

Paddington Place - Community Newsletter - Issue 1: January 2016



CGIs of the proposed new public realm at Paddington Place

Dear Neighbour,

This is the first community newsletter for a transformative development proposal for Paddington, now known as Paddington Place.

We would like to thank everyone who was able to attend our recent public consultation exhibitions which were held over six days in October and December 2015, and as part of our commitment to ongoing local community engagement, we will be providing updates via our newsletters.

We were pleased to welcome over 300 people to the public exhibitions and many more have viewed our proposals which are available in full on our website - **www.31londonstreet.co.uk**.

Our proposal will deliver over an acre of new public realm and will include a well-designed elegant piazza, transforming the area, creating a true sense of 'place', and establishing a new 'front door' for the famously designed Brunel station. This will create more than 1,100 full time equivalent jobs.

A new, enlarged Bakerloo line ticket hall will also alleviate the existing congestion at Paddington Station which is set to significantly worsen with the arrival of Crossrail in 2018. Illuminated by natural light from vaulted, glass ceilings, the new ticket hall will replace the existing ticket hall and will be nearly four times larger.

The centrepiece will be a new landmark for London, a crystal light-reflecting tower set to become a major marker for Paddington, one of London's most important transport hubs. It will include a sky garden and restaurant, featuring mature trees and plants in the open-air, creating a unique experience for visitors.

A planning application for Paddington Place has now been submitted and will be considered by Westminster City Council in the coming months.

We welcome feedback, comments or questions about our proposals in the meantime and invite you to contact us by emailing **contact@31londonstreet.co.uk** or calling **0207 630 3816**.

Yours sincerely,

Community Consultation Team



CGI of the proposed new Bakerloo line ticket hall with shops and cafés

Reporting back from the consultation. What you told us...



Artists' illustration of proposed crystal tower at Paddington Place

New public realm

"This will be a huge improvement to a main line station. With a huge amount of visitors coming to the UK via Heathrow Express this will serve as a front door to the UK."

"Anything that leads to better public realm, paving, road surfaces and a cleaner environment is welcomed."

"Plans look vibrant and exciting and will create a needed buzz to the Paddington area."

Bakerloo line ticket hall

"Crossrail is going to revolutionise Paddington as a major transport hub. Present facilities are inadequate, shabby, low quality and depressing. Not in the right image for London."

"It will ease the flow into the underground trains. The development is also timely with the increased number of travellers from Crossrail."

"Bakerloo line is frequently overcrowded within Paddington Station and the escalators down to and from the underground lines."

New restaurants and retail

"Much needed facilities in terms of bars and restaurants that bring pride to Paddington and a reason to bring people in recreationally."



CGI of the proposed Bakerloo line entrance from the Piazza

> What others say...

Network Rail

"The scheme has the potential to create high quality public realm ... and this will provide station users with a much improved experience when arriving or departing from this key transport interchange. The early delivery of the new Bakerloo line ticket hall, and significantly improved accesses to it, will help relieve the existing capacity pressures that are likely to increase once Crossrail opens in 2018."

