

City of Westminster

PLANNING AND CITY DEVELOPMENT COMMITTEE	Date 16 December 2004	Classification For General Release
Report of Director of Planning and City Development		Wards involved Hyde Park, Little Venice and Church Street
Subject of Report	Land at Paddington Basin and Paddington Green W2 and Cosway Street NW8, in respect of: <ul style="list-style-type: none"> • Site of North Westminster Community School, Grand Union Building and The Windings, North Wharf Road W2, • City of Westminster College, Paddington Green W2 and • College Annexe, Cosway Street NW8 • St Mary's Hospital and Post Office at South Wharf Road, London Street and Praed Street W2. 	
Proposal	Draft and revised planning briefs for agreement to go out to public consultation.	

1. SUMMARY

- 1.1 This report covers four planning briefs, which are linked to each other and represent the next stage of the development of the Paddington Special Policy Area (PSPA).
- 1.2 The last six months have seen the coming together of a number of parallel activities. Recent discussions between interested parties have led to the revision and preparation of these draft planning briefs to allow for public consultation at the earliest practical time on the sites and the issues covered in the briefs.

The principal activities in recent months have been:

- Completion of the S106 agreement and issuing of the planning permission on 3 November 2004 for the Grand Union Site, Paddington Basin.
- Issuing of detailed planning permission for The Windings site (buildings D&E of Paddington Basin Phase 2).
- Continuing discussions on S106 agreement for the Paddington Health Campus (PHC) scheme as agreed by committee on 22 August 2002.
- Abandonment by the PHC of a revised 2004 scheme of up to 25% more floorspace.
- NHS concern over the affordability of the PHC scheme on the existing site.
- Paddington Development Corporation Ltd (PDCL) proposal for a land swap between their land north of the basin and the existing PHC land.

- City of Westminster College advised the City Council that they wish to consider moving from Paddington Green to the school site on North Wharf Road.
 - Pressure on existing primary school provision in the north of the city which indicates further provision is necessary.
 - Decisions to build two academies and close North Westminster Community School (NWCS) at North Wharf Road.
 - Royal Mail Group decide to close all facilities at their premises in London Street and Praed Street.
- 1.3 In response to these emerging issues, officers have consistently advised all parties of the relevant UDP policies and site specific planning histories. More recently, in order to overcome the impasse on the future of the PHC proposals, the City Council has advised on the availability of the NWCS site in North Wharf Road as a way of accommodating the revised PHC proposals and the requirements of the City of Westminster College.
- 1.4 In 2002 the initial draft planning brief for the NWCS North Wharf Road Site was issued for consultation. That brief has been revised to take on relevant comments from that consultation, but has also been extensively rewritten to accommodate the land use proposals and other issues if the site were to be incorporated with the cleared Grand Union and Windings sites as a potential location for the PHC and college schemes.
- 1.5 Similarly, the adopted 2000 planning brief for the existing St Mary's Hospital and post office sites has been revised to take account of the changes in the UDP, the August 2002 planning decision and the options for either a PHC scheme or for transferring the mixed uses destined for the Grand Union and Windings site to the south side of the basin.
- 1.6 Finally, the third and fourth briefs are new and cover the premises of the City of Westminster College. The Paddington Green site is currently occupied by the main college building and this brief outlines the opportunity for the site to be redeveloped for residential use as long as the college can be relocated to the North Wharf Road site or south of the basin. Related to this is the annexe site, owned by the College and City Council at Cosway Street, which could be the site of a new primary school to serve the Church Street area when vacated.
- 1.7 Details of the key policies and sites are contained in the draft briefs, which are attached as appendices to this report.
- 1.8 It is proposed to consult all relevant parties between December 2004 and February 2005, with reports being brought back to the March meeting of this Committee on the issues raised during consultations. In each case, it is expected that detailed planning applications will be made during 2005 if the relevant parties wish to pursue their proposals.
- 1.9 In respect of the April 2002 consultation on the draft brief for the school site in North Wharf Road alone, responses were requested by mid July 2002. With the secondary school's review underway at the time, it was not appropriate to revise the brief and take the matter further forward. The responses were generally supportive of the concept of expanding the Paddington Special Policy Area (PSPA) to include the school site and Dudley House site (for which an adopted Planning Brief exists). The consultations also endorsed the principle of redeveloping the site for office, residential

or educational use (above ground) and the principle of using the underground areas for a replacement council depot facility. One respondent raised the issue of the bulk and massing of any redevelopment and the way the access for large vehicles could be arranged to allow safe access and egress from and to the Harrow Road. These issues required further work before the brief could be revised. The full set of representations is reproduced with background notes and the revised draft brief at Appendix A.

