

Respecting our neighbours



Redevelopment of the Baltic Wharf site for anything more than a low level building, will inevitably have an impact on neighbouring properties, particularly in terms of views and the amount of light received by nearby windows.

A low level redevelopment is not appropriate for this site, given its central London, urban location, within the Paddington Opportunity Area.

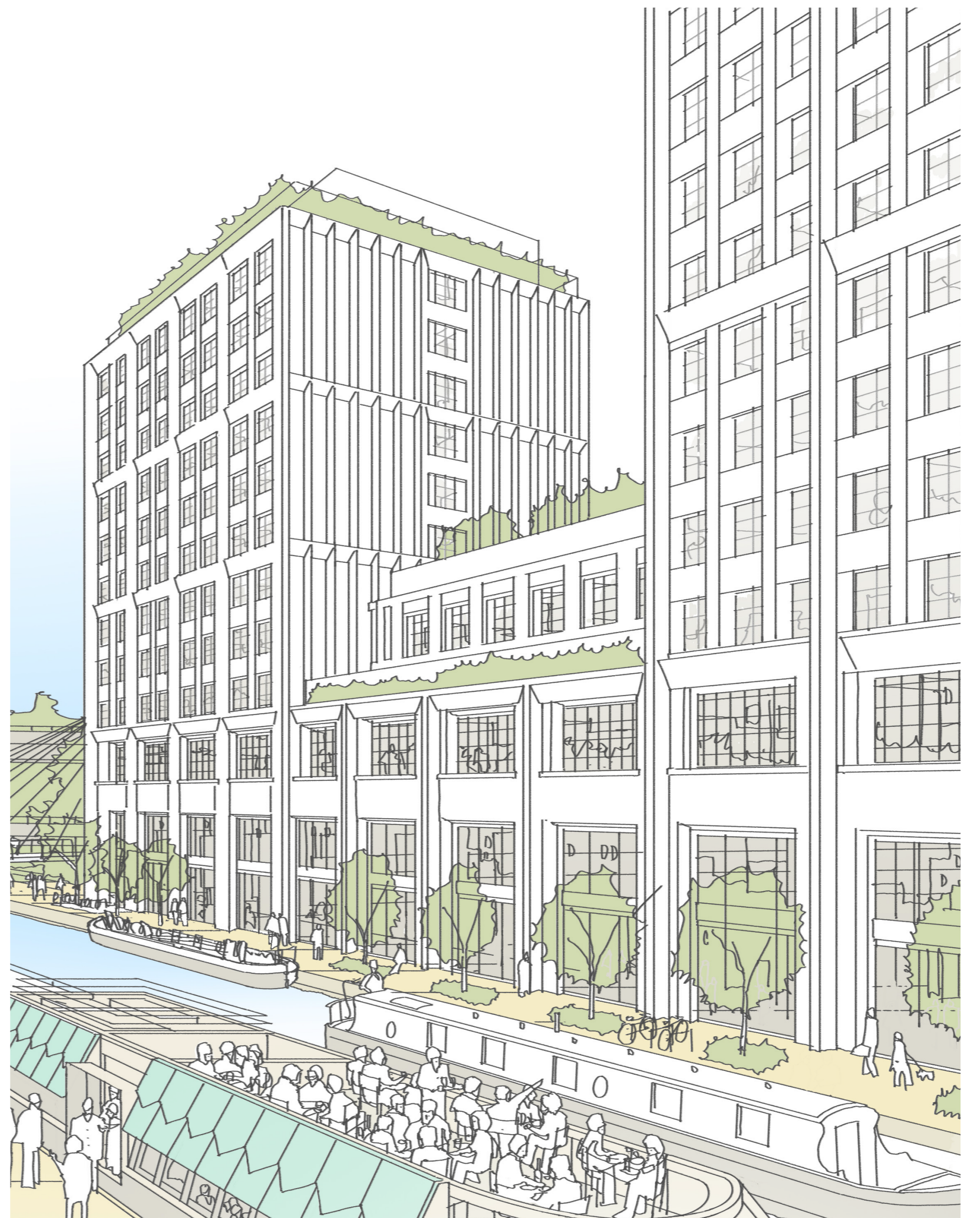
Achieving a scheme which minimises impact on our neighbours has been the key focus of the project team over recent months.

The proposed new design of the building, with a significant gap in the middle, has been carefully modelled to reduce any sense of enclosure and to improve light and outlook levels to neighbouring properties. Detailed initial studies have identified that, against all criteria, the new design building performs better than the initial proposals, is appropriate within its urban context and minimises local impacts.

