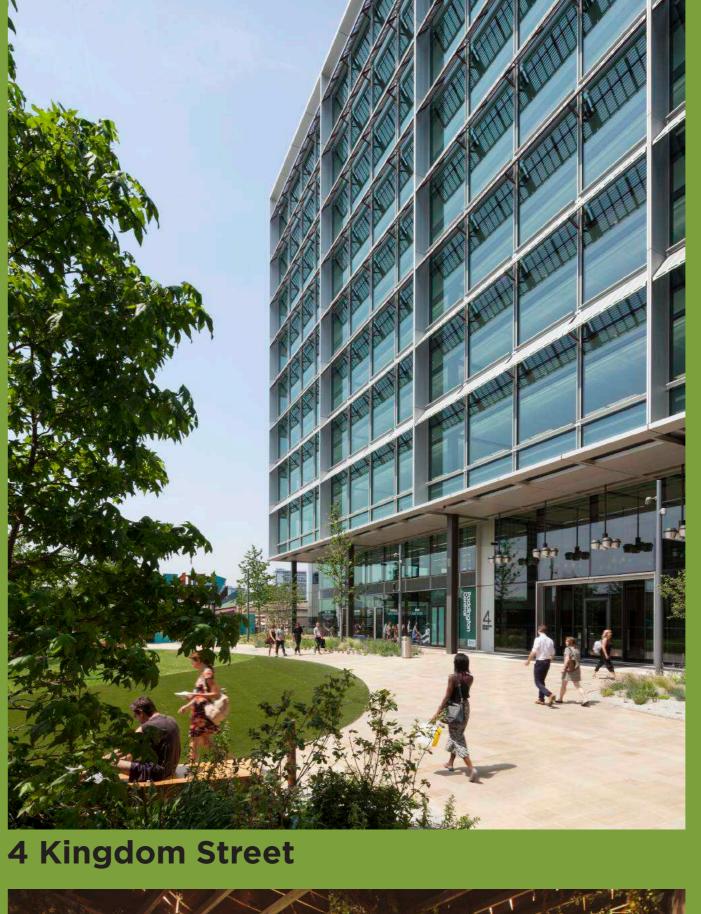
### Kingaon Consultation





Pergola, Paddington Central

Kingdom Street Public Realm

Paddington Central offers public spaces that are open to everyone, with greenery and mature trees, enhanced cycle routes, walkways and outdoor seating.

### WELCOME!

Thank you for taking your time to visit our exhibition.

Five Kingdom Street is the final plot of the Paddington Central development in Westminster. British Land is bringing forward proposals for a new building which will provide office space along with a major new social, leisure and cultural offer for the area.

### WHO ARE BRITISH LAND?

British Land is a UK commercial property company that acquired Paddington Central in 2013 and have since transformed it into a thriving destination with a mix of homes, offices, leisure, retail, community facilities and new green spaces.

### SUPPORTING THE LOCAL COMMUNITY

British Land has a strong track record of working with partners to create a lasting positive legacy in the local community.





we care for a stretch of canal in collaboration with the Canal & **River Trust** 

people benefited from our community programme in 2018

Starting Out in **Building Services** is our bespoke training course for local jobseekers



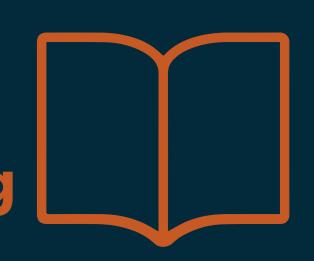
700 hours



volunteering on community projects by our 4 Kingdom Street construction team

local young people took part in Westminster Enterprise Week 2018 in partnership with **A** Paddington Central businesses

550 school children in Westminster have taken part in our Young Readers Programme





### Our story so far...

### Five Kingdom Street Consultation

### PREVIOUS SCHEME

Initial planning consent was granted in 2010 for a 13-storey commercial building. Since the design of the original scheme a large space below the podium deck has been released by the Crossrail project. This gives us the chance to expand and improve on our original design. The diagram opposite shows the added public benefits of the proposed scheme.

### PREVIOUS CONSULTATION

Last year we undertook some initial consultation with local people to understand what was wanted out of the proposed development. 515 people participated in a survey revealing a range of potential uses people would value, including a theatre, concert venue, food market and events space. You can find out more about the results of the consultation on our website.

### NEXT STEPS

We will use your comments to help shape the emerging proposals, which will be shared at a second round of consultation in March. The feedback will help to inform a planning application for the site, due to be submitted in Spring 2019.

GET INVOLVED TODAY

#### Consented scheme

around 1900 new jobs

### Upper building only and no access to the Box

#### no route through



£1.3m Section
106 payment to
Westminster City
Council

### 2009

An inward looking building that closed off the campus

\*CIL = Community Infrastructure Levy is a charge that local authorities set on new development to raise money to help fund local infrastructure, facilities and services.