- 1.10 The Secondary Schools review has now been completed with the decision of the Schools Organisation Committee on 4 March 2004 to close the existing North Westminster Community Schools. The City Council has been authorised by letter from the Department for Education and Skills (DfES) to close the school, with a separate authorisation to dispose of the playing area and the site which can now be marketed. The need for the strategic depot has been reconsidered internally and this land use requirement has now been removed from this new edition of the brief as a proposal. One element of the depot that is needed is a street sweepers' depot which is now catered for in the brief for 149-157 Harrow Road as adopted at the 28 October 2004 Committee meeting.
- 1.11 Thus a 'once-in-a-lifetime' opportunity has emerged to rearrange the remaining elements of the original masterplan and put the hospital on the existing cleared site and the school site when it closes. The College wishes to relocate here, releasing the Paddington Green site for residential redevelopment and the Cosway Street annexe as a primary school. These briefs and background information on the College are attached as Appendix B and C to this report.
- 1.12 The opportunity to locate the hospital with all its ambulance and servicing needs off the main road network, freeing the smaller roads off Praed Street for residential and commercial servicing, is a significant gain along with the demolition of the QEQM building at St Mary's. Whilst the College's original request to move to the site in existing education use is not controversial, there are other sites that may come forward. Thus the replacement college is an option for both sides of the basin. The revised Brief, which retains the original option of redevelopment on the existing site, but adds the issue of potential mixed uses resulting from the land swap is attached as Appendix D to this report.

2. RECOMMENDATION

- 2.1 Agree to publish the four briefs attached to this report at Appendix A, B, C & D for the purposes of public consultation.

3. NEXT STEPS

- 3.1 It is considered inappropriate to include the forthcoming holiday period in the time consultees are expected to comment, therefore it is proposed that, although the documents may be despatched in the holiday period, the effective period runs from 4 January 2005 for just over 6 weeks and closes at close of business on Friday 18 February 2005.
- 3.2 It is proposed to report back on the second round of consultations to the March meeting of this Committee.
- 3.3 Consultation will include statutory and other agencies as set out in each brief, site notices, newspaper advertisements and foyer notices in relevant flat developments nearby.

3.4 The projected programme for the Health Campus is:

- Submission by PHC to NHS of a new outline business case in March 2005.
- Start of PHC Private Finance Initiative (PFI) in summer 2005.
- Financial close of PFI December 2007.
- Construction of new Health Campus 2008 – 2012.
- Redevelopment of present St Mary's site 2010 onwards.
- Completion of PHC, including College, by 2014.

4. TABLE 1 - MATRIX OF SITE OPTIONS

4.1 To summarise the complex set of changes that these briefs make possible, the following table briefly lists the main changes involved in the attached briefs.

4.2 The new balance of possible uses to give the most advantageous rationalisation of uses is shown in the "proposed or possible" column.

Brief	No	Site	Existing use	Permitted scheme or brief	Proposed or possible
A	1	School Site, North Wharf Road	Secondary school.	Housing, commercial offices, retail and college with possible health uses (from 2002 draft brief).	Hospital and College with key worker housing (combined with site 2)
A	2	Grand Union + Windings site, North Wharf Road	Car park, cleansing depot, temporary sales office and car parking.	Housing and commercial offices, retail and health club with water area with visitor moorings and harbourmaster facilities (existing permissions).	Housing and hospital (with site 1) retaining the with water area with visitor moorings
B	3	Paddington Green	Further education college.	No current permission or brief	Housing.
C	4	Cosway Street annexe	Youth service and business school annexe to college.	No current permission or brief	Primary school or housing.
D	5	St Mary's Hospital and Post Office site.	Hospital and sorting office with retail counter, hotel and retail.	Rebuilt hospital permitted with small component of retail and health club and conversion of Clarence Wing to residential (2002 permission from 2000 brief)	Mixed use, housing and commercial and retail with harbourmaster facilities.
D	6	Salton House Praed Street Clinic & Imperial College	Medical school, clinic and nurses home.	Medical school extended (as part of 2002 planning permission.)	No change from 2000 brief.