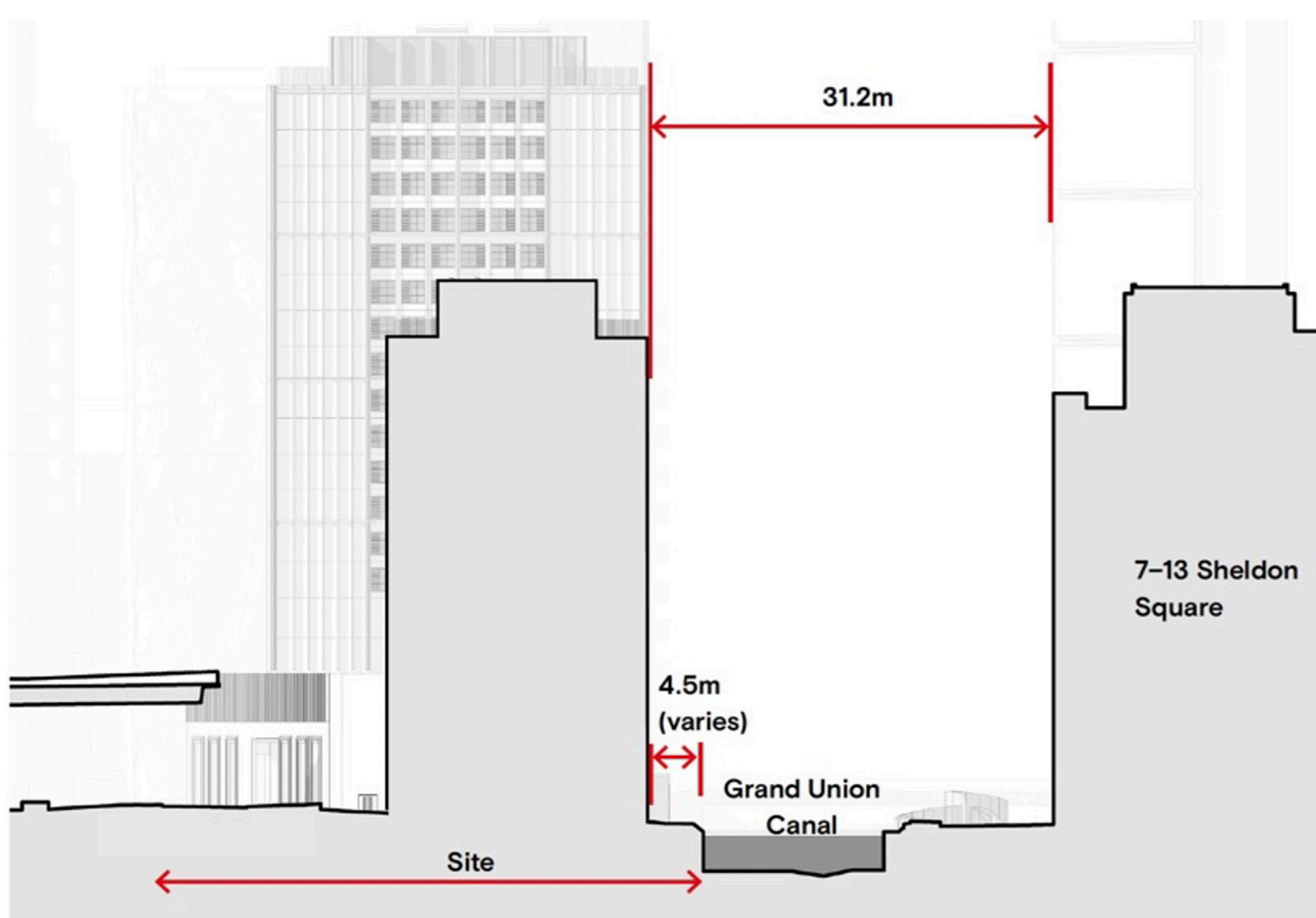
We are also reviewing design options, such as the use of light coloured bricks on the Sheldon Square façade, to further improve the position.

Additionally, under the new design, there are around 40% fewer student windows on the Sheldon Square facing façade. We are also proposing to change the internal layout of the student bedrooms, to position the bed, rather than the desk, under the windows.

