likely to be sought on this site include:
- PATEMS
 - PATS
 - Social and Community Fund Account
 - Improvements to St Mary's Gardens and Paddington Green open space, which could include supporting the development of an arboretum at St Mary's Gardens.
 - Contributions towards improving links to the Church Street Neighbourhood Renewal Area
 - Improvements to Hall Road Estate and Paddington Green Sports Hall
 - Public Art
 - The City Council expects the developer of the site to conform to the Code of Construction Practice. This may require contributions to the Environmental Inspectorate.

16 Form of application

- 16.1 Because the site is surrounded on 2 sides by Conservation Areas and open space, the Council would require an application for full planning permission on this site. The application would need to be fully supported by a statement outlining the requirements of the college and clarifying whether the college is surplus to their requirements. If it isn't surplus to their requirements, and proposals come forward for redevelopment of the site with housing and college uses, then the statement would need to demonstrate that the remainder of the site will meet the requirements of the college.
- 16.2 The application would need to be accompanied by a number of supporting reports, including:
- Planning Statement
 - Design Statement
 - Daylight / Sunlight Study
 - Transport Assessment
 - Environmental Performance Statement
 - Access Statement

17 **Contacts**

Department of Planning and City Development

Graham King	Head of City Planning	020 7641 2749
Chris Mason	Policy, UDP and planning brief issues	020 7641 2286
David Clegg	Design issues	020 7641 3014
Jim Thomson	Planning Applications: Land Use and Development Control	020 7641 2485
Brent Turton	Construction Impact Management	020 7641 2581

Department of Environment and Leisure

Don Murchie	Transport policy issues	020 7641 2517
Roger Neville	Access Officer	020 7641 2688

Appendix 1

Planning Obligations

Priorities	UDP Policies Supporting Requirement	Other Relevant Strategies and Guidance	Benefits Could Include
Affordable Housing	H4 – provision of Affordable Housing	Circular 3/98 PPG3 Housing Westminster Housing Strategy	<i>Affordable housing on site Commuted sum financial payments</i>
Area Transport and Environmental Management Studies	TRANS 14 - transport impact statements, ENV 2 - environmental appraisals, TRANS 1 – protecting the environment from the effects of transport activities, TRANS 2 – road safety, TRANS 3– pedestrians, TRANS 21-26 – off street parking provision	Borough Spending Plan Mayors Transport Strategy	<i>In areas where major redevelopments are proposed. Studies would identify mitigation or improvement requirements Concentrating on pedestrian safety, public transport accessibility, cycle paths, parking and highway works that will protect existing residential communities from effects of redevelopments. E.g. Paddington Transport and Environmental Management Study.</i>
City Management	DES 1 - principles of development TACE 10 - entertainment uses SOC 8 - public toilet facilities ENV 6 - control of noise pollution ENV 10 - waste and recycling STRA 5 - public/private sector partnerships	Westminster City Plan Sustainable Buildings SPG Civic Renewal Agenda Westminster Crime and Disorder Reduction Strategy	<i>Additional CCTV Wardens services Recycling management agreements e.g. Glass bottles from A3 uses Specialist cleansing services Contributions to Business Improvement District –style areas Community Safety Initiatives</i>
Education Training and Employment .	STRA 4 - regeneration and economic development, SOC 1 - provision of community facilities, SOC 3 – provision of education facilities	Education Development Plan	<i>Provision of capital facilities/ floorspace for training providers, Participation in existing employment and training schemes in the City e.g. Connexions, New Deal Advertising jobs locally Provide financial contributions to training and employment projects and involvement in partnerships such as Paddington First. Financial contributions to school, college and adult learning facilities.</i>

Priorities	UDP Policies Supporting Requirement	Other Relevant Strategies and Guidance	Benefits Could Include
Environmental Improvements	TRANS 1 – protecting the environment from the effects of transport activities TRANS 3 - pedestrian activities TRANS 10 - cycling facilities DES 10 - works to listed building DES 9 - conservation areas DES 12 - parks, gardens and squares STRA 29 the river Thames and canals ENV 4 - planting around and on buildings, DES 14 - trees and shrub cover	Sustainable Buildings SPG	<i>Restoration and repair works to historic buildings, Preservation and enhancement of conservation areas and city squares Public access and environmental improvements to the river Thames and canals Public art outside the development site, Tree planting and other street works. Highway works, Green travel plans Car free housing</i>
Open Space Management and Development	STRA 29 - the river Thames and canals RIV 9 - Thames path, RIV 10 - Thames access, DES 13 - canals ENV 13 - public and private open space, DES 12 - parks, gardens and squares, SOC 6 -	PPG17 Open Spaces Nature Conservation Strategy	<i>Financial contributions to open space improvements, including addressing existing deficiencies. Enabling public accessibility of private open space in the City. Improvements to playgrounds Development and management of the public realm</i>
Public Transport Infrastructure	TRANS 4 - bus services and priority, TRANS 5 - surface and underground railways, TRANS 9 - financial assistance to transport	Borough Spending Plan Mayors Transport Strategy	<i>Financial contributions to public transport projects and facilities including buses, trams and trains Contributions to station improvements, Designing improvements to underground stations into development proposals Capital cost of 'countdown' system at bus stops London bus priority network contributions. Green travel plans</i>
Regulatory and Monitoring Codes of Practice	STRA6 Planning Obligations and Benefits	Code of Construction Practice	<i>Continuing and extending the work of the Environmental Inspectorate, the use of the Code of Construction Practice and any other codes designed to mitigate construction and development impacts on complex sites or a combination of sites.</i>
Social, Cultural and Community	H10 - provision of community facilities in housing developments, SOC 1 - provision of community facilities, SOC 2 - provision of childcare facilities, SOC 4 - provision of healthcare facilities, SOC 7 - indoor leisure and libraries STRA11A – arts, culture and entertainment	Westminster's Cultural Strategy Annual Library Plan	<i>The provision of health, welfare and other community facilities. Contributions to projects which address gaps in e.g. Health provision Working in partnerships with other service and voluntary agencies such as the health authority Enable local community to take advantage of facilities offered by private sports facilities e.g. By linking to GP referral schemes of patients in adjacent areas. Financial contributions from residential and commercial schemes to enhance local facilities e.g. Contribution to local library book stock fund.</i>

