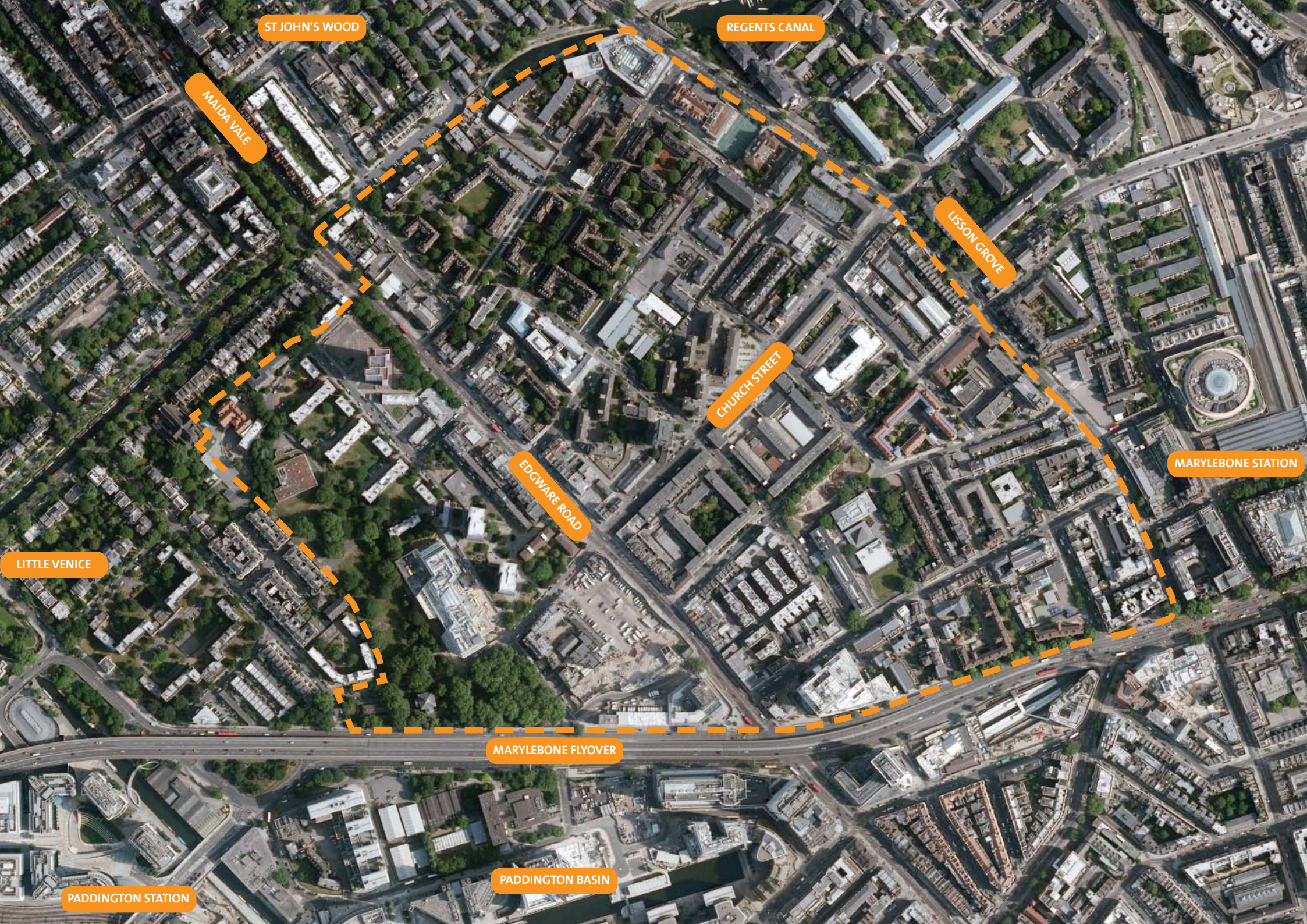


Church Street and Paddington Green Westminster

David Finch

Landscape Architect *of* Grant Associates



ST JOHN'S WOOD

REGENTS CANAL

MAIDA VALE

LISSON GROVE

CHURCH STREET

MARYLEBONE STATION

EDGWARE ROAD

LITTLE VENICE

MARYLEBONE FLYOVER

PADDINGTON BASIN

PADDINGTON STATION

The Existing Context

- **poor air quality**
- **over-capacity drainage and flooding**
- **summer heat and drought**
- **deficient open space for informal play**
- **lack of contact with nature**
- **insufficient and poorly managed infrastructure**
- **relatively low land value and poor economy**

The Church Street area
has the highest instances
of poor physical and
mental health and the
lowest life expectancy in
Westminster

The Futures Plan

Recommendations
for Paddington Green
Church Street
and Lisson Grove



Westminster City Council

Westminster City Hall
64 Victoria Street
London SW1E 6QP

020 7641 6000
westminster.gov.uk



City of Westminster

**NO DOGS
ALLOWED**
City of Westminster

 City of Westminster
**NO BALL
GAMES**



The Team

- Feilden Clegg Bradley Studios
- Biodiversity by Design
- Buro Happold
- Ackroyd and Harvey
- Thomas Lister
- Davis Langdon

**The Vision *is to create*
the most liveable
neighbourhood in
London**



The Opportunity



Unlocking Potential



Space to *breathe*

- extensive tree planting
- rain gardens
- informal play spaces
- community gardens
- spaces of nature
- attractive walks and cycle routes



