

Maida Hill Market

Objectives and timeline

Westminster City Council is committed to carrying out essential repairs to Maida Hill Market square, tackling anti-social behaviour and making changes that will transform residents' everyday experience of this important public space.

Over the past few years the council has been working with residents and local stakeholders to develop a new design for Maida Hill Market. A considered plan has taken shape and we would like your opinions before we progress with delivery.

Project objectives

This space should:



Pedestrian priority

- 1 Creating an inviting gateway to Maida Hill neighbourhood which prioritises pedestrians
- 2 Providing an alternative route for cyclists crossing the square to avoid conflict with pedestrians



Space for a range of activities

- 5 Maximising the amount of flexible space available for varied community use
- 6 Accommodating different uses and groups at different times of day



Landscape improvements

- 3 Retaining the existing trees and uses creative ways of further greening the space
- 4 Addressing anti-social behaviour and 'getting the basics right' such as drainage and maintenance



Accessible for all

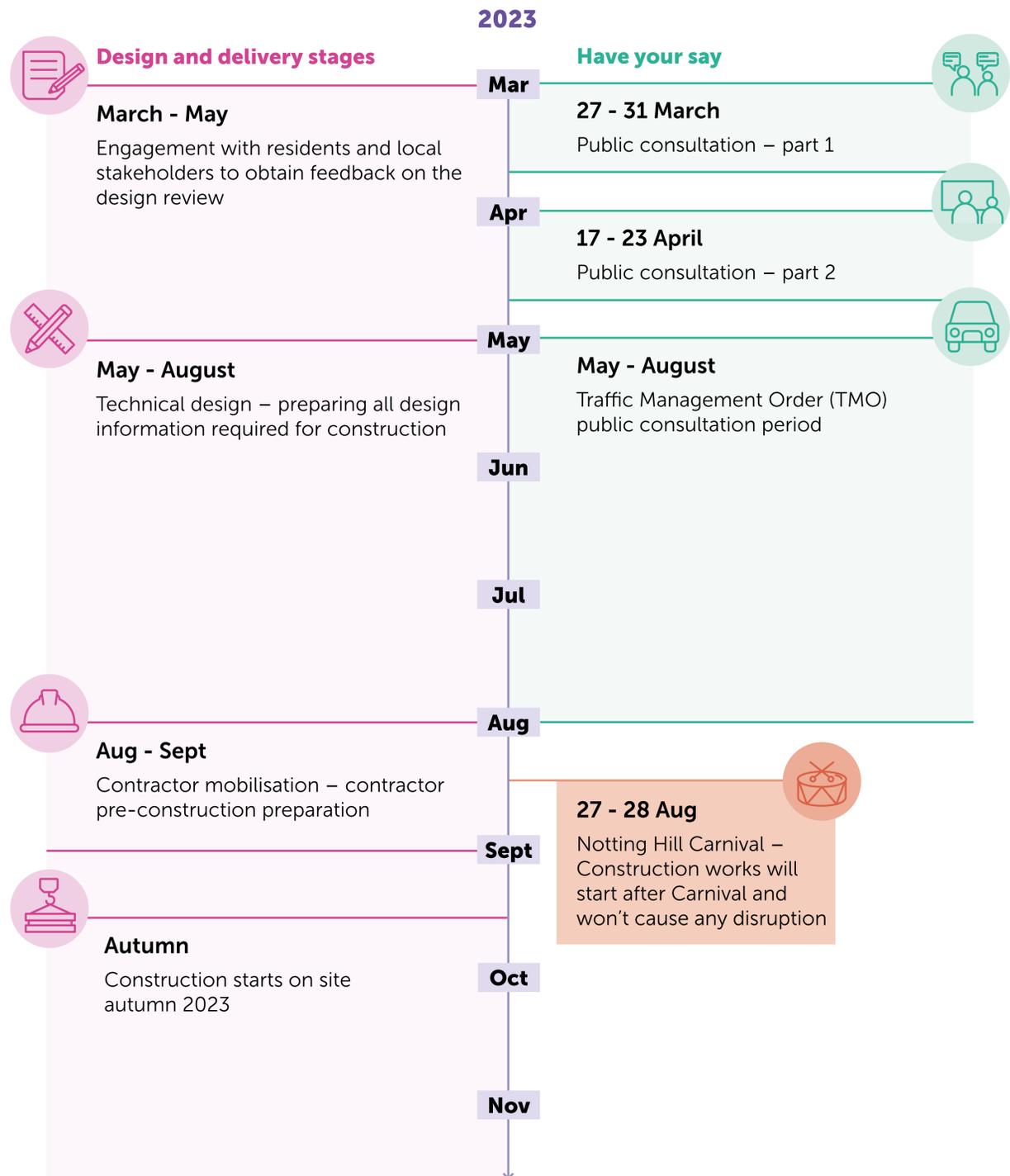
- 7 Making space inclusive and catering to ALL members of the local community
- 8 Providing an accessible retreat from the busy high street with places to stop and rest