BACKGROUND PAPERS

- 1 City of Westminster Unitary Development Plan adopted July 1997
- 2 Replacement Unitary Development Plan (Pre-Inquiry version and Schedule of Modifications to Pre-Inquiry Unitary Development Plan May 2004)
- 3 The London Plan, February 2004
- 4 Application forms
- 5 Letter from Director of Planning and City Development to Paddington Health Campus dated 20 September 2004
- 6 Letter from the Chief Executive of the Council to Paddington Health Campus dated 19 November 2004
- 7 Letter from Paddington Health Campus to the NHS dated 19 November 2004

If you have any queries about this report or wish to inspect any of the background papers please contact Graham King on 020 7641 2749; email gking@westminster.gov.uk
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For further information on the individual briefs in the appendices to this report please use the contacts in the briefs.

For further information on strategy and co-ordination, please contact Rachael Ferry-Jones on 020 7641 2531 or email rferry1@westminster.gov.uk

Appendix A : North Wharf Road and Paddington Basin sites

BACKGROUND INFORMATION ON THE SCHOOL SITE

- A.1 The existing school on this site was designed in the late 1950s and constructed in the mid 1960s when the area was significantly changed with the implementation of Westway and associated alterations to the Harrow Road. It had not, at the time the UDP reached the first deposit stage in September 2000, been identified as a site where significant change was expected to take place and the pre-inquiry version of August 2002 reflected this situation. Thus it was left outside the Paddington Special Policy Area where significant redevelopment of a mixed-use nature was expected.
- A.2 The secondary schools review looked at schools and their sites and following this process this site was identified as redundant and that secondary education would best serve the community in North West Westminster if delivered from a site further north-west. These proposals have now matured and are contained in the Westbourne Green Academy Brief adopted by this Committee in February 2004.
- A.3 There is an undertaking by the developers of the Basin sites to replace the former Council depot on the south site of North Wharf Road. This has now been largely vacated and cleared to allow the redevelopment of what has been approved subject to a S106 agreement as "The Windings" site and Grand Union Building (Blocks D & E of the Paddington Basin redevelopment).
- A.4 In order to gauge opinions on the potential of redeveloping the 40 year old school buildings, with the possibility of an underground depot beneath it, the Council issued a draft planning brief in 2002 with options for education, commercial and residential uses above the ground level. It also suggested a deep basement to take the depot uses (that have until recently been on the south side of North Wharf Road) using the established traffic patterns to access the site, which is well located near the centre of the City's administrative area.
- A.5 The City of Westminster College would be interested in moving to the site. The College is presently located in a building north of Paddington Green, and wants to continue the educational use of the North Wharf Road site for their purposes in new, purpose built buildings, thus releasing their existing site for redevelopment for residential purposes. It should be noted that the College building has problems with its cladding system and could be regarded as near the end of its life without major refurbishment. Discussions are continuing with this college on their potential involvement in this site and possible relocation. A draft brief has been prepared for their site and appears elsewhere on this agenda. There is no objection in principle to maintaining educational use on this land. It is considered that it is possible to replace the floorspace of the College's existing buildings located at Paddington Green, Cosway Street and Gateforth Street on this site in a building of approximately seven storeys.
- A.6 Issues were raised in a letter from Montagu Evans on behalf of Chelsfield that would have required more investigation, as they would affect the viability of any proposal to store refuse vehicles underground. The first was in respect of refuse vehicles and how they leave and join the main road to the north of the site, the second was in respect of the disposition of blocks, their height and an alternative arrangement of green space to that suggested in the draft brief. The urban design matters have been addressed, but the traffic issues needed to be considered further in respect of detailed design and the potential impact of the proposed congestion charge zone on this site.