**Green
Walls**

**Tree
Planting**

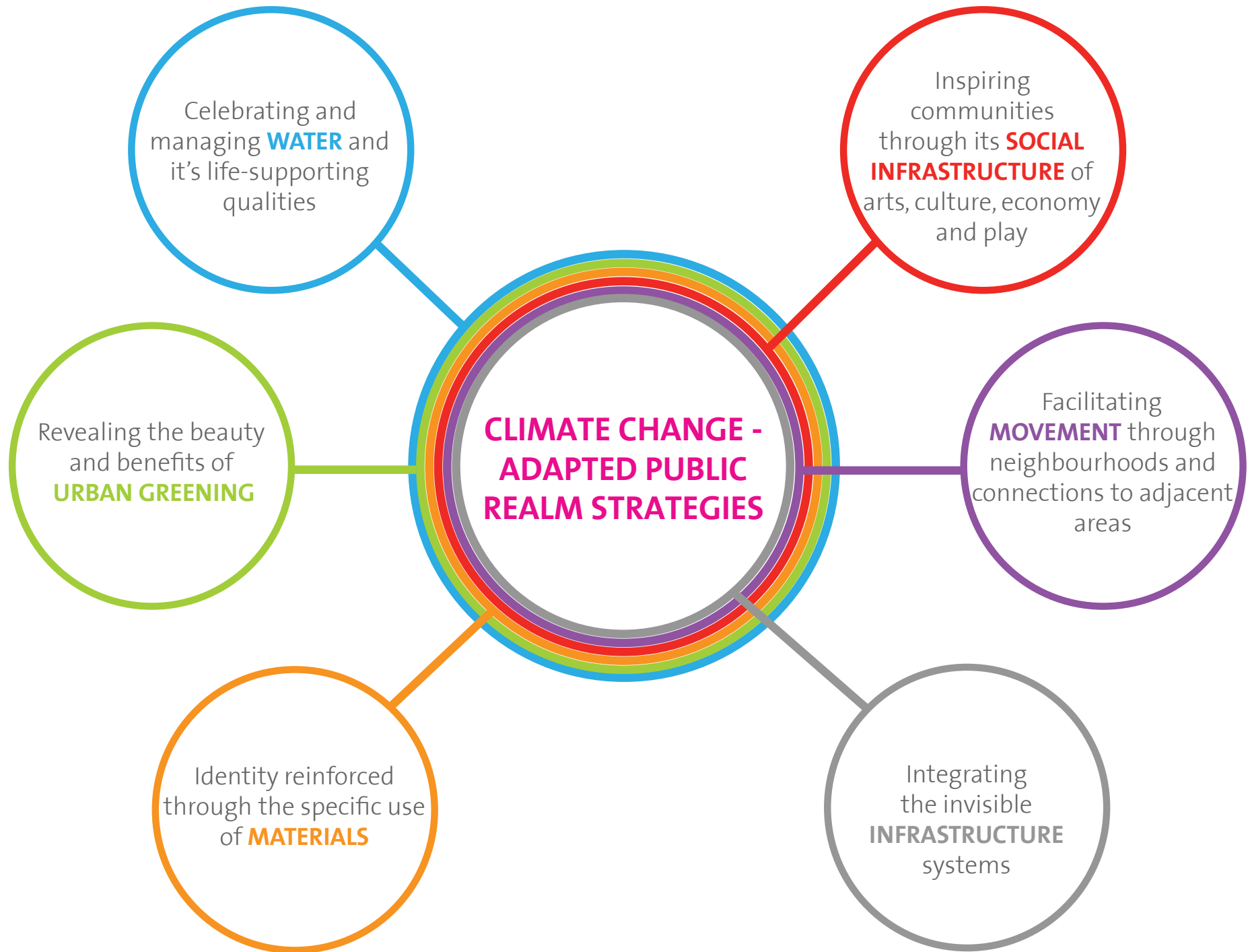
**Rain
Garden**

**Shared
Space**

The Plan structure

- executive summary
- key strategies and design codes (and appendices)
- implementation plan
- cost plan and financial model





Tree Planting strategy

“ The intent is to maximise the environmental and wildlife benefits of tree planting through the increasing of canopy cover within the Church Street and Paddington Green neighbourhood. “







An Assumption for
Forest-Scale Trees



Tree selection for
Air Quality

GREEN INFRASTRUCTURE

1.3 TREE PLANTING

SCIENTIFIC NAME	COMMON NAME	SIZE	SOILS/ ROOT HABIT	WILDLIFE VALUE/ NATIVE	AIR QUALITY BENEFIT	MAINTENANCE ISSUES	IMAGES
<i>Pinus sylvestris</i>	Scots Pine	Large 10-30m H x 5-8m W	Deep rooting	Native	High	None	
<i>Prunus domestica subsp. Institia</i> (many cultivars)	Damson	Medium 5-15m H x 5-10m W	Sensitive to compaction and paving	Edible fruits and nectar	Medium	Fruiting May lift paving	
<i>Pyrus comunis</i> (many cultivars)	Pear	Medium 5-15m H x 5-10m W	Sensitive to compaction and paving	Edible fruits and nectar	Medium	Fruiting May lift paving	