Appendix 2

Bibliography / Other Relevant Documents

PPG3 Housing

PPG13 Transport

PPG15 Planning and the Historic Environment

The London Plan – Spatial Development Strategy for Greater London (February 2004)

City of Westminster UDP (December 2004)

City of Westminster UDP (January 1997)

Civic Renewal Programme (September 2001)

The City Plan (Westminster's Community Strategy) 2002

City of Westminster Supplementary Planning Guidance

Public Art in Westminster (1994)

Designing out Crime (March 1998)

Sustainable Buildings (March 2003)

Design Matters (October 2001),

Safer Places: the Planning System and Crime Prevention' (ODPM 2004)

Appendix 3

St Mary's Church listed building description, and associated structures around Paddington Green

TQ 2681 NE 41/1	CITY OF WESTMINSTER	PADDINGTON GREEN, W2 (west side)
25.9.51		Church of St Mary.
GV		II*

Church 1788-91 by John Plaw with C19 alterations and restoration of 1972 by Raymond Erith. Yellow-brown brick with ashlar dressings. Slate roof, lead roof to cupola. Greek cross plan, the central square surmounted by cupola with lower, narrower arms. Principal entrance to south arm of cross treated as Doric portico with attached columns distyle in antis with pediment to gable end. Flight of four steps to panelled double-leaf doors in architrave with hood on consoles. Bowed tetrastyle Tuscan porch to west cross arm with thermal window above. Venetian window in round-arched recess to east side. To north side a round-arched recess contains a thermal window with a 4-light pilastered window in segmental surround below. Pediments to gable ends. Return walls have niches and square blind panels above. To central block, two levels of small-paned windows with leaded lights under gauged brick arches. Ashlar frieze and cornice. Hipped roof. Octagonal cupola with paired columns to angles. Interior: galleries on three sides supported on columns. Segmental vaults and shallow dome. Original font, pulpit, altar and altar rail.

TQ 2681 NE 41/3	CITY OF WESTMINSTER	PADDINGTON GREEN, W2 (west side)
		Monument to Thrupp family approximately 12 metres south-west of Church of St Mary.
GV		II

Monument. Late C18-early C19. Ashlar. Pedestal, sarcophagus with gadrooned edge and swept cover with further gadrooning surmounted by shallow pediment. Recesses for inscriptions to each side, that to the west side has been lost, that to the south appears to be a later replacement and commemorates Mary Burgan (d 1795), wife of Joseph Thrupp and their son (d 1872). The inscription plaque to the east side commemorates J A Thrupp (d 1844) and his wife Caroline (d 1842). The plaque to the north side commemorates Mary, wife of Joseph Thrupp (d 1845) and their granddaughter Caroline (d 1845).

TQ 2681 NE 41/4	CITY OF WESTMINSTER	PADDINGTON GREEN, W2 (west side)
		Monument to Chandless family approximately 14 metres south-east of Church of St Mary.
GV		II

Monument. Early C19. Ashlar on renewed brick base. Rectangular on plan with recessed angles containing partly fluted Doric columns. Inscription plaques to each face. Cornice and blocking course above. North side inscription commemorates Mary Chandless (d 1807) wife of Thomas Chandless, and the latter (d 1823). West side: Caroline (d 1834), wife of Thomas Chandless, Blanche their daughter (d 1834) and Thomas Chandless (d 1883). South side: William, son of Thomas Chandless (d 1896). East side: Henry Chandless (d 1893).

TQ 2681NE
41/2

CITY OF WESTMINSTER

PADDINGTON GREEN, W2
(west side)

Monument to Woodd
family approximately
6 metres north-east
of Church of St Mary.

GV

II

Monument. Early C19. Ashlar. Sarcophagus with legs on pedestal. North side shows coat of arms with motto 'NON NOBIS' decorated with a garland, south side has roundel with male bust, presumably representing the Reverend Basil Woodd. Rather worn. Inscriptions to base legible in part: to west side commemorating Hannah Sophie Woodd, to east side Basil Owen Woodd, son of the Reverend Basil Woodd (d 1811).

TQ 2681 NE
41/6

CITY OF WESTMINSTER

PADDINGTON GREEN, W2
(south side)

25.9.51

Statue of Mrs Siddons.

GV

II

Statue. Unveiled 1897. By L J Chavalliaud. White marble statue on Portland stone pedestal. The statue depicts Mrs Sarah Siddons (1755-1831), the great tragic actress, and is based on Sir Joshua Reynolds' painting of her entitled "The Tragic Muse". She is dressed in classical costume and seated in dramatic attitude with a dagger in her right hand.
London Statues, A Byron, 1981, pl95.