### Proposed scheme



Access to the Box boasting new community, cultural and leisure uses



Street

c. £16.2m Community Infrastructure Levy\* (£7.8m Westminster City Council CIL + c.£8.4m Mayoral CIL)

### 2019...

A well designed building at one of the key access points to Westminster, making the campus more accessible



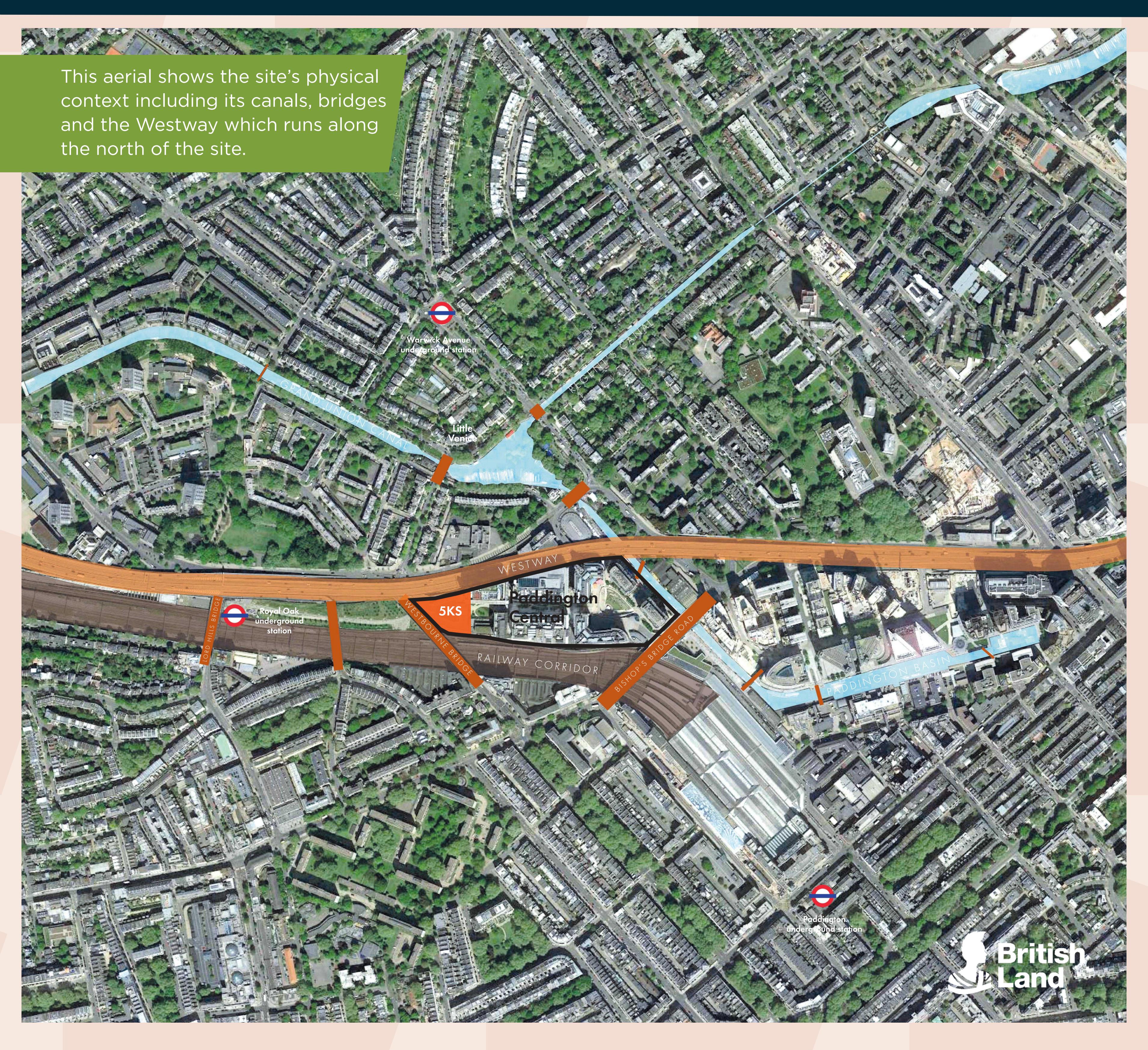
Take part in our 'What's in the Box?' activity or speak to one of our team today.



Tweet using #paddingtoncentral #fivekingdomstreet #westminster



Visit us online to take part www.fivekingdomstreet.com



## A new gateway to Westminster

### Five Kingdom Street Consultation

### BUILDING DESIGN

Five Kingdom Street will complete
the wider Paddington Central
masterplan and will be a key
gateway to Westminster. Designed
to be viewed from all directions, the
building will act as a landmark that
promotes better links around the
area. The images opposite explain
the key concepts behind the design.

### WHAT YOU CAN EXPECT

- An exciting and memorable place to spend time
- High quality materials and a warmer tone to the material palette
- 53,000m² of new office space including 600m² of SME space (space for small and medium-sized enterprises)
- 1,700m<sup>2</sup> of cafés and restaurants at ground and mezzanine floors
- 1,000m<sup>2</sup> auditorium and 9,750m<sup>2</sup> flexible uses in The Box
- Activity at ground floor with new public spaces and places to eat, shop, spend time and relax