<i>Quercus robur</i>	Pendunculate Oak	Large 30-35m H x 15-25m W	Deep rooting	Native	Low	None	
<i>Sorbus aucuparia</i>	Mountain Ash	Small 5-10m H x 4-6m W	Shallow rooting, sensitive to soil compaction	Native	Medium	None	
<i>Tilia x europea</i>	Common Lime	Large 25-40m H x 10-15m W	Sensitive to soil compaction	Native	Medium	Takes well to cutting, suitable for topiary forms	

Tree selection for *Rain Gardens*



GREEN INFRASTRUCTURE

1.5 SUDS AND ASSOCIATED PLANTING

SCIENTIFIC NAME	COMMON NAME	SIZE	SOILS/ ROOT HABIT	WILDLIFE VALUE/ NATIVE	AIR QUALITY BENEFIT	MAINTENANCE ISSUES	IMAGES
<i>Alnus glutinosa</i>	Common Alder	Large 8-20m H x 8-10m W	Shallow roots Tolerates flooding	Native	Medium	None	
<i>Alnus incana</i>	Grey Alder	Medium 8-12m H x 3-6m W	Shallow roots Tolerates flooding	Native	Medium	None	
<i>Berberis</i>	Barberry	Shrub 1.5-2m H x 1.5-2m W		Edible fruits	N.A	None	
<i>Betula nigra</i>	River Birch	Large 15-20m H x 8-12m W	Shallow roots Tolerates flooding		High	None	
<i>Betula pubescens</i>	Downy Birch	Medium 5-15m H x 3-5m W	Shallow roots	Native	High	None	