Have your say by completing our survey

Project timeline

Whilst ensuring everyone has an opportunity to feedback on the scheme, the Council recognises the importance of demonstrating change and will work towards a delivery focused programme with works starting in autumn 2023.



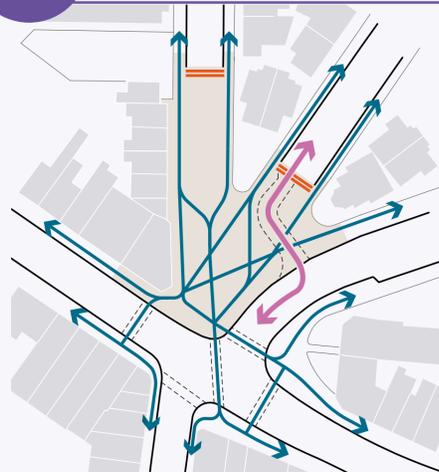
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Design principles

The following diagrams outline the design principles that are fundamental to the proposals for the square to date. These focus on key aims including prioritising pedestrians, creating a green and attractive space that can also be used for varied community events.

Also included is an idea for a new public toilets which offers various benefits to the way the space works and improves accessibility. We especially welcome your opinions on this proposal.

01 Pedestrian priority Ensure the square prioritises pedestrians



Road closure

The current pedestrian zone is permanently introduced by closing Fernhead and Watterton Roads to traffic. This ensures the square is a truly pedestrian focused area with the amount of public space increased. Access is retained for business servicing and emergency vehicles etc.

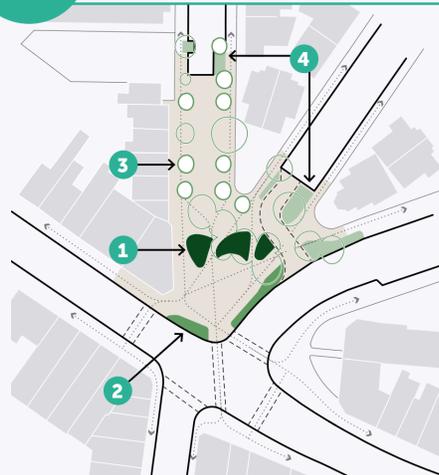
Pedestrian routes & desire lines

A key consideration has been the space's existing pedestrian movement routes and visibility sight lines. It is recognised that the square is a place the people move through, as well as dwell and rest within. Unobstructed views are also important in providing a sense of safety (particularly at night) and in helping encourage footfall for the market and neighbouring businesses. These routes have informed the positioning of items such as planters and how the space is activated.

North - South Cycle Lane

A cycle lane is proposed linking Elgin Avenue with Watterton Road. This provides a convenient north-south route for cyclists which, alongside other measures like planters, helps to discourage cyclists using the square as a cut through. The cycle lane has been aligned to retain the existing tree in this area.

02 Landscape improvements Creative and purposeful ways of greening the space



Four types of greening is proposed:

1 Sustainable urban drainage

The majority of new greening is clustered around the existing trees. This area suffers from significant drainage issues and the planting is designed to absorb water, irrigating the planting and trees. This has significant environmental benefits, recycling rain water, easing pressure on the sewer system and making visible the water cycle for educational purposes. The planters also help discourage cycle short-cuts across the square.

2 Edge protection

The need for a 'buffer' between the road and square has been flagged by stakeholders and the Police. This ensure users of the space, particularly children, are better protected from vehicles.