Schedule of responses from 2002 and suggested actions for the next edition of the brief follows with the revised brief as the final part of the appendix.

Schedule of responses to the consultation on draft brief (18th April 2002) on the North Westminster Community School Site, North Wharf Road W2

No.	Topic, summary and source	Comment and response
1.	<p>Principles of the Brief (relates to Para. 1.3) Strongly supports the two key principles of the Brief, namely the proposal to include the site in the PSPA and the opportunity to provide a replacement depot facility below ground level. <i>Source Montagu Evans letter representing PBDL</i></p>	Noted – no revision necessary
2.	<p>Principles of the Brief (relates to Para. 1.3) Replacement of secondary school buildings with new educational uses – Keen to provide accommodation for some services presently in hospitals in a community location in association with education. Redevelopment with mixed uses – Seven options set out for uses that are needed in the area and could go in a mixed use development. <i>Source Memo from Julie Jones – View of Social & Community Services Dept.</i></p>	Agreed – New paragraph needed after paragraph 7.7 in the draft brief identifying the health and social services uses that would benefit from grouping either together or with other uses such as education in a mixed use development in an environment outside the hospital campus and more closely related to the community. Since the consultation period, planning permission has been granted for health uses in The Point, although this remains unimplemented. In principle the City Council has demonstrated its flexibility in allowing health uses to migrate north of the Basin.
3.	<p>Educational Need in area (relates to Paras. 4.1 & 4.2) There is both a substantial need for retained educational facilities and scope through partnership working for their expansion, within this part of the Borough. Currently, the College’s main centre at Paddington Green does not provide the kind of teaching and learning environment required to effectively meet the long term educational needs of either curriculum change or planned student cohort for the new millennium. Accordingly, the College is actively looking for alternative accommodation offering modern and appropriate facilities totalling some 13,500 square metres in floorspace within immediate vicinity of Paddington Green. <i>Source, letter from DTZ Piedad representing City of Westminster College.</i></p>	Noted – the floor area in the representation is useful additional information but not necessary for inclusion in the brief as a given constraint. The existing wording is considered sufficiently flexible to include this need.
4.	<p>Refuse Depot (relates to Para. 4.3) Supports the principle of locating the depot underground, but those living and working in the area need to be protected from the effects of the operations going on in the depot and that all access to and new basement depot should be confined to the primary road network, i.e. with direct access and egress to Harrow Road. <i>Source Montagu Evans letter representing PBDL</i></p>	Noted – The suggestion that the depot has direct access and egress to Harrow Road raises a fundamental design / feasibility issue that indicates the need to refine and develop the design of a basement facility in association with the request for bus stops and pedestrian links made in other representations. The implications for highway design and slip road geometry could be serious and further work is needed on these aspects.

Schedule of responses to the consultation on draft brief (18th April 2002) on the North Westminster Community School Site, North Wharf Road W2