TQ 2681 NE
41/5

CITY OF WESTMINSTER

PADDINGTON GREEN, W2
(east side)

5.2.70

Nos 17 and 18.

GV

II

Pair of houses. C.1800, later alterations include addition of 3rd floor and rebuilding to entrance bay of No 18. Entrance wing to No 17 rebuilt in C20. Yellow-brown brick with stucco dressings. Roof concealed. 4 storeys and basement, 2 bays with recessed lower entrance bay to left. 2-bay range: window bays breakforward. Tripartite sashes to ground floor, glazing bars to No 18. 1st floor band. Tripartite casements to 1st floor with iron balconies and swept canopy to No 17. 16-pane sashes above. Gauged brick arches to windows. 3rd floor band. Entrance bay of No 18: 2-bay arcade of round arches to ground floor contains door with fanlight and 16-pane sash. 16-pane and 12-pane sashes above with gauged brick arches. Much rebuilding above.

Children's Hospital Paddington Green listed building description.

TQ 2681 NE CITY OF WESTMINSTER PADDINGTON GREEN W2
41/8

15.7.87 Children's Hospital
Paddington Green

GV

II

Children's Hospital. 1895. H P Adams architect. Red brick; red terracotta dressings. 3 storeys. 6 main bays plus entrance to centre. Left 3 bays with Dutch gable over; right bays to first and second floor with mid C20 extension in front of facade. Entrance with sculpted mother and children set in Dutch gable, some segmental and some round windows. Return to left. Listed mainly for tile pictures, including 13 set in walls of day centre inside Outpatients Department, (subjects include 'Frenchay' 'As happy as a King', 'Paddington Green', 'Digging on the sands', a game of snowball, a tea party, 'The White Stone Pond, Hampstead', 'Building', 'Babes in the Wood', 'Boy Scouts', a boy by a lake, 'A Mad Tea Party' and 'Sowing') and further tile pictures, now covered up, in Mary Adelaide and Princess Louise Wards.

TQ 2681 NE CITY OF WESTMINSTER PADDINGTON GREEN W2

21.5.87

Pair of K6 Telephone
Kiosks at edge of
Paddington Green
opposite Nos 8-M

GV

II

Pair of telephone kiosks. 1935. By Giles Gilbert Scott. Cast iron. Intact square kiosks of K6 type with domed roof, unperforated crowns to top panels and margin glazing to windows and doors.

Appendix 4

A Short History of City of Westminster College

City of Westminster College can trace its history as a distinct organisation back to September 1903, when the Paddington Technical Institute opened for business at its Saltram Crescent premises. It was the first of its kind in London.

In the Beginning

Sidney Webb, Fabian and Socialist, was Chair of the Technical Education Board of London County Council, which opened the Paddington Technical Institute in September 1903, with Dr Ryan as Principal. It taught Physics, Chemistry, Engineering, Building, Domestic Economy, and Dressmaking. In addition, non-vocational education was also on offer to boys and girls.

Wars and politics

The onset of World War in 1914 disrupted the College, but also acted as a catalyst for action on the need to widen the opportunity for post-school education. Later, during the 'thirties there were nearly a thousand students (many attending evening courses), three Heads of Department, twenty full-time teachers and twenty-seven part-timers. That it was gaining a good reputation as a provider of education was attested to by the keen competition for scholarships - in March 1938 there were 74 applicants for the 30 available.

Our Centres

Over the years the College has occupied a number of buildings, particularly in the seventies, and each with a slightly different history:

Beethoven Street, W10 was acquired by the College in the early sixties and provided courses there until 1997, when it was sold. However, we still teach short courses to the local community in what is now known as Beethoven Street Centre.

Ladbroke Grove, W11 The College acquired what had been a local Secondary School for Girls in the seventies. The centre was sold in 1997 and it now houses a private leisure and health facility.

Amberly Road, W9 This well-known site for Westminster Adult Education Institute provided a base for our School of Photography from 1985 until 1995, when photographic studios were established at Paddington Centre.

Samford Street, NW1 This centre provided a base for the Chelsea School of Chiropody throughout the seventies and eighties, until the work was transferred to the Polytechnic of Central London (later to become University of Westminster) in the late eighties.