### story of the facade...

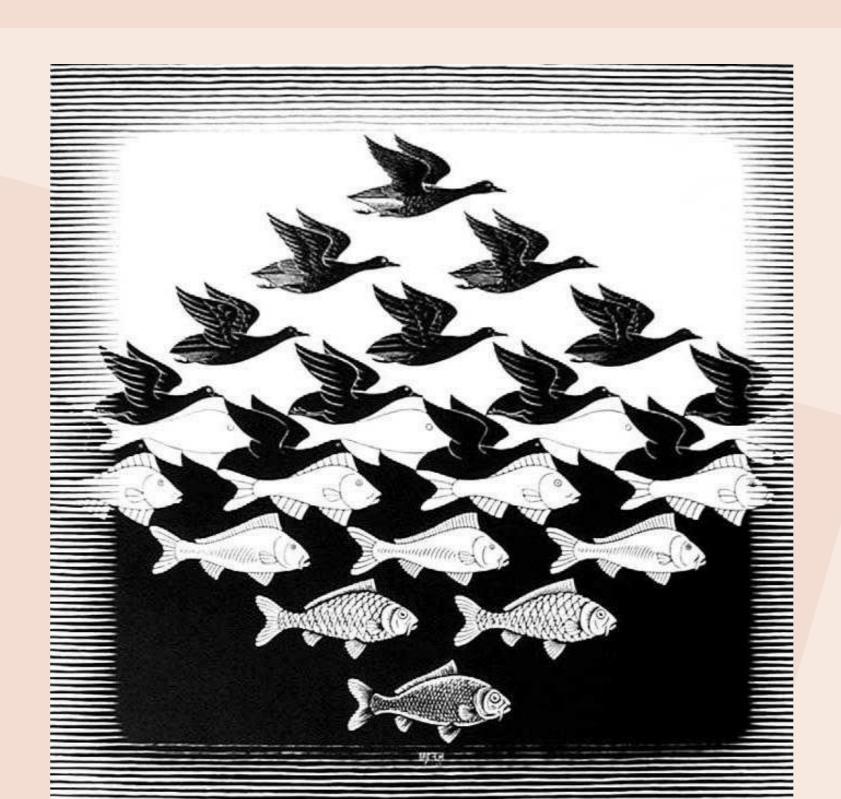


The singular shape of the building...

...with strong floor plates...

...is softened and twisted...

...to create an exciting form viewed from any direction



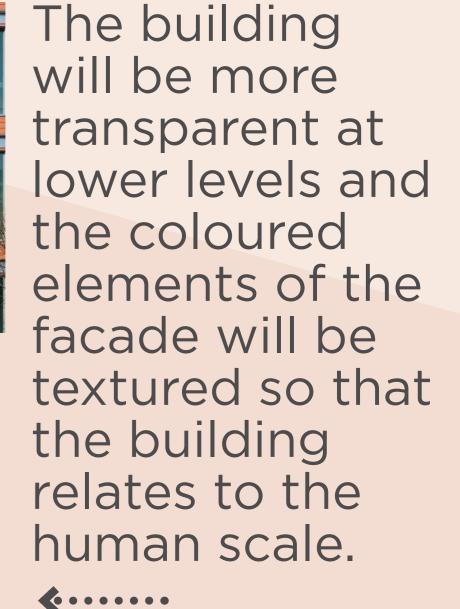
The constant transition from top to bottom in the facade is inspired by the woodcut print by Dutch artist, M.C. Escher, titled 'Sky and Water I'.



Carmen Martin O Gaite Building, Fa Madrid, by A Estudio M Beldarrain



Office building, Farnborough, Allies and Morrison





The visualisation above shows the building in its context between the Westway (left) and the adjacent Kingdom Street development.

There are three core principles that underpin the proposed scheme. These are introduced on the following boards.



A new route linking Paddington to North Westminster.



A public garden at the heart of the building.



Significant new community, leisure and cultural facilities located in 'The Box'

CORE PRINCIPLES



# Creating new links and improving

Five Kingdom Street Consultation

366685

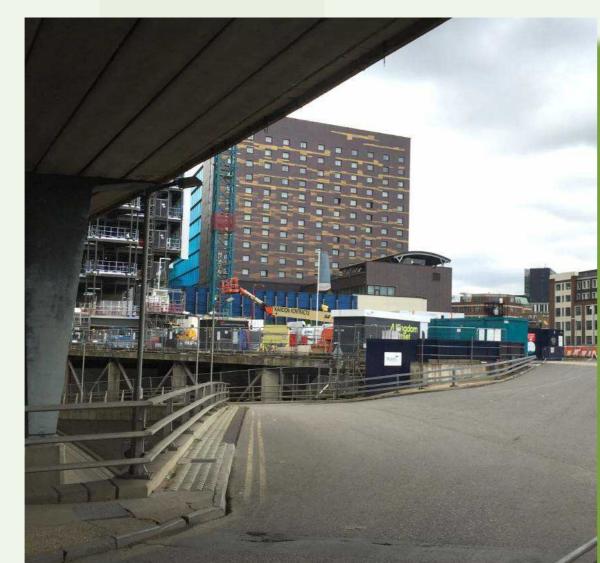
### A NEW PUBLIC ROUTE

A key public benefit of the scheme is a new route that will connect Westminster to Paddington Station, making it easier for local people to get around. The route will be a safe and well-lit connection that runs directly through the ground floor of the building and that will be open for all to use.