No.	Topic, summary and source	Comment and response
5.	<p>Maintain the site outside the PSPA (relates to Para. 4.5) The majority of the works approved within the Paddington Special Policy area are for high quality, high density development. Whilst we believe that such high density development is appropriate surrounding major transport interchanges, the inclusion of this site within the Paddington Special Policy Area may militate against the potential for a more creative mixed use scheme, leading to the integration of an Education & Training facility immediately adjacent to the regeneration area. <i>Source, letter from DTZ Piedad representing City of Westminster College.</i></p>	<p>Disagree – The sites were left outside the PSPA because there was no apparent need, at the time, to plan for change. Whilst this may remain the case in the event of the present building being identified as well located as a school, useful as a school building and with a significant life (i.e. beyond the Plan period) then this situation could remain. Should there be a need for change, then it appears appropriate to unite this land with the PSPA and allow the special policies relating to change at Paddington apply to this site as well, those policies would <u>not</u> preclude the “creative mixed use” scheme described. Stance to be clarified in the revised brief.</p>
6.	<p>Inclusion in the PSPA (relates to Para. 4.5) Consider the site should be included in the extended PSPA if not needed for education following the Secondary School Review, as policies relating to the PSPA encourage area wide regeneration and mixed use facilities including commercial development. Inclusion in the PSPA does not preclude continued use of the site for educational uses. <i>Letter from CB Hillier Parker representing UGC Cinemas.</i></p>	<p>Noted</p>
7.	<p>Inclusion in the PSPA (relates to Para. 4.5) Considers the site shares characteristics of other parts of the PSPA and should be included if it becomes available because it is well located in respect of rail, underground and bus services and has the potential for redevelopment with mixed uses and at a similar scale to other sites within the PSPA to contribute to regenerative effects of the area and London as a whole, Reference should be given to the role of the PSPA in complementing Central London Activities. <i>Source Montagu Evans letter representing PBDL</i></p>	<p>Noted - paragraph 4.5 can be expanded to include this justification for change.</p>
8.	<p>Education and regeneration (relates to Para. 4.6) The possible release of the North Westminster Community School site would present an ideal opportunity for the College to relocate within the area and, at the same time, enable the City Council to retain an educational presence on the site. This would act as a ‘gateway’, in the best interests of local residents and employers based in the regeneration area. Securing a new centre for the college may link to rationalisation of other sites and in due course allow the redevelopment of its Paddington Green site, slightly apart from the main regeneration area but with its own distinct character and potential. <i>Source, letter from DTZ Piedad representing City of Westminster College.</i></p>	<p>Noted – minor revision of wording to indicate the potential of rationalisation of a number of sites and the possible release of the existing college site at Paddington Green (outside the existing or expanded PSPA) for re-use (should it no longer be needed for present or anticipated educational use – see next point)</p>

Schedule of responses to the consultation on draft brief (18th April 2002) on the North Westminster Community School Site, North Wharf Road W2

No.	Topic, summary and source	Comment and response
9.	<p>Holistic provision of Education (relates to Para. 4.7) It is suggested that third parties such as the City of Westminster College should be given the opportunity to comment further on the brief in the light of the additional education report commissioned by the Council, leading as it might to additional support for a holistic and integrated approach to education provision in this area. The emerging London Plan indicates an additional 7.6% increase in school age children by 2016 and 35,574 additional 16-18 year olds residing in London. Land already in educational use should be safeguarded and new sites identified to meet additional demand or changes in provision. <i>Source, letter from DTZ Piedad representing City of Westminster College.</i></p>	<p>Noted – reference to “a range of City’s needs in conjunction with other compatible land uses” could be expanded to refer to range of wider but inter-related community based land uses. The point that existing land in education uses should be safeguarded appears incompatible with the request to rationalise sites and release the Paddington Green site for redevelopment (noted in the point above)</p>
10.	<p>Retention of Community Uses (relates to Para. 5.5) The [UDP] policies state that the City Council will normally refuse planning permission for the redevelopment or change of use of community facilities (such as schools) unless adequate replacement facilities are provided, preferably on site, or elsewhere within the City. It is therefore suggested that there is a strong policy presumption against the loss of the existing educational use, unless significantly replaced either on site or in close proximity. <i>Source, letter from DTZ Piedad representing City of Westminster College.</i></p>	<p>Noted – no revision necessary</p>
11.	<p>Civic Renewal and partnership working (relates to Para. 5.7) City of Westminster College is anxious to work in partnership with the City Council, its Secondary Schools and Adult Education Service, to deliver the Council’s Civic Renewal Vision as it applies to education provision, both 14-19 and adult. To this end the development of the North Wharf Road site offers an exciting opportunity. <i>Source, letter from DTZ Piedad representing City of Westminster College.</i></p>	<p>Noted – no revision necessary</p>
12.	<p>Servicing and Deliveries (relates to Para. 6.1) These should be located off-road and designed to minimise traffic delays. <i>Letter from Transport for London</i></p>	<p>Agreed – paragraph 6.1 to be amended to make this clear.</p>
13.	<p>Road Safety (relates to Para. 6.3) Any on street works to mitigate the negative effects of the development should introduce measures for vulnerable road users through controlled crossings and traffic calming for pedestrians and advanced stop lines, cycle lanes and traffic calming for cyclists. These routes should avoid grade separation which can discourage use. <i>Letter from Transport for London</i></p>	<p>Noted</p>