Tree selection for *Cultivating and Foraging*

GREEN INFRASTRUCTURE

I.6 EDIBLE LANDSCAPES

EDIBLE COMMUNITY GARDENS : SUGGESTED SPECIES

EDIBLE STREET TREES

Common Walnut (1)
Juglans regia

Common Lime (2)
Tilia x europaea (edible leaves)

Ginkgo (3)
Ginkgo balboa

Wild Cherry
Prunus avium

Sweet Chestnut (4)
Castanea sativa

Apple (5)
Malus domestica (many cultivars)

Damson (6)
Prunus domestica subsp.
Insititia (many cultivars)

Pear (7)
Pyrus communis (many cultivars)

Strawberry Tree (8)
Arbutus inedo

Black Mulberry
Morus nigra

EDIBLE HEDGING

Protective hedges should be used for demarcating food plots. Species include varieites with edible fruits

Darwin's Barberry (9)
Berberis darwinii

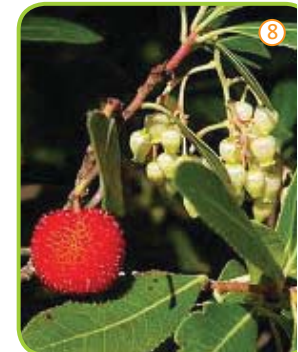
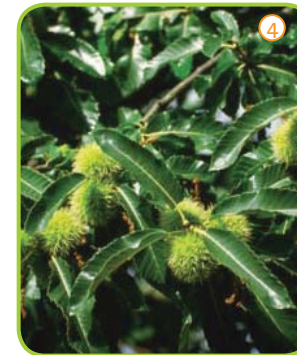
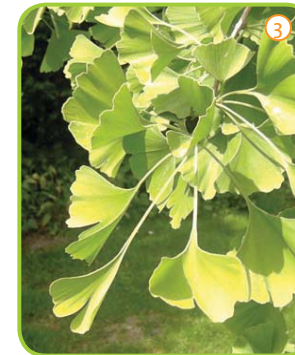
Oregon Grape (10)
Mahonia aquifolium

Hawthorn (11)
Crataegus monogyna

Blackthorn
Prunus spinosa

Ramanas Rose (12)
Rosa rugosa

Eleagnus
Elaeagnus x ebbingei



Creating a *Resilient Landscape*

- selecting a minimum of 3 no. trees species per street
- reduce the risk of pathogens
- tree succession
- maintenance and management

Creating a *Place of Beauty*

A photograph of a park during cherry blossom season. The scene is dominated by rows of mature cherry blossom trees in full bloom, their branches heavy with light pink flowers. The trees are planted in a grid-like pattern, creating a sense of depth and perspective. The ground is a lush green lawn, partially covered by the dappled shadows of the trees. In the foreground and middle ground, several people are seen enjoying the park. A couple is sitting on a blanket on the grass in the lower right, embracing. Other people are scattered throughout the scene, some sitting on the grass, others walking in the background. The overall atmosphere is peaceful and beautiful, capturing a classic spring scene.