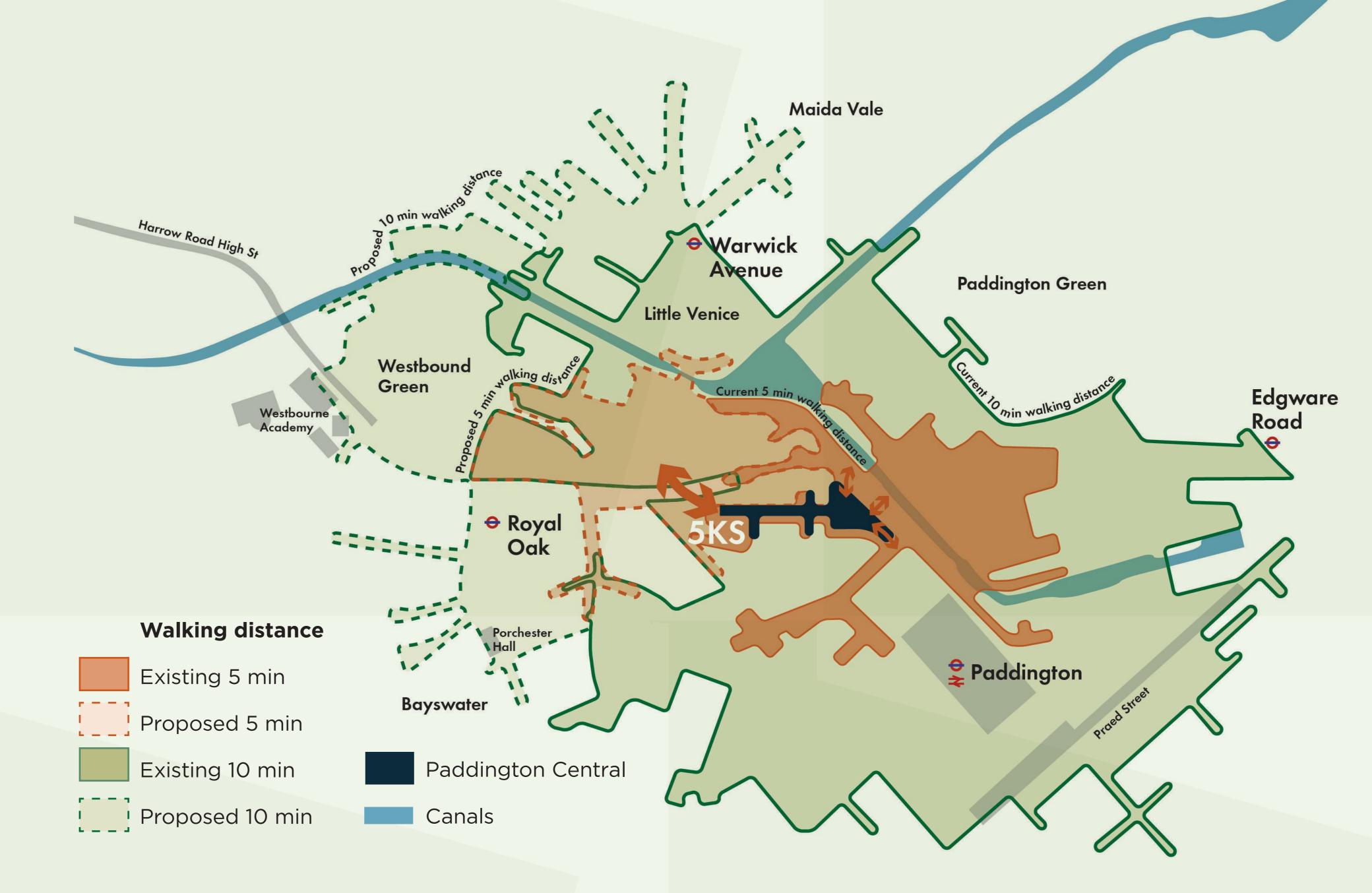
The provision of a public route through the base of the proposed building at Five Kingdom Street has the potential to significantly extend the range of destinations accessible within walking distance of the site and create linkages from the campus to Royal Oak station (Zone 2).



Photos of the existing condition looking south east towards the site from underneath the Westway.



The sketch opposite shows the proposed condition looking underneath Westway southeast towards Five Kingdom Street.



The plan above shows the existing area that is within a 5min and 10min walking distance from Paddington Central, compared with the increased walking area that would be achieved with the new connection through Five Kingdom Street.