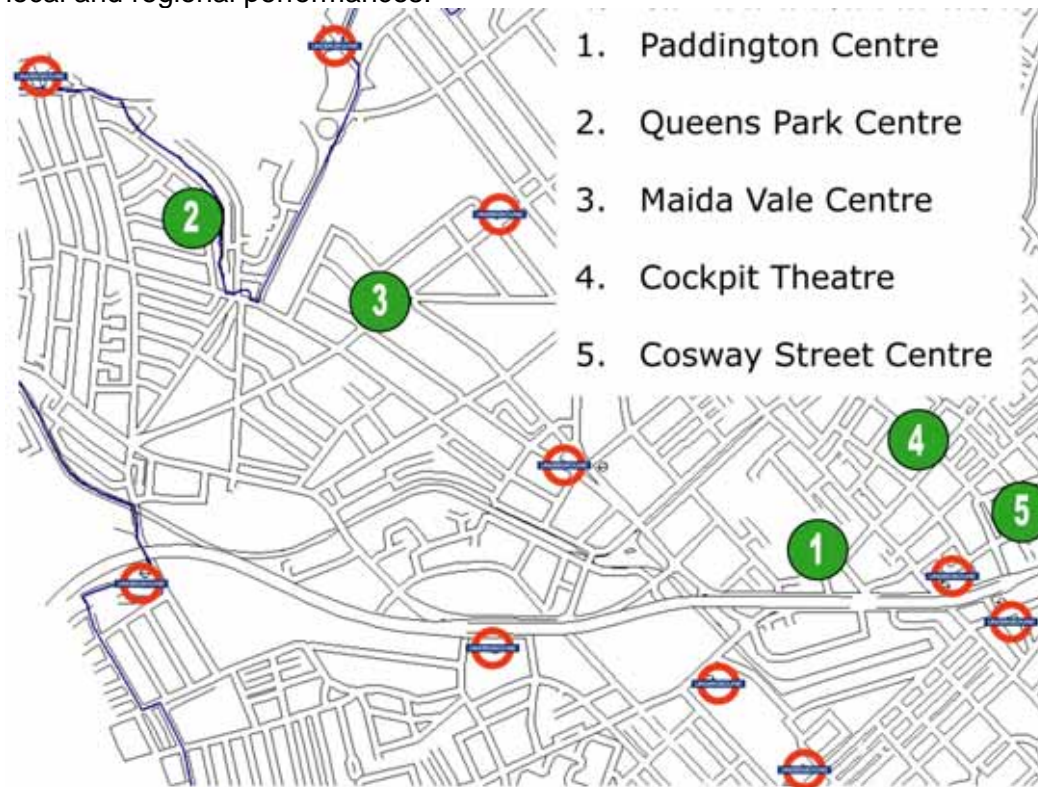
Saltram Crescent, W9 Our Queens Park Centre, as it is now known, was the base for the original Paddington Technical Institute. Built in 1893 it was purchased by the LCC from the Saint Augustine Sisters in 1903 and became the first full-time Technical Institute in London.

Elgin Avenue, W9 Our Maida Vale Centre, as it is now known, was formerly the Paddington and Maida Vale High School for Girls and was leased to the College in 1982.

Paddington Green, W2 Our Paddington Centre, together with Samford Street, formed what was known as Paddington Technical College when this new purpose-built building opened in 1967.

Cosway Street, NW1 This Centre was formerly part of Marylebone School and the College acquired it in the seventies. It now houses our professional science courses and provides a base for our Training and Community Partnerships

Cockpit Theatre, NW1 The College took responsibility for the Cockpit Theatre after the Inner London Education Authority was abolished in 1990. It now provides a fantastic resource for our Performing Arts, Sound and Lighting students and a great venue for local and regional performances.



Our Names

In our history we started life as Paddington Technical Institute, at Saltram Crescent, until 1967, when, together with Paddington Green, it became Paddington Technical College, and from 1984, Paddington College. When the Inner London Education Authority was abolished in March 1990 the College was governed by Westminster City Council. It was then that we took our present name - City of Westminster College. On 1st April 1993 City of Westminster College became an incorporated and self-governing organisation, occupying five spaces in the borough of Westminster.