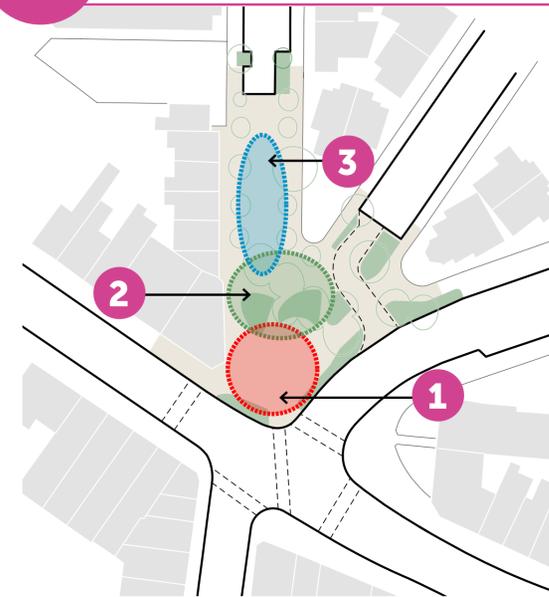
3 New trees

Nine new street trees planted on Fernhead Road.

4 Neighbourhood edges

New planting softens the boundary with residential areas, providing a noise buffer for adjacent properties.

03 Space for a range of activities A flexible space accommodating a range of activities



1 A public square

The south of the site becomes a flexible community space, one that is not specifically for anyone but open to everyone. On a typical day it provides a place to meet friends, a moment of respite from the high street and a pleasant space to move through. On others it can host events or performance, local art shows or a monthly community market. On one corner of the square is a flexible platform incorporating a power supply to support a range of community events.

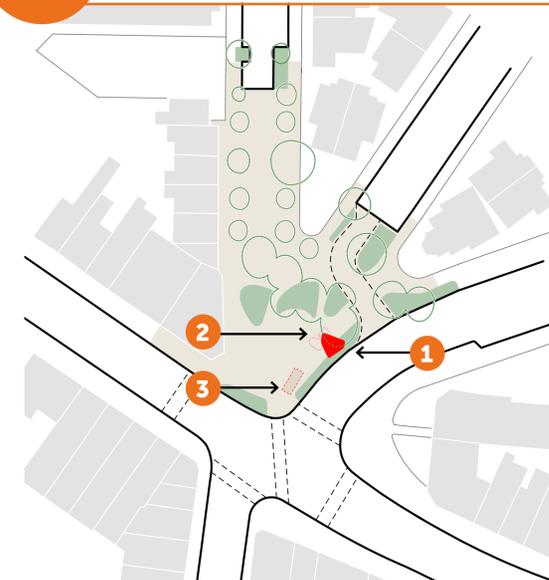
2 A space to meet, rest and play

Furniture is clustered at the centre, around existing trees and away from neighbours and pedestrian routes to avoid conflicting activity. This will include benches overlooking the square, circular benches under trees and tables for dominoes. The position allows seasonal use (sun in winter / shade in summer) and there's space for occasional items like table tennis tables.

3 A pedestrianised Fernhead Road

Much discussion has centred on the future of the market and the need for the square to support complementary activity alongside it. It's proposed frequent market stall are located here, a location where they can benefit from dedicated infrastructure such as power points, better organisation and space for any future growth.

04 Accessible for all A new and fully accessible public toilets



The current underground toilets have accessibility and safety concerns. Alternative public toilets provision has been suggested:

1 A new public toilets block

A replacement public toilets block is possible at ground level accommodating three cubicles. This allows the removal of the railings to the existing toilets which clutter the space, obscure visibility and limit circulation. This increases the usable area at the front of the square by approximately 30% and ensures the public toilets are fully accessible and of a modern standard.

2 Staircase covered over

The staircase to the female toilets would be covered over and paved to match the wider square. A decision on any future use of the below ground would be made at a later date.

3 Railings removed / access retained

The staircase to the male toilets would also see the railings removed but a metal grill will cover the stairwell. Ensuring ventilation and access is retained for a UK Power Networks substation below.