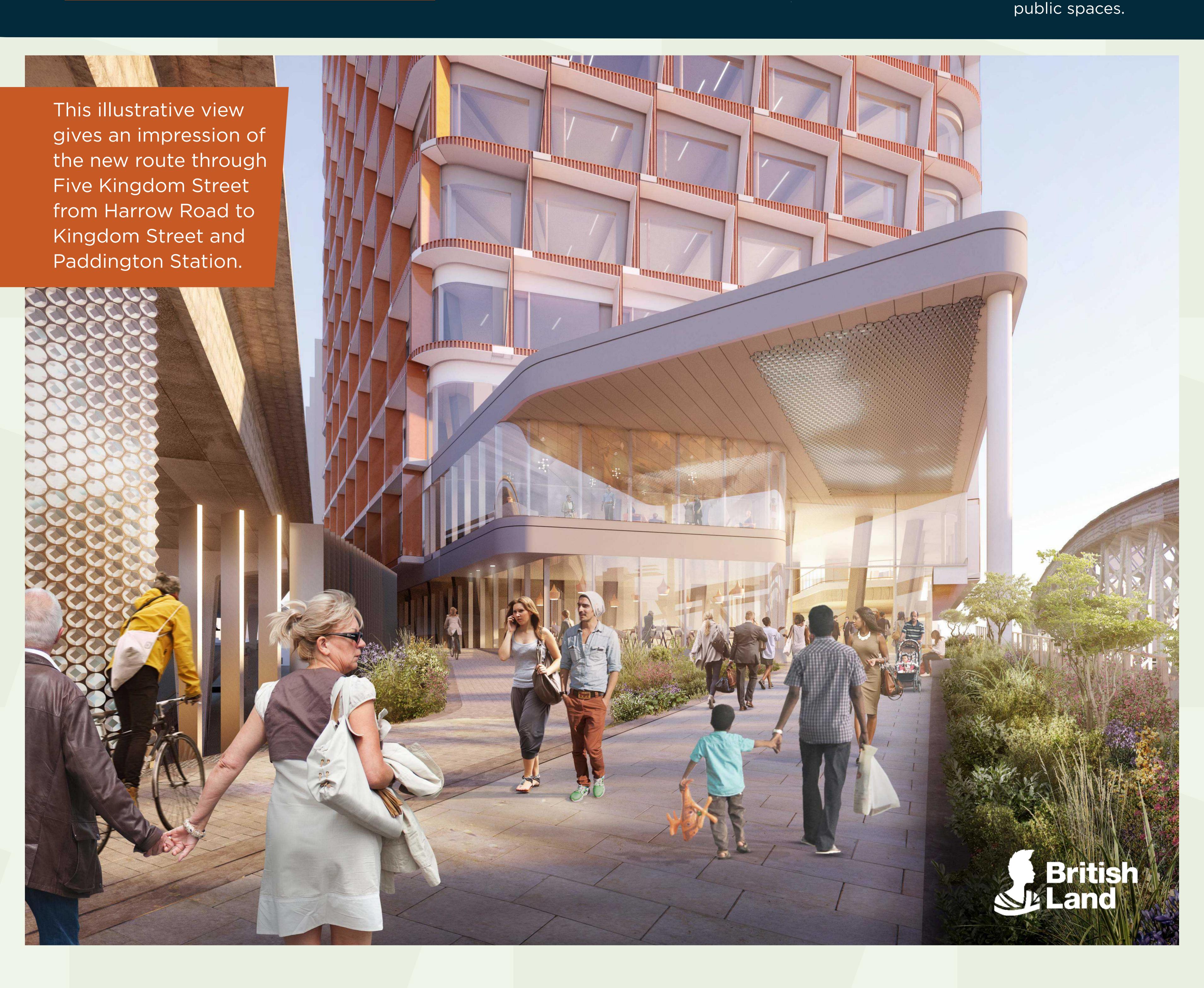
ROUTE

DESTINATION

PUBLIC SPACES

The building features a new route through to Paddington from Westminster and is a destination in its own right with high quality

### A DESTINATION



# A new public garden at its heart

Five Kingdom Street Consultation

### A PUBLIC GARDEN FOR ALL

A new public garden on the ground floor will provide a covered space open to everyone that can be enjoyed through all seasons, making Five Kingdom Street a destination in its own right.

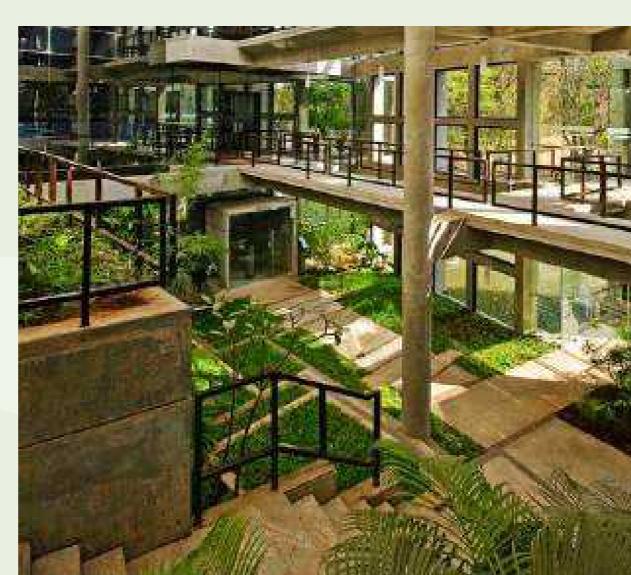
The landscaping concept has drawn inspiration from the industrial past of Paddington, identifying parallels between the flow of water through the canal system and the desired flow of people through the building.

