

## INVITATION TO PUBLIC EXHIBITION



 Dear Resident,

We recently invited local residents and businesses to join us at a series of public consultation exhibitions to view initial proposals for a transformative re-development of the former Royal Mail Sorting Office adjacent to Paddington Station.

We were delighted that over 200 people attended our public exhibitions in October, and many took the time to give us valuable feedback on our plans. Since the first consultation exhibitions, we have reviewed comments and have sought to incorporate suggestions where possible, which have included an evolution in design for an elegant new London landmark.

We would now like to invite you, on behalf of Great Western Developments, to attend a second exhibition at which we will share the details of our revised proposal for 31 London Street. Through the delivery of much needed improvements to the Bakerloo line underground facilities, a long-deserved 'front door' for Brunel's station and the creation of significant new public space, this development has an unrivalled opportunity to provide breathing space for the station and its environment.

This is the only site adjacent to Paddington Station where such a game-changing development can be delivered. It is in a unique position of great potential to serve as a catalyst that could transform this part of Paddington into an area of which local people can be even prouder, with understanding of and sensitivity to the pressing needs and priorities of the local community, St Mary's Hospital and Paddington Station.

In addition to the points outlined above, our development comprises:

- Over an acre of new public space;
- A totally new means of access and egress to the Bakerloo line platforms;
- A new and enlarged Bakerloo line ticket hall;
- Over 330 new homes;
- Over 108,000 sq. ft. office space designed to encourage occupation in small suites by dynamic SMEs;
- Over 13,000 sq. ft. of public roof top sky garden and restaurant
- Approximately 50,000 sq. ft. of high quality retail, restaurants and cafés;
- In addition our development will also create more than 1,000 jobs.

Full details of dates and times for the exhibition can be found overleaf.

Yours faithfully,

**Sellar Paddington Ltd**

# 31 London Street Paddington W2

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Our exhibition events will be taking place in the former Royal Mail office at 128-142 Praed Street (W2 1HU) on:

**Thursday 3rd December, 4-8pm**

**Friday 4th December, 2-6pm**



 Contact us:

Updated details of the proposals, including downloadable content, will shortly be available online at **[www.31LondonStreet.com](http://www.31LondonStreet.com)**

If you have any questions in the meantime please contact our community consultation team either by email at: **[contact@31LondonStreet.com](mailto:contact@31LondonStreet.com)** or by telephone on **020 7630 3816**.