Car Parking





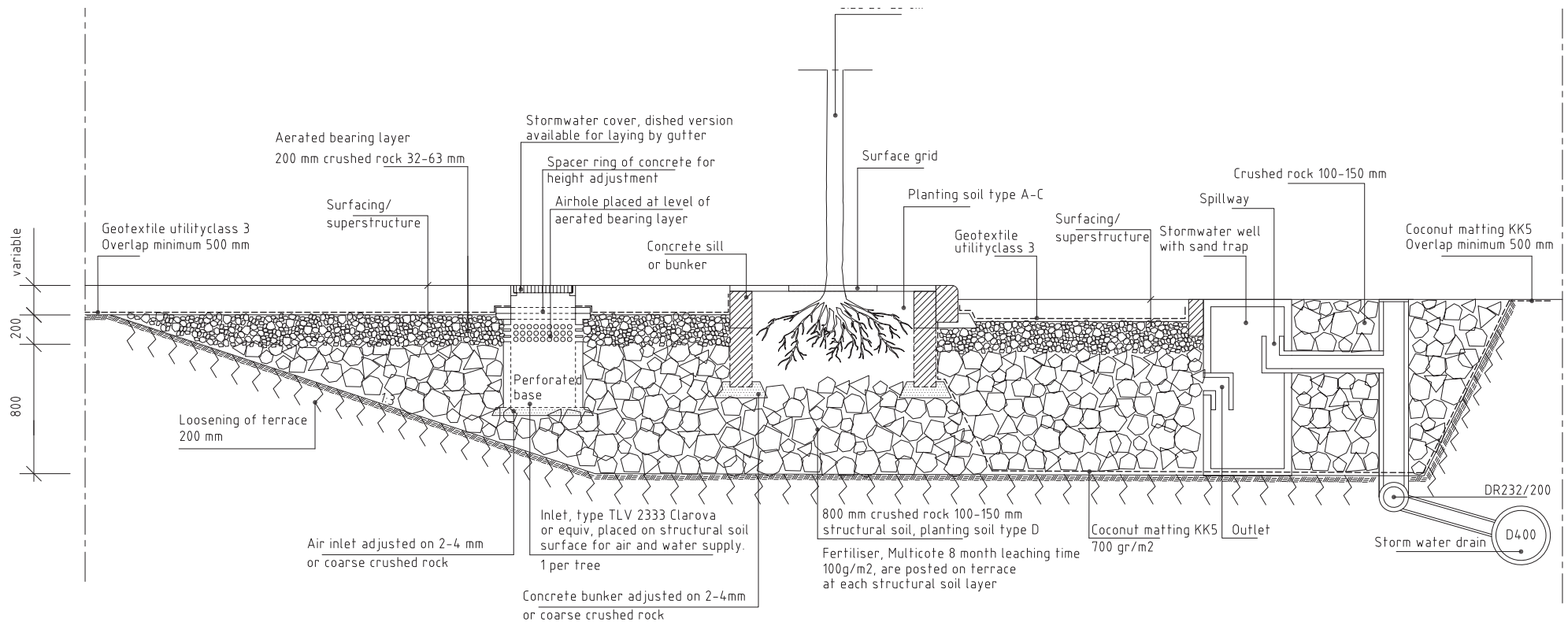
Integration with *Utilities*

- existing utility maps
- plotting routes between covers
- radar survey of services
- maintaining utility zones
- defining new utility zones for future-proofing

Integration with *Utilities*



Consider the *Stockholm Method*



LOCAL DISPOSAL OF STORM WATER - TREE IN PAVED AREA WITH STRUCTURAL SOIL
Principle section

NOTES
All data in mm unless otherwise specified

The Green Spine is a new linear park *that creates a new focal point for the local community and complements Church Street and its market*



2.2 THE GREEN SPINE NORTH SECTION

The northern anchor of the Green Spine is formed by Orange Park and the estate gardens between Fisherton Street and Orchardson Street. The focal point of this area is the Orange Park play area proposed to be relocated adjacent to Orchardson Street, which must be coordinated with plans for a new children's nursery at Orange Park. This equipped play area caters for generally young children but offers area of more informal adventurous play for older children. Located on the street the play area enjoys the benefits of greater passive surveillance.

Fisherton Street is redefined as a new linear park with forest-scale trees, productive gardens, informal play areas, rain gardens, paths and seating areas. The south section of Fisherton Street is a pedestrian-orientated space with a broad paved route connecting play areas, gardens and planting. Vehicular access is limited to emergency, delivery, maintenance and refuse collection. The routes are sufficient for single vehicles with passing places at distances no more than 30m apart.