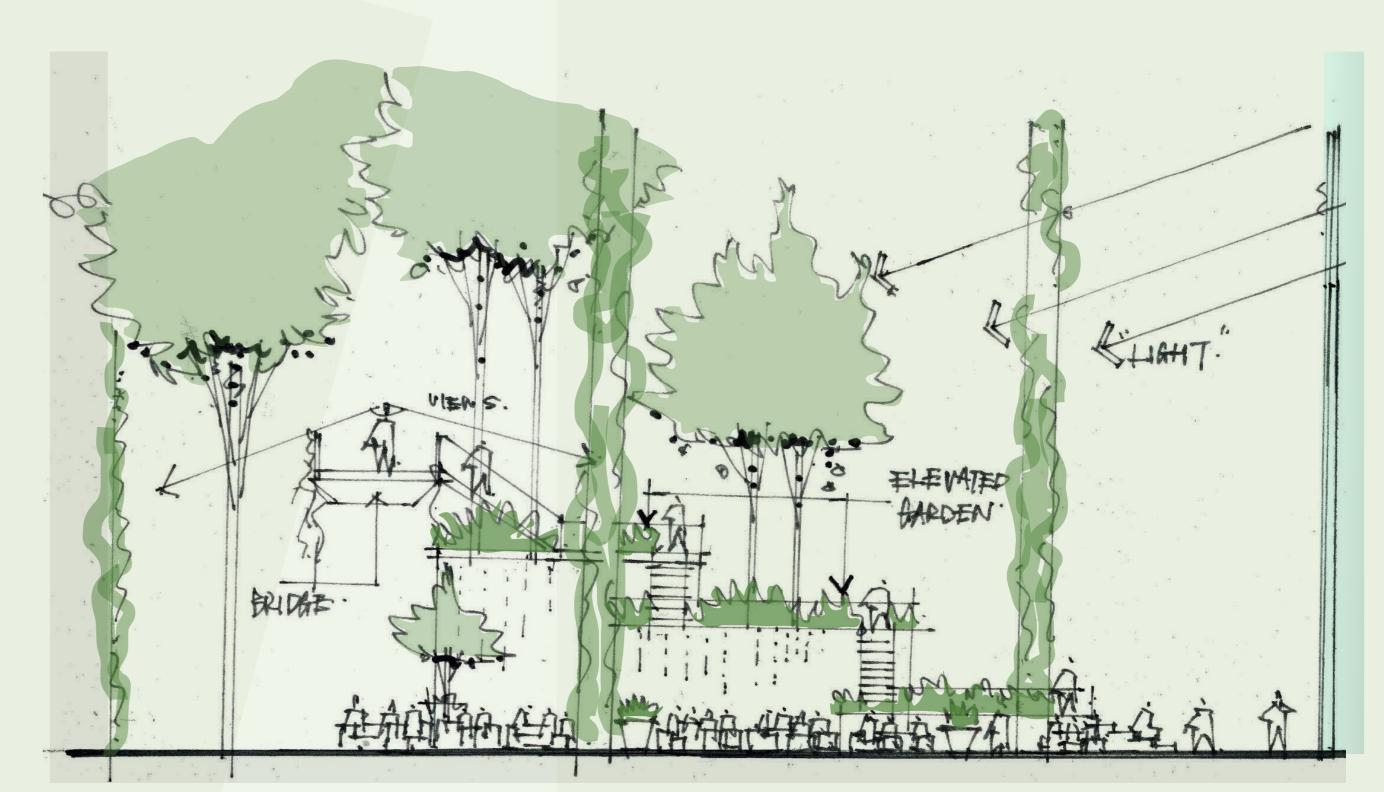
Conceived as a series of cascading surfaces, the garden will offer a variety of spaces to sit and to linger, as well as areas for small events or performances.

Retail units and SME workspaces will create activity at each of the entrance locations and levels. The public garden is also a key access into The Box.