PAST PRINCIPALS

Dr Ryan 1903 - 1914

Mr Cooke 1914 -1929

F.H. Reid 1929 - 1939

Dr Robinson 1939 - 1947

A. T. Lindley 1948 - 1970

A. W. Thompson 1970 -1975

S. F. Everiss 1975 - 1976

Margaret Rawlins 1976 - 1977

Alan Hutchinson 1977 - 1987

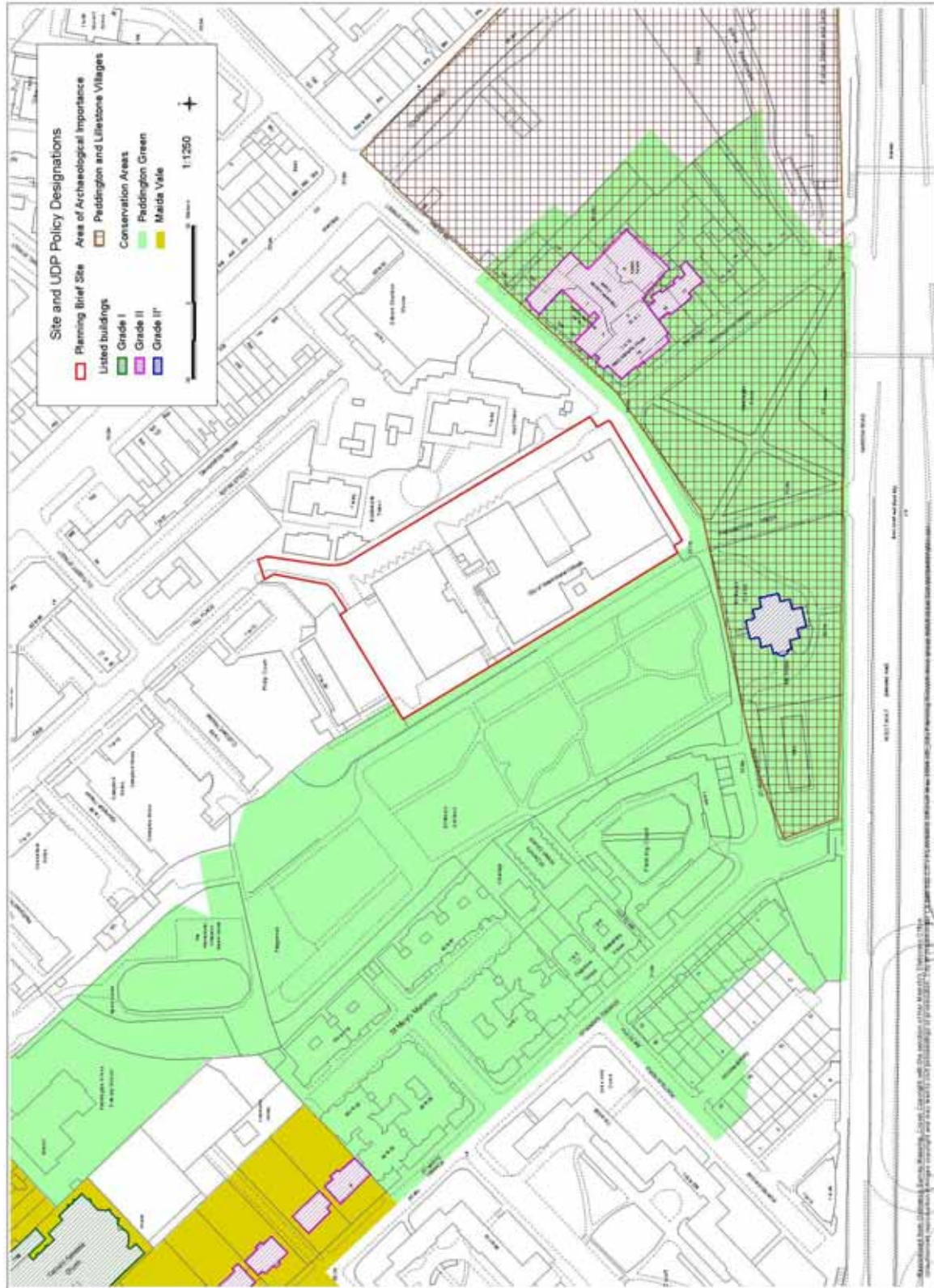
Janey Rees 1987 - 1990

Paul Bellamy 1991 -

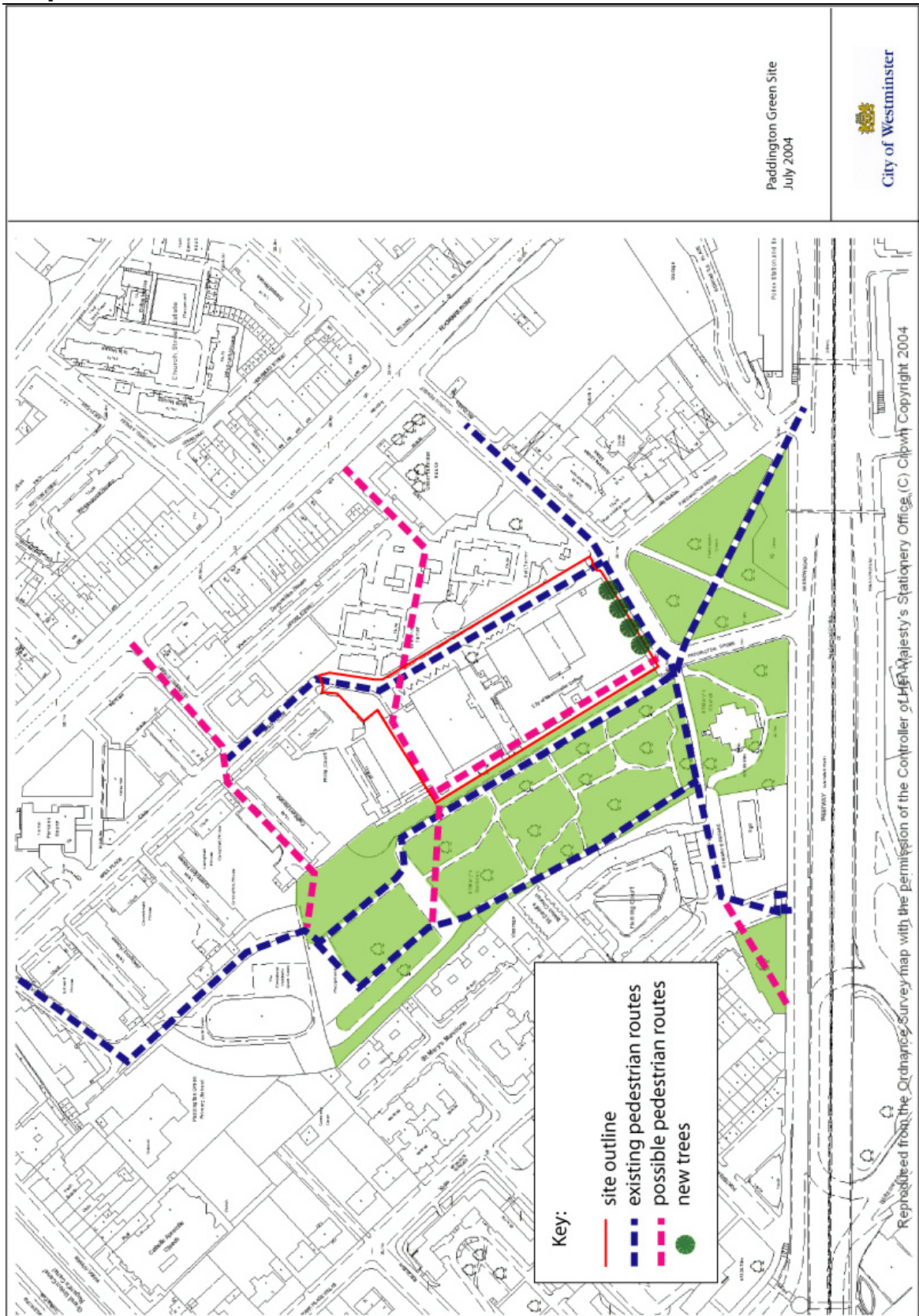
From City of Westminster College website: www.cwc.ac.uk

