

# Hyde Park Paddington

## Note of Steering Group Meeting held on 13 January 2021, 2-3pm, via Zoom

### Attendees:

#### *Residential Members:*

- Allen Zimble (Chairman)
- Andy Beverley
- Sally Martin
- Bernadette McKernan
- Rev'd Stephen Mason
- Sarah Clifford
- Sergio Chiquetto

#### *Business Members:*

- Kay Buxton (The Paddington Partnership)
- Mark McKeown and James Parker (Church Commissioners)
- Chris Peers (Paddington BID) as nominated replacement by Vaughan Smith
- Will Clayton (PaddingtonNow BID)
- Isabel Turner (British Land)
- Andrew Scrivener (European Land)
- Ian Lush (Imperial Health Charity)
- Paul Charalambous (Stylotel)
- Will Clayton (PaddingtonNow BID)
- Mike Fairmaner (Marble Arch London)

### Apologies Received:

- Matthew Lindsay
- Maria Parpou
- Vaughan Smith (Frontline Club)

### Invited Guests:

- Simon Loomes from The Portman Estate and Simon Gartshore from Kanda for Item 3
- Johnathan Ring from Sellar and Stella Ioannou from Lacuna for Item 4

	Actions
<b>1. Introductions and Apologies</b> These were duly made and apologies noted.	
<b>2. Minutes of last meeting and matters arising</b> The minutes were agreed and there were no matters arising not covered by the agenda.	
<b>3. Garfield House 86-110 Edgware Road Redevelopment Proposals</b> Simon Loomes described the location of this building on the east side of Edgware Road and explained that The Portman Estate had recently appointed architects Michael Hopkins and a team of development advisors to draw up development proposals for the	

<p>site, that included Bernard House (that has Costa Coffee) to the north but not Evelyn Court and the residential component above Palm Palace to the south. SL explained that the site also included the unused garages between the southern end of Forset Street and Stourcliffe Close. It was just outside the neighbourhood forum area, but TPE wanted to engage with the Forum as the site was part of the Edgware Road shopping centre.</p> <p>SL explained the buildings were outdated and inefficient and that the redevelopment was driven by sustainability, in line with the Estate’s ambitions to be zero carbon by 2030. TPE was looking at sustainability in the widest sense so they were also aiming at zero waste and making a positive contribution to the local economy. It was very early in the design process, and although they had considered some broad parameters for the buildings, such as basic massing and that it would be commercially led – offices above retail (active frontages) and some element of community use - TPE was embarking on a first round of engagement to get ideas and thoughts from local stakeholders before starting on the design process. There would be a further round of engagement once their architects had drawn up specific proposals in the autumn, prior to submitting a planning application at the end of the year. SL explained that they initially had been planning for a residential element but the Inspectors on the new City Plan had ruled out the mixed-use policy so they were just looking at commercial uses, with a flexible community space. The development programme was likely to be up to three years, meaning completion in c. 2026. SL committed to keeping the Forum involved with the proposals.</p> <p>There were questions from AB and PC, relating to retaining the retail frontage and the prospect of residential on the upper floors.</p> <p>AZ thanked SL for his time and willingness to engage with the Forum and that the Forum shared many of the issues that SL had raised.</p>	
<p><b>5. An update on Paddington Square and their proposals for a major public art programme</b></p> <p>Jonathan Ring introduced himself as the Development Director of Paddington Square and gave an update on the construction process. Progress had been good, despite Covid, and the central core had now reached its full height of 18 storeys and they had built the floors around the core as far as the 6<sup>th</sup> floor and would start fixing the glass cladding to these floors shortly. A new road, Tanner Lane, had been built around the site and work was well under way with constructing the new square that replaces Departures Road, the new main entrance to the station. There would also be new access routes down to the Bakerloo Line. This was planned to be completed by summer 2022.</p> <p>Stella Ioannou then explained the public art proposals that were being developed to be installed at four points within the development. They had chosen artists that were new to London to emphasise that the development would form a new gateway and connecting point within London.</p> <p>The first point was on the concourse outside the main buildings and this would be a 5m tall sculpture by Ugo Rondinone in a specially commissioned piece of art.</p> <p>The second point was a high space next to the escalators above the entrance/exit to the new Bakerloo Line ticket hall and rising up into the building. They wanted an installation that would give a transparent/translucent wall type effect and had approached three artists to develop proposals: Pae White, Esther Stocker and Rana Begum.</p>	

<p>The third location was at the northern end of Tanner Lane on the wall belonging to St Mary's Hospital and this would celebrate the NHS with a painting/mural and they had approached three artists: Joy Gregory, Catherine Yass and Sophie Calle.</p> <p>The final location was at the southern end of Tanner Lane near the junction with Praed Street. Unlike the other locations, this site would be on a rotating commission basis, using local artists, and locally generated ideas suggested by the local community. They were working with The Showroom in nearby Penfold Street and connecting with local schools and communities.</p> <p>The final choice for the artists was due to take place in March by a panel that included local people when Stella hoped to have initial conceptual ideas from the successful artists.</p> <p>AZ thanked Jonathan and Stella for their presentations to the Steering Group.</p>	
<p><b>5. New CIL Project Ideas</b>  KB suggested Connaught Place, at its junction with Edgware Road, could be the location for a new CIL application for relatively minor public realm works. KB explained that the Council was improving the lighting in the street and the BID was funding extra cleansing as the outside wall of the small lodge building was often used as a toilet. KB admitted it was just an idea. AZ said that this was a location in need of improving and a gateway into the Estate and would meet the criteria that the Forum had agreed. KB/MF to work up into an application.</p>	KB/MF
<p><b>6. AGM</b>  The December General Meeting had agreed to hold an AGM in March but not a particular date so the Group agreed Tuesday 23 March at 6pm. MF reminded everyone that the Steering Group had all served their two years and would need to be re-elected to the Group.</p>	
<p><b>7. AOB</b>  IL reported that etc venues on Edgware Road had been identified as a Covid 19 vaccination centre and that the Imperial Health Charity was actively seeking volunteers to help run it and administer the vaccines. It was likely to be open 08:00-20:00 7 days a week with minimum 3-hour shifts required from volunteers.</p>	
<p><b>8. Date of next meeting</b>  This would be arranged following the AGM</p>	MF/KB