

# Hyde Park Paddington

## Note of Steering Group Meeting held on 14 September 2021, 6-7pm, via Zoom

### Attendees:

#### Residential Members:

- Allen Zimble (Chairman)
- Andy Beverley
- Bernadette McKernan
- Sarah Clifford
- David Steyn
- Maria Parpou

#### Business Members:

- Kay Buxton (The Paddington Partnership)
- Chris Peers (Paddington BID, as Will Clayton's alternative)
- Isabel Turner (British Land)
- Paul Charalambous (Stylotel)
- Rev'd Stephen Mason (St John's Church)

### Apologies Received:

- Sally Martin
- Matthew Lindsay
- Will Clayton
- James Parker
- Mark McKeown
- Sergio Chiquetto
- Ian Lush

	Actions
<b>1. Welcome and Apologies</b> The Chairman welcomed everyone to the meeting and apologies were noted.	
<b>2. Agreement of Minutes of Steering Group Meeting held on 16 June 2021 and matters arising</b> The minutes were agreed and there were no matters arising not covered by the agenda.	
<b>3. Replacement for Andrew Scrivener</b> KB noted that Andrew Scrivener had left European Land. It was proposed that, subject to the requirements of the constitution, he should be replaced by Bernadette Le Beau on the Steering Group. Kay to ask Bernadette to join the Forum.	BM/KB
<b>4. Presentation on Edgware Road Insights Study</b> KB provided an update on the Edgware Road Insights Study commissioned August 2020 to August 2021 as an evidence base for planning policy and public realm interventions. Key points as follows:	

- Covers the BID area from Marylebone Flyover to Marble Arch, and contains 696 businesses, of which 212 are ground floor commercial units. It contributes £165m to the UK economy each year – approximately 50% office based with the remainder split evenly between hotels and retail/ f&b;
- Residential catchment area of 21,000 is supplemented by worker catchment of 133,000. Tourism brings significant spent with c22,000 hotel rooms. (all statistics within 10 minute walk of Edgware Road). Addressable market size c £172m.
- Ground floor occupancy dominated by independent occupiers who make up 81% of units (versus national average of 62%). There are 27 bureau de change/money transfer operators.
- Approximately one third of leases are due to expire in following periods: 1-5 years, 5-10 years and after 10 years. Rents £140-£200 psf (v average of £750 psf on Oxford St).
- Footfall peaks in summer months and is typically higher on Eastern side due to Edgware Road station access and multiple retailers. Footfall is 39% lower on Western side.
- Vacancy rates have increased from 10% in September 2020 to 16% in May 2021, although some of this relates to development opportunities.
- Night-time economy leads to footfall peaks 8pm-9pm and 20% of those who work in the night time economy in Westminster are employed in/around Edgware Road.
- Perceptions and satisfaction levels: its vibrancy, cultural diversity and uniqueness are seen as great positives, but are offset by anti-social issues that reinforce negative associations. Key points:
  - highly accessible location, with strong transport links - drives frequent visits.
  - night time economy and international grocery and F&B offer are strong leisure assets.
  - high level of sub-divided retail units creates a cluttered and tatty impression.
  - bisected by the inner ring road, with low levels of green infrastructure and few opportunities to pause or rest.
  - begging and rough sleeping with associated detritus have a negative impact
  - it is becoming a male-centric environment and lacks a clear identity as it seeks to serve both international and local market.
- Planning policy recommendations for Edgware Road corridor included:
  - Resistance to subdivision in some areas
  - More tailored guidance for outdoor seating to better manage risk of public nuisance
  - Appropriate standard of design, installation and maintenance of plant and ventilations equipment
  - Promote redevelopment of sites to provide investment for renewal of physical environment
  - Use design codes (see item 6) and masterplans as an opportunity to exercise greater influence over developments and improve local streetscape

The full summary and detailed report can be read here:

<https://www.hydeparkpaddington.org/news/edgware-road-insights-study-final-report/>

AB asked if similar studies for Praed St and Connaught Village would lead to planning policies for our Neighbourhood Plan. KB confirmed that this was the intention and also to align with neighbouring Marylebone Forum to cover the Edgware Road corridor. Kay described the work by the Portman Estate on the eastern side of Edgware Road, and added that the Church Commissioners had a vision of following this model once leases begin to revert. She noted that this is long term process and a Neighbourhood Plan and policies for Edgware Road could potentially assist.