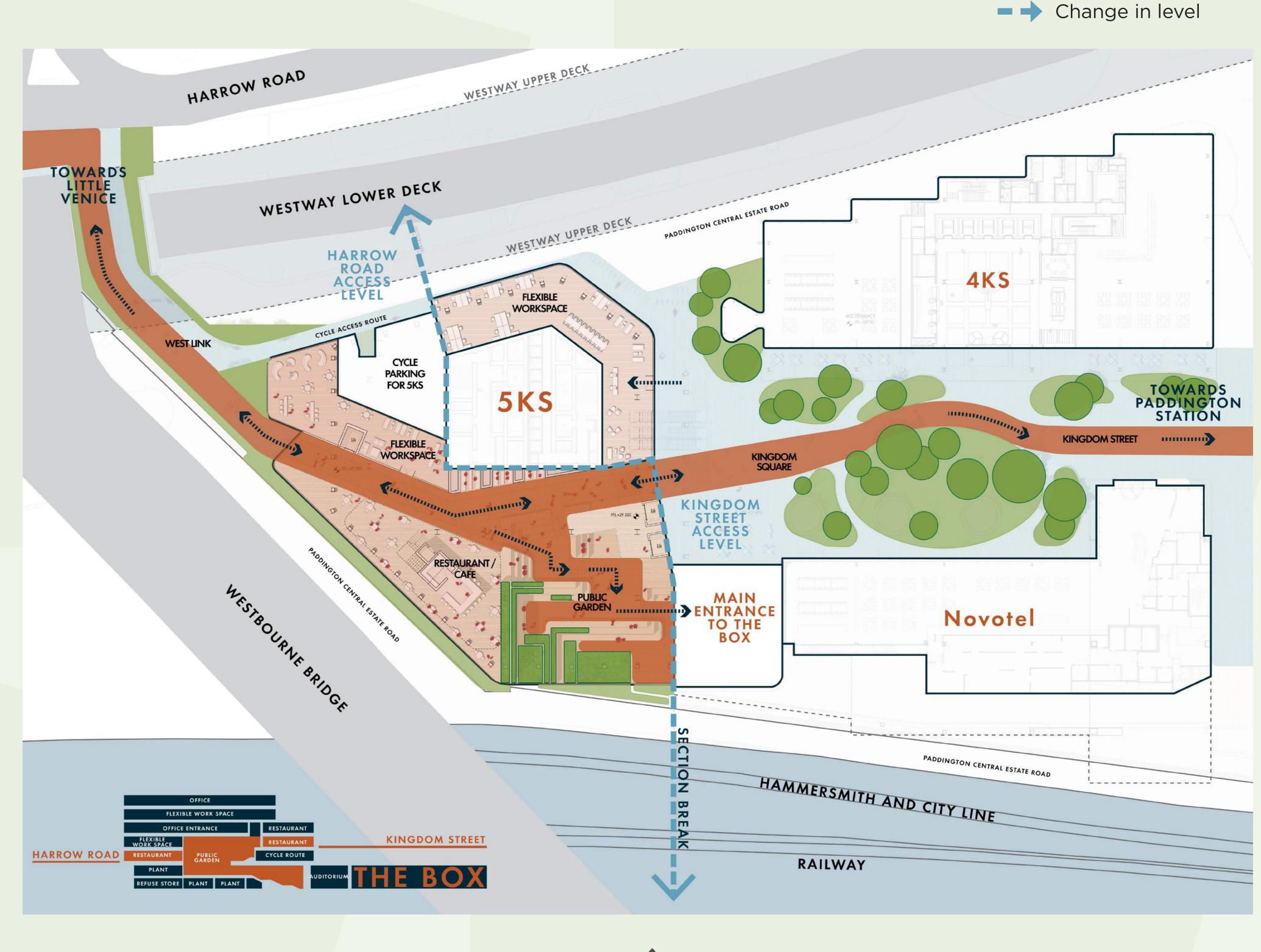


Reference images showing examples of internal garden spaces.

Early concept sketch for the public garden space showing the greenery at multiple levels

Main public route

Landscaping



lift for

Reference image of lock cascades on canals. The canal has inspired the design of public routes through the garden.

cascading levels offer

**.....** 

Composite plan showing the key public
spaces and routes at two levels.

entrance

outdoor:

landscaping: intrigue and provide to The Box access a variety of smaller to The : main route spaces for different Box KEY FEATURES through from **: activities Harrow Road** See what the public Illustrative view of the garden could look public garden highlighting like by using one of main public routes in our virtual reality blue, and opportunities for potential public art, headsets! wayfinding and artist installations in yellow.

# New community, cultural and leisure facilities

Five Kingdom Street Consultation

### THE BOX

Once Crossrail opens, a large volume of the space previously reserved for the construction of the railway will become available; this is known as 'The Box'. The Box is a key element to the new proposals as it ensures that the development can contribute something extraordinary for the local community.

The Box sits underneath the building and extends eastwards under 4 Kingdom Street. Its key features are:

- Access via the public garden
- South-facing, light and airy space
- 1,000m² auditorium

HARROW ROAD

• 9,750m² flexible, multi-use space

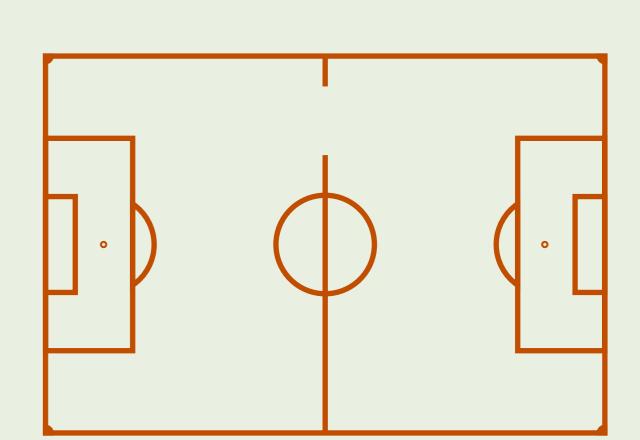
### HOW BIG IS THE BOX?

The available space is larger than the pitch at Wembley Stadium and offers a unique opportunity to create a suite of spaces and uses. It could accommodate a wide range of functions requiring large volumes such as: events, sports and leisure facilities, low cost workspace or a market hall and market space. There is also potential for The Box to be programmed to provide different uses throughout the year.

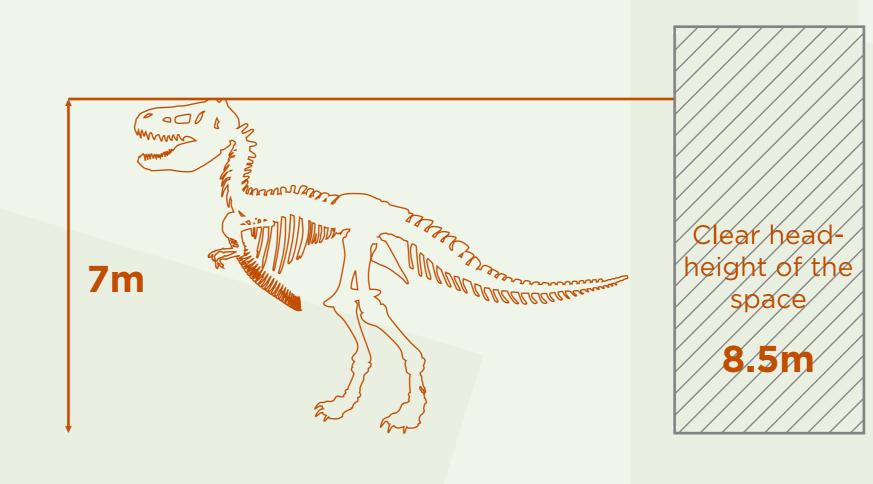
#### **IMAGINE A SPACE...**



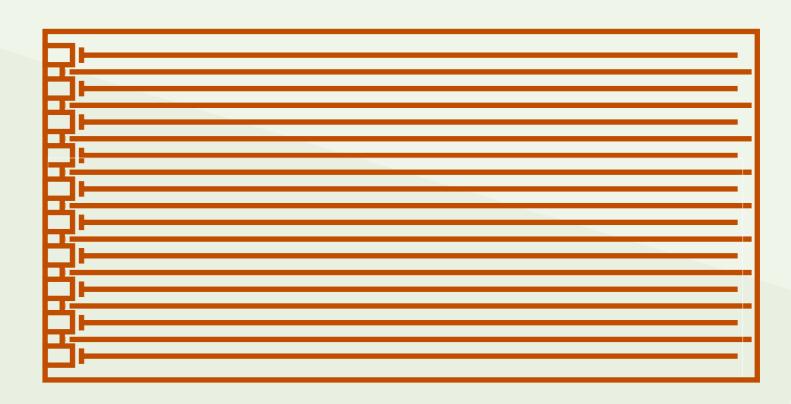
That can fit over 125 double decker buses