Map 1 The site and UDP Policy Designations

NB Listed structures in Paddington Green and St Mary's Gardens are not marked on this map



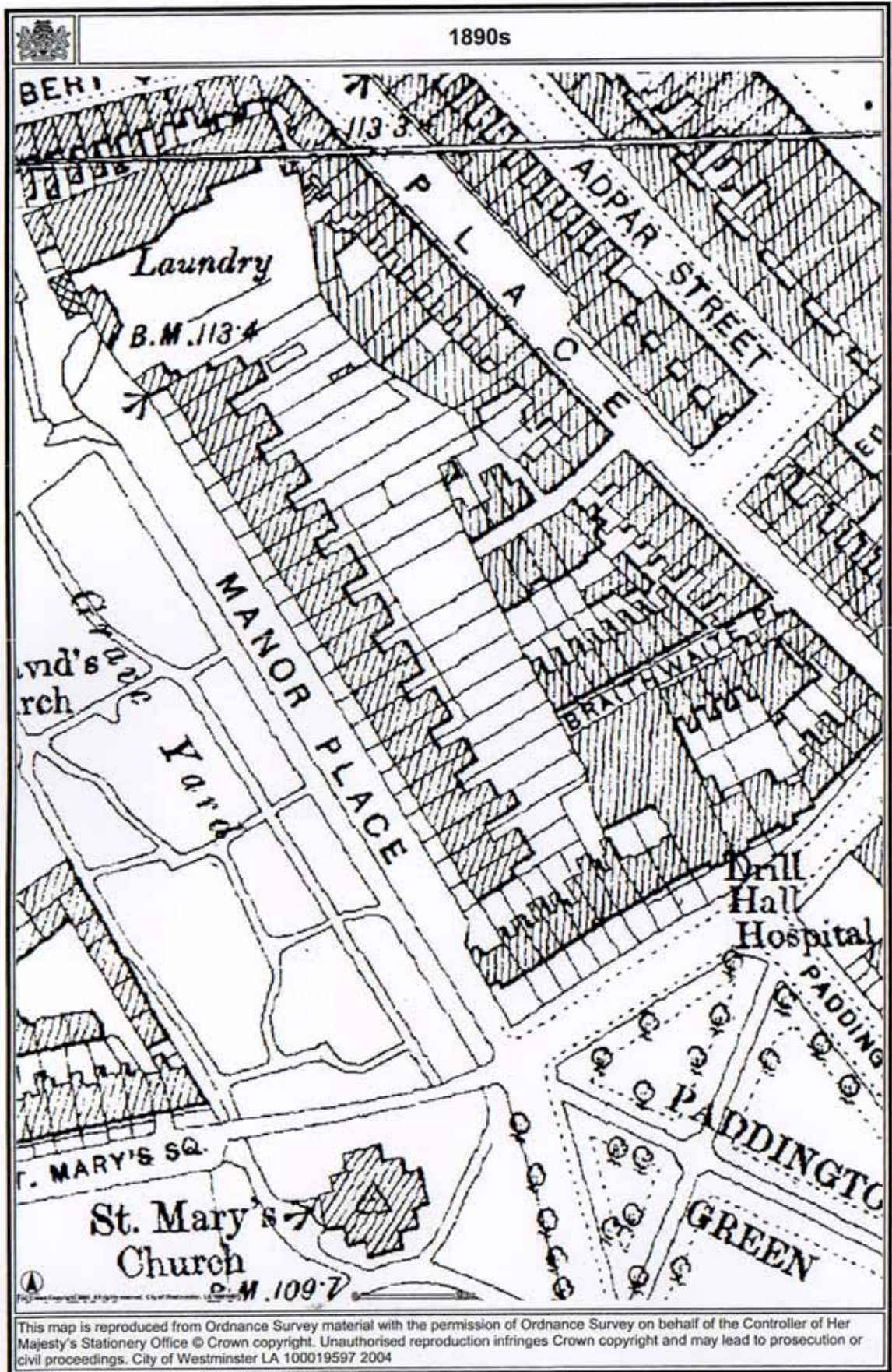
Map 2 Pedestrian Routes

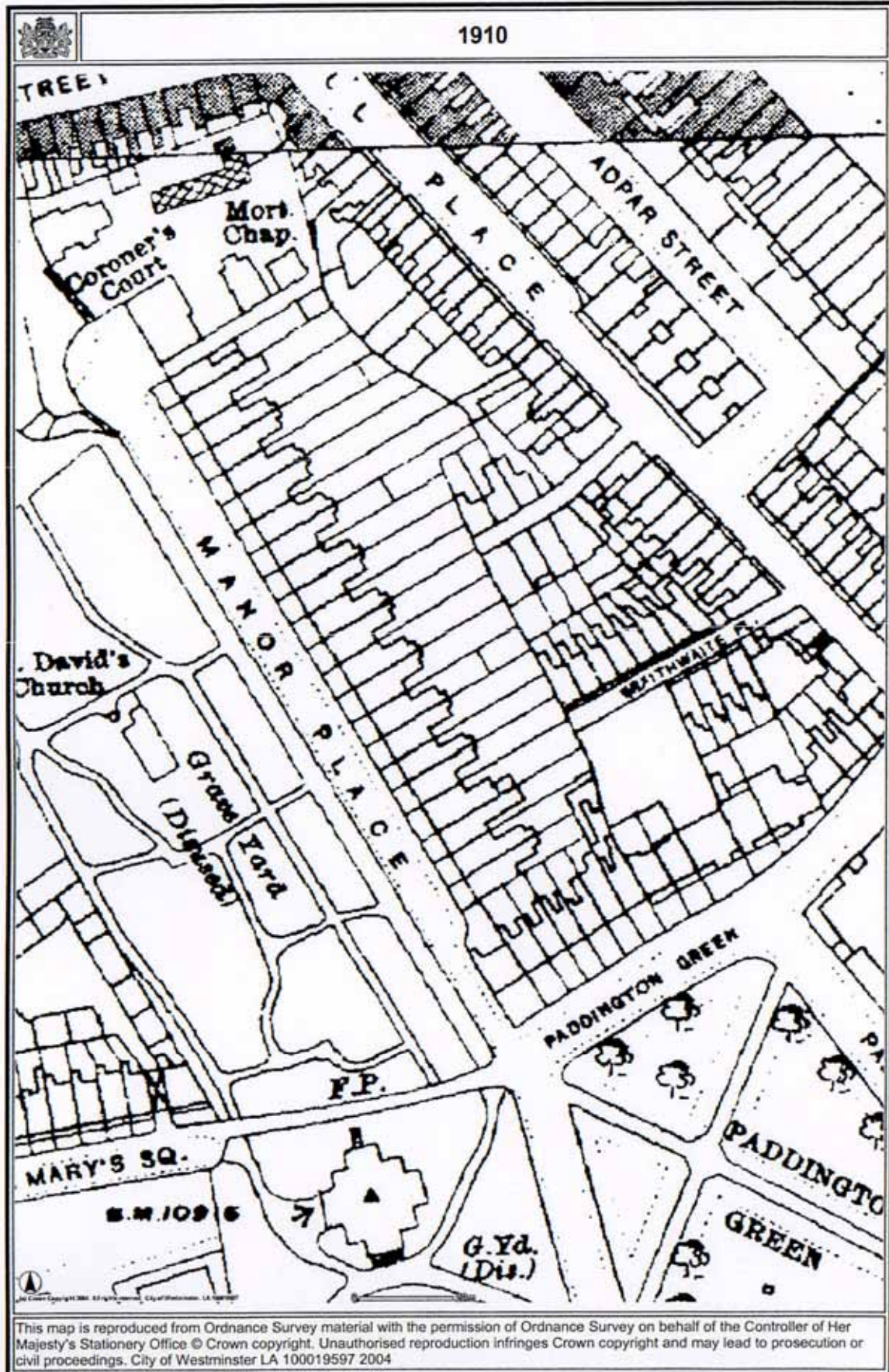