<p><b>5. Other NCIL project updates:</b></p> <ul style="list-style-type: none"> <li>Norfolk Square Gardens Showcase – CP confirmed that the Phase 1 plant out went well and the Phase 2 planting plan was agreed. Signage is currently being designed to annotate the topiary butterflies. That will complete the CIL part of funding (probably April 2022). WCC are to prune the trees due to ivy ingress. They will continue to finalise the proposal for ward funding. Eventual plan would be to create a butterfly corridor between Hyde Park and Norfolk Square (including the Sussex Gardens triangle when feasible).</li> <li>Burwood Place – KB explained that the required safety audit had resulted in changes to drainage and a reduced number of planters. She noted that due to recent changes all CIL projects had to back to the new Cabinet Member for a briefing (end September). No start is expected on site until November 2021 and it will require two weeks of work.</li> <li>Sussex Gardens – KB confirmed this project is at stage 2 design and also needs to go to the new Cabinet Member. Current expectation is for implementation January to March 2022.</li> <li>The Bays – KB confirmed that approvals had been received subject to final permissions from LU sign off. The plan is to install by Christmas.</li> <li>Bishop’s Bridge Road – WCC have confirmed that they support pavement widening, improved pedestrian crossing and new cycle path. In addition network rail has identified an opportunity to install down lighting under the parapet. The opportunity for new stairs/ ramp to canal is to be revisited at a future date. She noted that they were unable to move the coach stop at this stage. Plans to remove street clutter/ surplus signage had also been supported. Completion of the plan is on pause as WCC place shaping team are currently focused on Oxford St and Strand/Aldwych but the plan is to pick this up again in Autumn.</li> <li>Connaught Village Green – KB confirmed that as of today stage 1 has been approved. She queried if anyone has seen the latest scheme design. AZ noted that Joanna Love, who was dealing with the plan, had left the Church Commissioners and Charlotte Moss would replace her/ James as Mark’s alternative on the Steering Group. KB noted that it may be late 2022 when the project gets started, as they get picked up as part of WCC’s Capital Programme</li> </ul>	
<p><b>6. National Model Design Code</b></p> <p>KB explained the MHCLG and the Office of Place was seeking local authority and Neighbourhood Forum pilots to trial design codes with Local Authorities. WCC is making a submission and HPP NF had expressed an interest in a design code for Edgware Road. Discussions have been held with neighbouring NFs and TfL/WCC are also supportive. AB asked what it provided that we didn’t have now and KB explained supplementary design planning (SDP), regarding shop frontages etc. The pilot opportunity came out of the white paper.</p>	KB/ AZ
<p><b>7. Neighbourhood planning policies</b></p> <p>The desire to progress with Neighbourhood Plan had been raised at the last meeting. KB noted the previous ambition was to include 3 commercial centres of Praed St, Edgware Rd and Connaught Village.</p> <p>AZ suggested that we get another NF to present to us on the topic. He noted that we had benefited from a previous presentation but a lot had changed since then. KB suggested that one of the more recent neighbourhood plans may be beneficial in terms of lessons learned e.g. Soho or Fitzrovia West. AZ and KB agreed to follow up with the relevant NF and arrange a presentation at the next Steering Group. This could be followed up by a presentation to the General Meeting.</p>	AZ/KB

<p>AZ and KB also agreed to meet with the Church Commissioners to confirm inclusion of Connaught village in the Plan. It was noted that this discussion should involve the appropriate commercial representative.</p> <p>DS queried volume of work involved in preparing a Neighbourhood Plan. AZ said once we start, must commit and see it through. KB noted that there were good partners involved in the NF including the Bids and the HPEA etc. Given this was one of the founding objectives of the NF, all agreed that we had got good evidence now to pursue a plan.</p>	<p>AZ/KB</p>
<p><b>8. Topics and date for next general meeting</b></p> <p>AZ agreed that it should address the Neighbourhood plan and ideally include a presentation by one of the more recent successful applicants.</p> <p>The date of the next general meeting was agreed for Thursday 2<sup>nd</sup> December at 6pm – with the option for in-person meeting to be agreed nearer the time.</p>	<p>KB</p>
<p><b>9. Steering group</b></p> <p>The next Steering meeting was scheduled for Tuesday 2<sup>nd</sup> November at 6pm, to be held by Zoom.</p>	<p>KB</p>
<p><b>10. AOB</b></p> <p>None noted</p>	