The change in the boundary line between the public and private spaces must not compromise the residents' sense of privacy and security within the adjacent residential blocks. The provision of privacy is achieved through a combination of one or more of the following measures; deep planting beds, beds of defendable/thorny planting, railings, walls and hedges.

The intent is to develop a series of community-led gardens along the length of the Green Spine. These gardens are adopted by one or several community groups that may develop them as they wish. It is envisaged that a partnership with Westminster Council, bringing horticultural and management support, will enable such groups to grow and maintain these gardens.

The streets are typically quiet streets with little through-traffic. A new piece of public realm is created at the top of Penfold Street through the closure of this link.

The aim is to make the areas of car parking, on the highway and estates, more efficient in order to free-up areas for informal play, seating, gardens, tree planting and rain gardens; all of which bring social and environmental benefits to residents of the neighbourhood.



SOCIAL AND ECONOMIC

Play : Provision of informal play area aimed at children for ages 4 years upwards in Orange Park and Green Spine.
Productive Gardens : Secure community gardens including watering points and composting areas. Meeting room, toilets and tool store to be provided.

BLUE INFRASTRUCTURE

Rain Gardens : Linear gardens to accommodate surface water run-off.
SuDS : Porous paving to car parking bays in estate land. Inclusion of additional SuDS measures within the estate gardens to be determined by WCC.
Rainwater harvesting : Provision of butts or other devices to store rainwater for use in the gardens.

GREEN INFRASTRUCTURE

Tree Planting : Trees such as Dawn Redwoods and Scots Pine used to create tree structure through the Green Spine.
Rain Gardens : Linear gardens to be planted with marginal species tolerant of the wet-dry habitat.
Edible Planting : Species selected to provide opportunities for urban foraging

MATERIALS

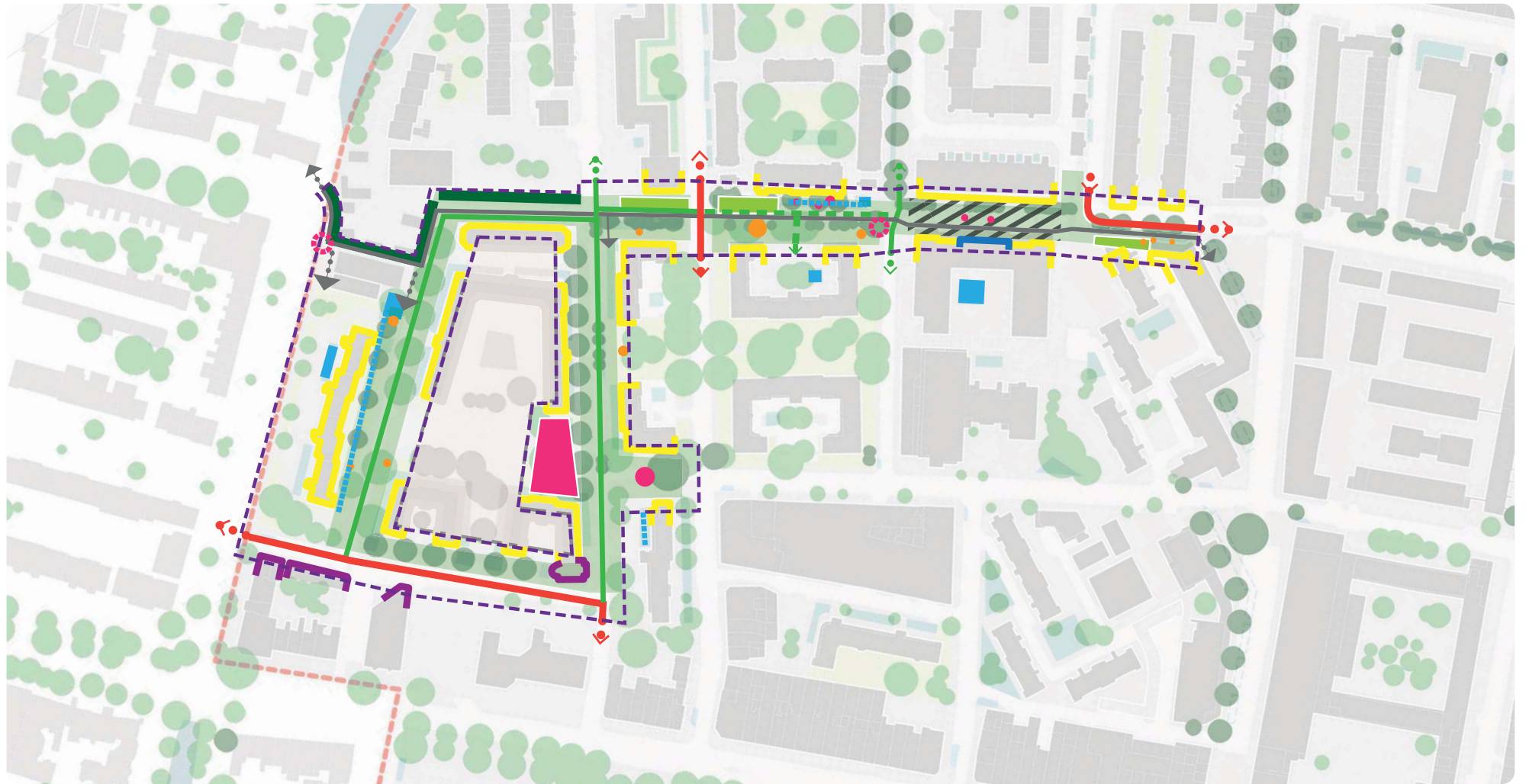
Shared Space : Concrete block paving to Westminster Way guidelines.
Kerbs : 300mm wide granite kerbs.
Lighting : Lighting to approved relevant standards. Lighting to Westminster Way guidelines.
Lighting to signature trees.
Seating : There shall be seating at regular intervals along the Green Spine.