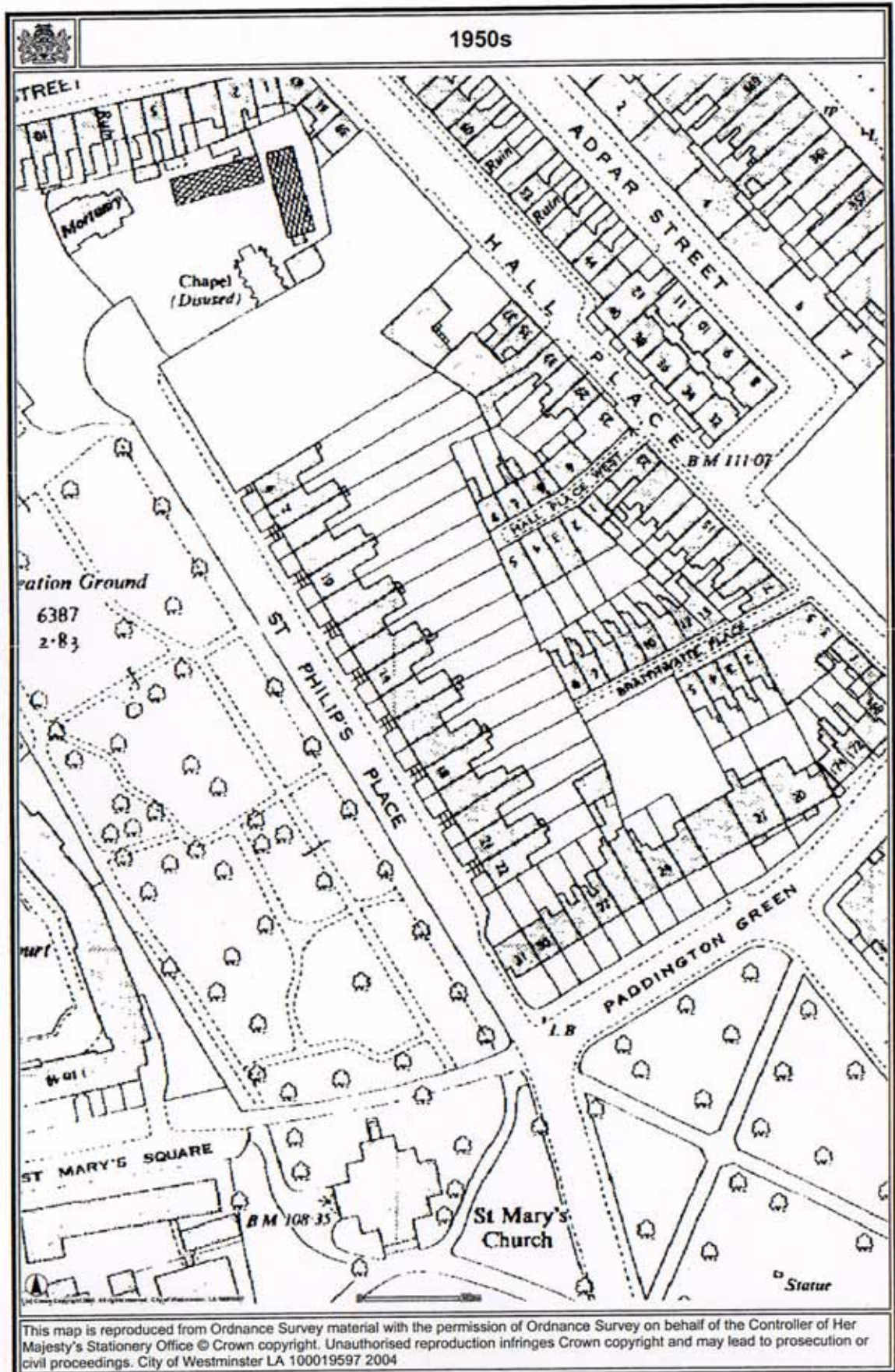
Historic Maps

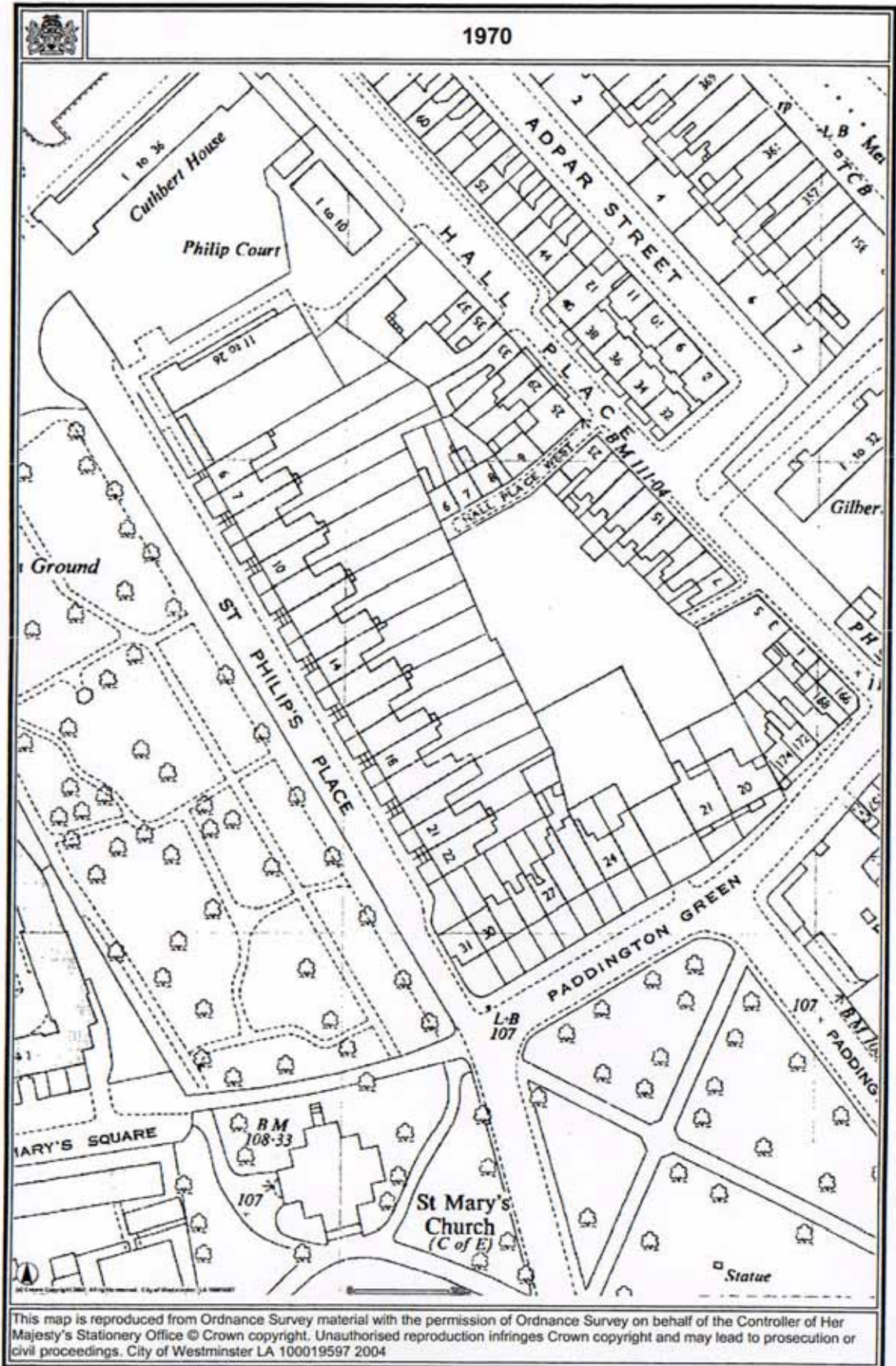


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Photographs



Figure 1 Southern block of Paddington College viewed from Paddington Green



Figure 2 Looking north at college from Paddington Green



Figure 3 and 4 Paddington College Main Entrance



Figure 5 Paddington College from St Mary's Gardens



Figure 6 North side of St Mary's Church



Figure 7 South entrance to St Mary's Church



Figure 8 Looking south west across Paddington Green