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Summary of the proposal

- 1 New north-south cycle lane
- 2 Road closure to create dedicated pedestrian space
- 3 Flexible 'town square' hosting varied activity
- 4 'The Grove' new planting under trees with seating
- 5 Flexible platform with power to support events
- 6 Dominos tables and chairs
- 7 Market infrastructure within street for market pitches
- 8 Existing cafe seating area
- 9 Active frontages to be encouraged
- 10 Proposed toilet, design to be developed by architect
- 11 Proposed grille for access to UK Power Network's below ground substation
- 12 Planting to provide protection from road
- 13 Planting to buffer space from residential areas
- 14 Existing plaque to be retained
- 15 New bin store
- 16 Santander Cycles



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by completing
our survey



| Proposed plan

Maida Hill Market

Design character and materials



| Proposed view of places to meet amongst new in-ground planters with sustainable urban drainage



| Proposed view from Harrow Road looking north



| Proposed view from Elgin avenue of the open and flexible public space



Landscape improvements



A

Planting

New in ground planters with bio-diverse, ecologically valuable and climate change resilient plants



B

New Trees

New street trees on Fernhead Road with strong autumnal colours



C

Planter edging

Planter metal upstand edge to protect the planting and to get enough planting depth around the existing trees. The edging will allow surface water to flow into the planters



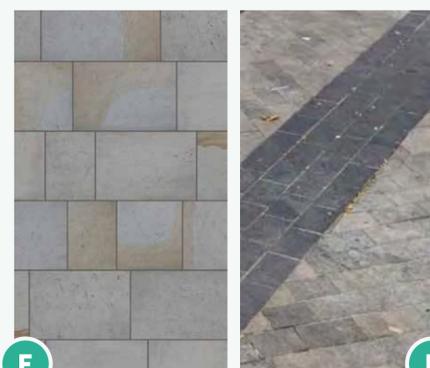
D

Roadside edging

Roadside planter edging to protect the planting from vehicles



Accessible for all



E

Surface materials

In the central square the existing granite paving will be replaced with locally sourced UK Yorkstone. The existing granite will be carefully lifted in order to be re-used to repair and replace paving throughout the rest of the scheme

F



G

Accessible public toilets

New accessible public toilets at ground level to replace the existing damaged automatic public toilet unit

This toilet block has yet to be designed and there is opportunity for community involvement. This image is from a public toilet in Wembley.

Maida Hill Market

Design character and materials



| Proposed axonometric view of the public space



| Proposed view looking towards the market from Fernhead Road



| Proposed view of tables for games including dominoes amongst in-ground planters with sustainable urban drainage



Space for a range of activities



A Tree benches
New semi-circular timber benches around existing trees



B Planter benches
New timber benches around the in-ground planters



C Tables and chairs
New tables and chairs, suitable for dominoes and other games



D Event Infrastructure
New flexible platform for performances and seating and new power supplies for events



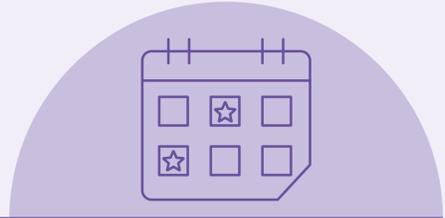
E Market infrastructure
New power bollards to provide electricity to market stalls

Maida Hill Market

Calendar of events

A place that supports varied activity and life

The proposed layout has been designed flexibility to accommodate a varied range of activities and events ranging from the everyday to the internationally celebrated Carnival. The square can accommodate different uses and users at different times of day.



Daily and weekly uses



A Friday afternoon

Accommodating a range of uses, for example: **a place to rest, meeting space, dominoes games, regular market offer**



A family Sunday event

Accommodating a range of uses, for example: **children's entertainer, children's activities, play street**



Seasonal uses

Paddington Arts - Let's Dance Not Fight

Accommodating a range of uses, for example: **performance space, expanded market, space for audience, seating overlooking stage**



Carnival

Accommodating a range of uses, for example: **Pre-carnival performances, hot food stands, circulation space, space for crowds**



A monthly community market

Accommodating a range of uses, for example: **Central community market, children market activities, space for temporary table tennis tables**



Maida Hill Lights

Accommodating a range of uses, for example: **Christmas tree, carol singing, festive market, Santa's grotto, seasonal lights**