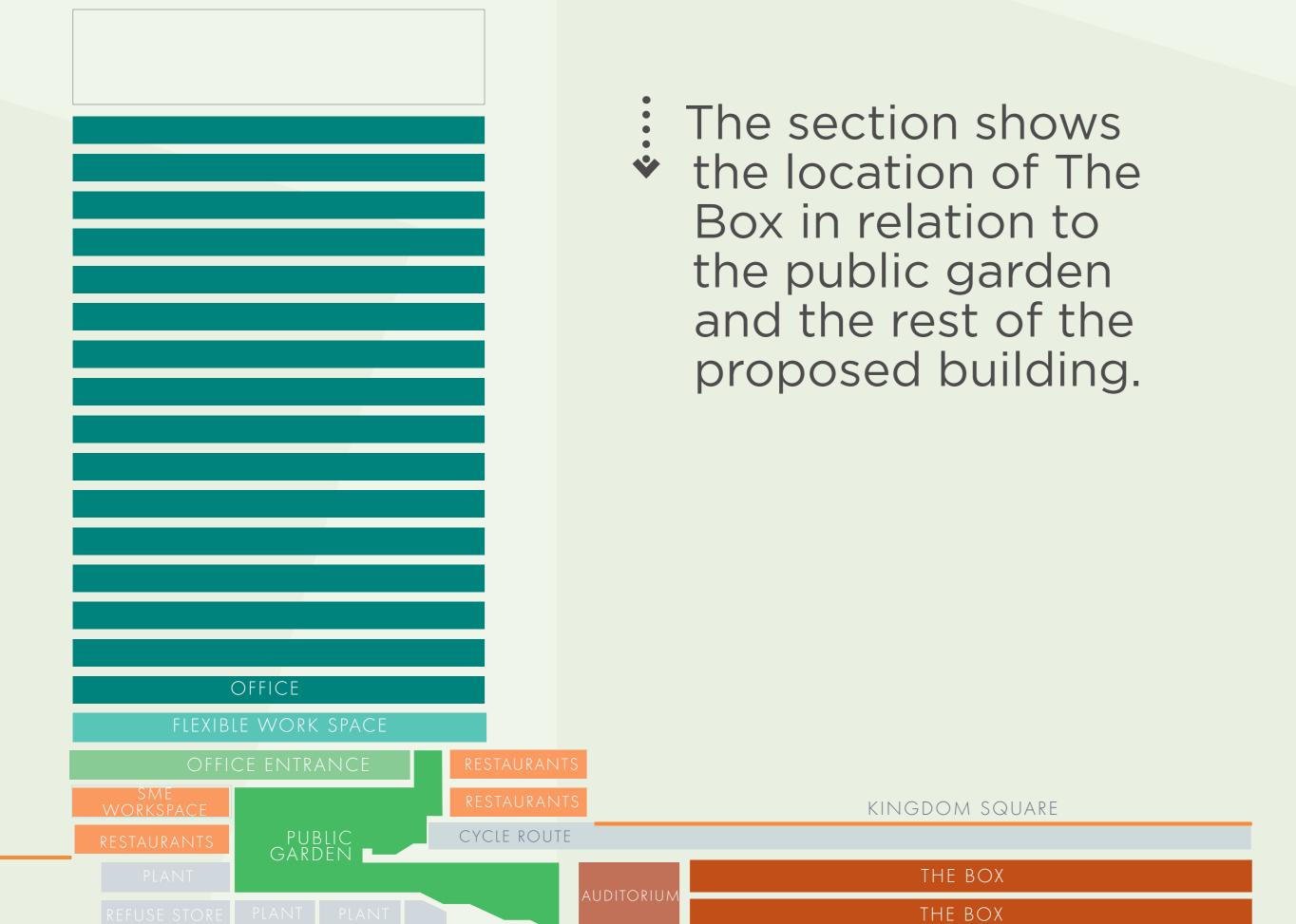
Larger than the pitch at Wembley Stadium



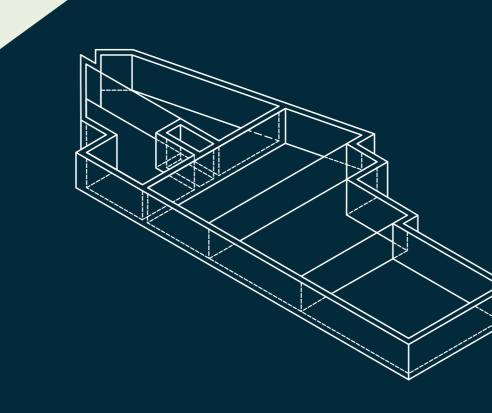
Taller than a T-Rex



That can fit 35 Olympic sized swimming pools



### HAVE YOUR SAY!



### WHAT'S IN THE BOX?

Exploring the type and mix of uses in The Box is a key aim of the consultation process. We would like to know what you'd like to see there. Take part in the 'What's in the Box?' activity to have your say.