MOVEMENT

Pedestrians and Cyclists : Green Spine to become a key north-south route through neighbourhood.
Parking : Parking space numbers to be maintained, displaced within neighbourhood.
Vehicles : Control to vehicular speeds through Green Spine through public realm measures.

INFRASTRUCTURE

Future services : Provision of reserved service trench.
District Central Heating and Power : Provide appropriate services corridor within the public realm for proposed routing.




KEY





MOVEMENT







-  Primary Streets
-  Secondary Streets
-  Tertiary Streets
-  Pedestrian Links

FRONTAGES

-  Retail / Commercial
-  Residential
-  Community
-  Market

OTHERS

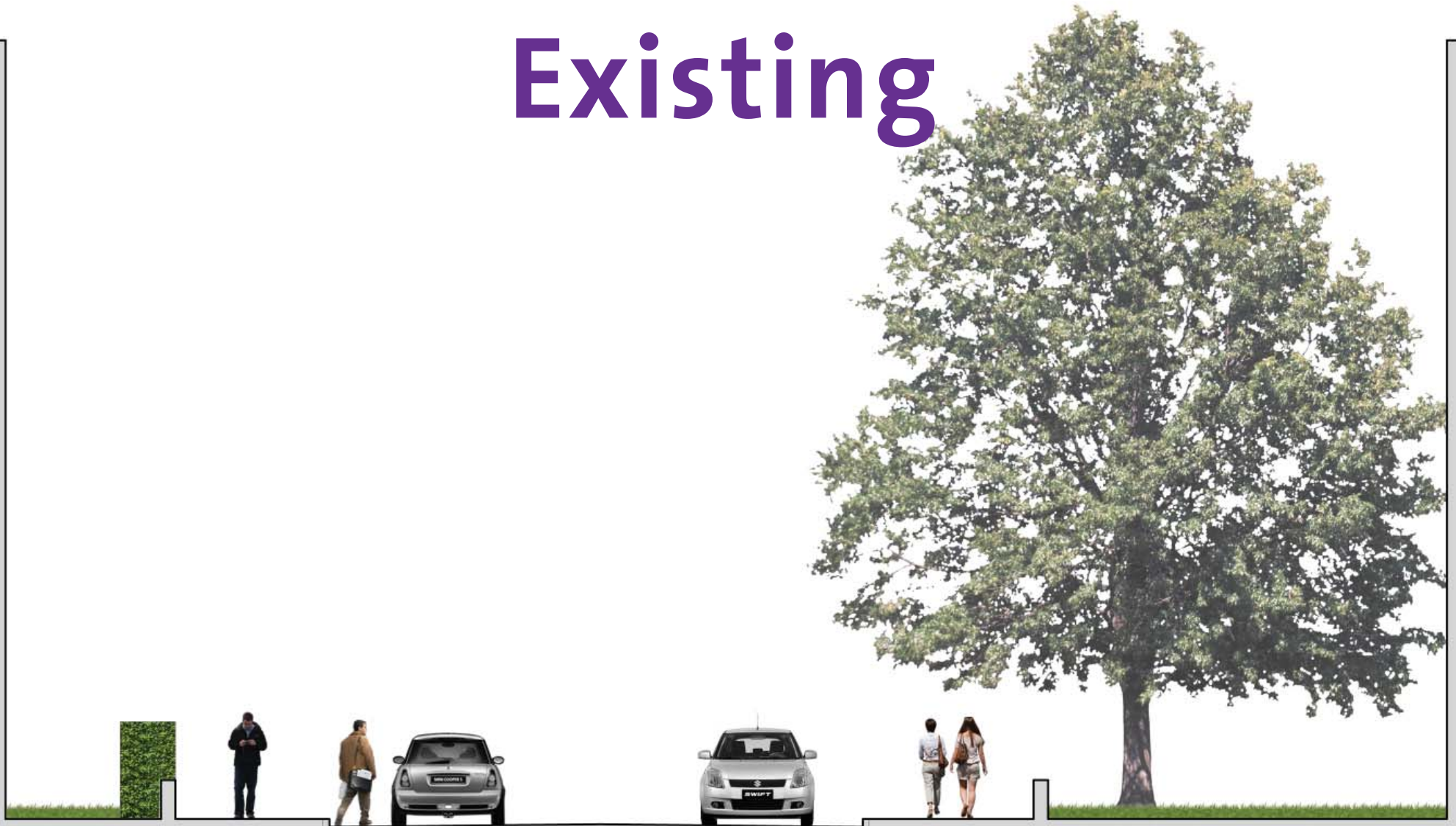
-  Landmark Features
-  Totems / Wayfinding
-  Podium Landscape
-  Loading / Unloading Bays

-  SuDS
-  Productive Garden
-  Informal Play
-  Formal Play
-  Boundary
-  Green Walls





Existing



Proposed



Church Street Market
is to be redeveloped to
create *a new vibrant*
sustainable local street
market





CHURCH STREET WEST



CHURCH STREET UNDERGROUND SERVICES



Collaboration with *Westminster City Council*

- housing and regeneration
- urban design
- parks and open spaces (including the tree officer)
- westminster way team
- parking and highways
- waste management



Consultation with the *Community*

- Futures Steering Group
- Regular resident public consultation events
- Meeting to individual stakeholders
- Residents Vote on the Futures Plan

Delivering the *Vision*

- 20 year phased delivery plan
- phasing funded through income from development plots
- identify areas to be delivered by developers
- design codes written into developer briefs

Phase One







“The Church Street and Paddington Green Infrastructure and Public Realm Plan provides our first holistic area-wide plan to retro-fit climate adapted public realm. It has been universally welcomed as a pragmatic blueprint for redesigning the urban landscape to contribute to health, well-being and local economic aims whilst future-proofing for climate-change. It is already helping us co-ordinate investment in sustainable improvements and will for years to come.”

Westminster City Council