Schedule of responses to the consultation on draft brief (18th April 2002) on the North Westminster Community School Site, North Wharf Road W2

No.	Topic, summary and source	Comment and response
14.	<p>Access & Movement (relates to Para. 6.3) The brief should be stronger on the importance of links to Praed Street, South Wharf Road and Paddington Basin. <i>Source Montagu Evans letter representing PBDL</i></p>	<p>Agreed – paragraph 6.3 to be amended to include this strengthening.</p>
15.	<p>Access (relates to Paras. 6.3 & 6.4) Need to consider access between future uses on the site and access to Paddington Station and nearby bus stops with particular focus on pedestrian linkages. Interconnection and permeability of the site is therefore important not only for access but also to deter crime. Access should be comfortable and convenient with generous paths and direct routes on desire lines via squares. <i>Letter from Transport for London</i></p>	<p>Agreed - paragraphs 6.3 & 6.4 to be amended to include these issues.</p>
16.	<p>Access & Movement (relates to Para. 6.4) The brief should reinforce the importance of creating high quality pedestrian links to existing public transport facilities and identify potential for new bus stops particularly on the Primary Road Network (north side of the site) <i>Source Montagu Evans letter representing PBDL</i></p>	<p>Agreed – see above and response on the need for further study on the accesses to the Harrow Road frontages for depot vehicles, pedestrians and busses that require further investigation.</p>
17.	<p>Land Use (relates to Para. 7.1) There should be added emphasis on the need for a positive relationship between residential development at the west end of the site with the built form of the Hermitage Street development. <i>Source Montagu Evans letter representing PBDL</i></p>	<p>Agreed – the relationship of buildings across this reinstated street needs to be recognised and stated in the Brief.</p>
18.	<p>Land Uses – affordable housing (relates to Para. 7.2) The provision of affordable housing for key workers is welcomed. <i>Letter from the NHS (Westminster Primary Care Trust)</i></p>	<p>Noted – no revision necessary</p>
19.	<p>Land use – private garden space (relates to Para. 7.4) Concern that in responding to strategic policies for high-density development there is limited scope for private gardens. Suggest high quality open spaces, which provide amenity for a cross section of the new residential population of Paddington. <i>Source Montagu Evans letter representing PBDL</i></p>	<p>Noted – but consider it is desirable for larger family units to have secure play space for families with children but agree that this could be patio or balcony space in conjunction with a network or hierarchy of high quality play, recreation and open space. Paragraph 7.4 to allowed this flexibility, but it must not contradict policy, particularly as the site is not at present in the PSPA. No alteration considered necessary.</p>

Schedule of responses to the consultation on draft brief (18th April 2002) on the North Westminster Community School Site, North Wharf Road W2

No.	Topic, summary and source	Comment and response
20.	<p>Land uses – Primary health care provision (relates to Para. 7.6) Space for GP, primary health care teams and community nursing needs to be considered for the overall strategy for the redevelopment area and for additional residents in the area. A financial contribution proportionate to the size of the development is suggested as an alternative to physical provision of such facilities. <i>Letter from the NHS (Westminster Primary Care Trust)</i></p>	<p>Noted – comes within the category of community uses already in the brief, and financial contributions can be dealt with through the existing S 106 procedures.</p>
21.	<p>Land uses – Special needs centre. (relates to Para. 7.6) The health component of an integrated service for children with special needs and disabilities need a new community location (presently in St Mary's) This site presents an opportunity for such a development. <i>Letter from the NHS (Westminster Primary Care Trust)</i></p>	<p>Noted – comes within the category of community uses already in the brief.</p>
22.	<p>Land Use – Cinemas (relates to Para. 7.6) Consider the site is suitable as a landmark cinema site due to its size, accessibility and prominence and that as part of a mixed use development including a cinema use is not incompatible with a depot below ground. <i>Letter from CB Hillier Parker representing UGC Cinemas.</i></p>	<p>Disagree – This would create an over-provision of cinema screens in the area, given the agreed (subject to S106 agreement) scheme in the adjacent Grand Union Building (GUB). A flagship development adjacent to Westway might attract car borne customers to the detriment of existing cinemas in the Central Activities Zone and in particular the Edgware Road. If, however, the cinema on the GUB site is not implemented, then a similar provision could be made here.</p>
23.	<p>Land use – Commercial users (relates to Para. 7.7) Concern that the Brief places insufficient emphasis on the role of commercial development in meeting regeneration and growth needs in London. Suggest a specific reference to the role of the PSPA in complementing Central London activities. <i>Source Montagu Evans letter representing PBDL</i></p>	<p>Agree – a minor amendment to the wording of paragraph 7.7 would achieve this acknowledgement.</p>
24.	<p>Car Parking (relates to Para. 7.8) Provision should be kept to a minimum, ideally limited to operational and disabled persons parking and coach parking if appropriate. <i>Letter from Transport for London</i></p>	<p>Noted. The representation goes further than the City Council's UDP policies that specify a maximum, but the desire to minimise car use is not a contradiction of existing policy</p>
25.	<p>Cycle parking (relates to Para. 7.10) There should be on site provision (including secure cycle parking) for those who wish to cycle and comply with LCN guidance (one per residential unit and 10% modal share in other uses) with safe access off main roads with Toucan crossings and advanced stop lines. <i>Letter from Transport for London</i></p>	<p>Agree – the existing policy provision in the UDP Policy TRANS 11 aims to provide this degree of cycle parking. The development of safe cycle access through and around the PSPA has since been developed to meet the aspirations suggested by TfL and was adopted in the Public Realm Strategy for the area on 2003. Key links to fully connect the area north of the basin to the LCN will depend on works outside this site, in particular the hospital and Station sites.</p>

Schedule of responses to the consultation on draft brief (18th April 2002) on the North Westminster Community School Site, North Wharf Road W2

No.	Topic, summary and source	Comment and response
26.	<p>Environment and Energy (relates to Paras. 8.1 & 8.2) Welcomes the support for sustainable and resource efficient buildings, but suggest that there should be an additional reference to broader sustainability objectives including the potential for mixed use developments, high levels of accessibility by public transport and making the best use of brownfield urban land. <i>Source Montagu Evans letter representing PBDL</i></p>	<p>Agree – Further Supplementary Planning Guidance has been adopted since this draft brief was published and this section needs to be brought up to date. The broader sustainability issues will be incorporated in the revision.</p>
27.	<p>Urban Design – Setting of St Mary’s Church (relates to Paras. 9.1 to 9.7) Agree with the high priority of improving the setting of St Mary’s Church and not the suggestion of a crescendo opposite to the church. Representation proposes an alternative strategy of a new green space opposite the church and tallest elements at the east and west framing the space and setting of the church. Suggests that the brief allows scope to consider alternative approaches. <i>Source Montagu Evans letter representing PBDL</i></p>	<p>Noted – This and the subsequent two representations indicate the need for a further urban design analysis on building height and open space provision. Alternative approaches are submissable as the brief is not (and does not intend to be) prescriptive.</p>
28.	<p>Urban Design – building heights (relates to Para. 9.3) Considers heights in brief to be too restrictive and suggests a similar arrangement to that beside the basin with 11 office and 12 residential stories. On the Harrow Road frontage, whilst the buildings should be substantially lower than the Grand Union Building, they should be allowed to exceed Hermitage Street and a maximum in the order of 18 storeys is suggested, with a datum for lower buildings of 11 office or 12 residential storeys. <i>Source Montagu Evans letter representing PBDL</i></p>	<p>See above</p>
29.	<p>Urban Design – Harrow Road boundary (relates to Para. 9.4) Strongly supports the need to avoid a wall of development along the Harrow Road boundary and green boundary but suggests extension into the site and encouraging north – south pedestrian movements via landscape links to the canal basin and an open space on the north side of the building. Suggest the brief be reworded so that this approach is not ruled out. <i>Source Montagu Evans letter representing PBDL</i></p>	<p>See above</p>

Appendix B : Paddington Green Site Brief

BACKGROUND INFORMATION ON THE COLLEGE SITE

B.1 A SHORT HISTORY OF THE 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.

B.2 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.

B.3 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.

B.4 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.

B.5 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

Appendix C: Cosway Street College Annexe

Appendix D: Site of St Mary's Hospital and Post Office