The façade to façade separation distance is around 31.2m. This is a wholly appropriate separation distance for an urban location and, to put this in context, is wider than the distance between buildings on Oxford and Regent Streets.



The new design is for two buildings with a gap in the middle



The separation distance to Sheldon Square



The separation distance across the canal is wider than the distance between buildings across Oxford Street

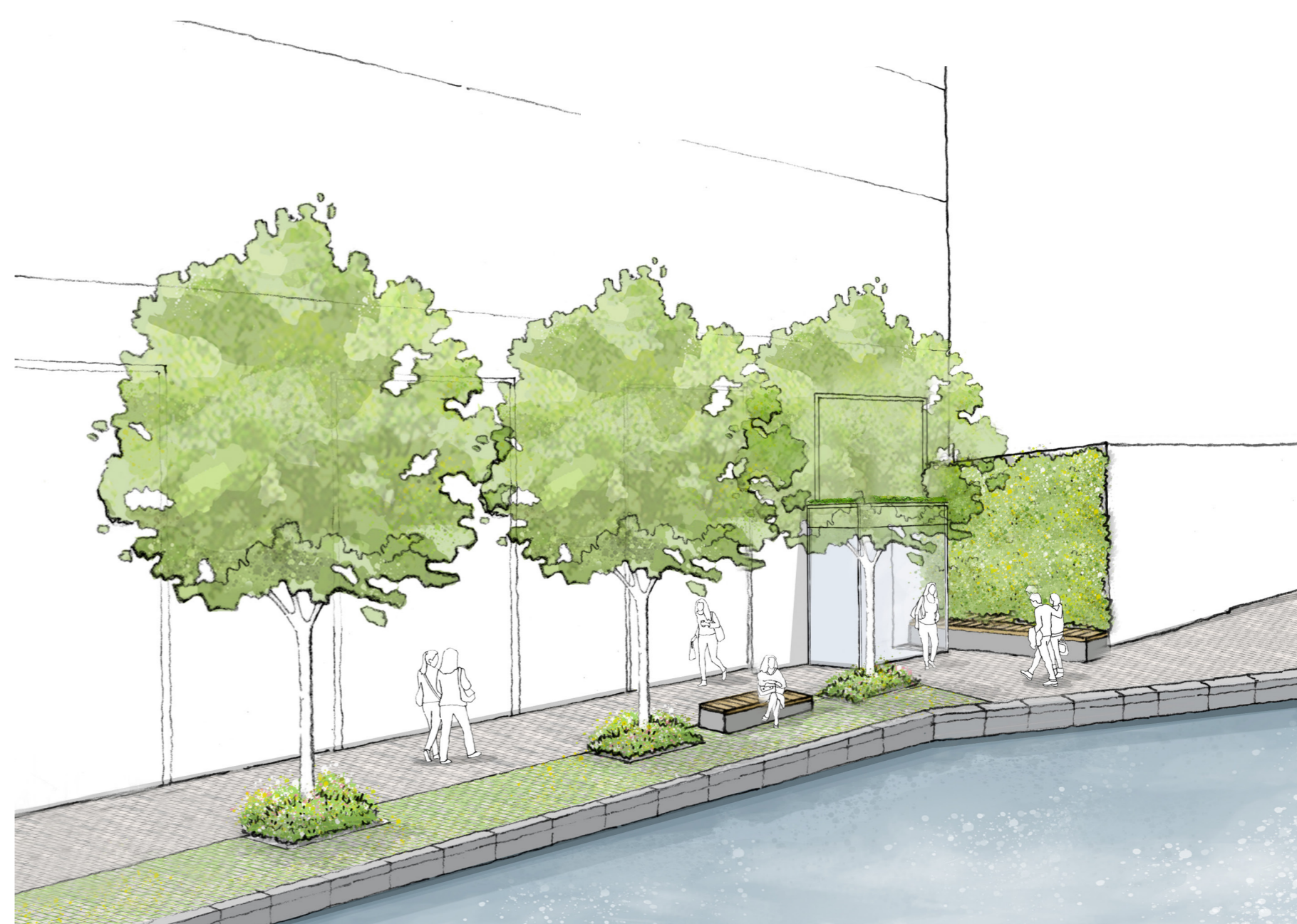
Improving the immediate area



GIVE YOUR VIEWS HERE

A key element of the scheme is improving the area around the site which is currently unattractive and difficult to navigate. Central to this is opening a new canal side footpath, providing a continuous scenic route along the Grand Union Canal for the first time in the site's history.

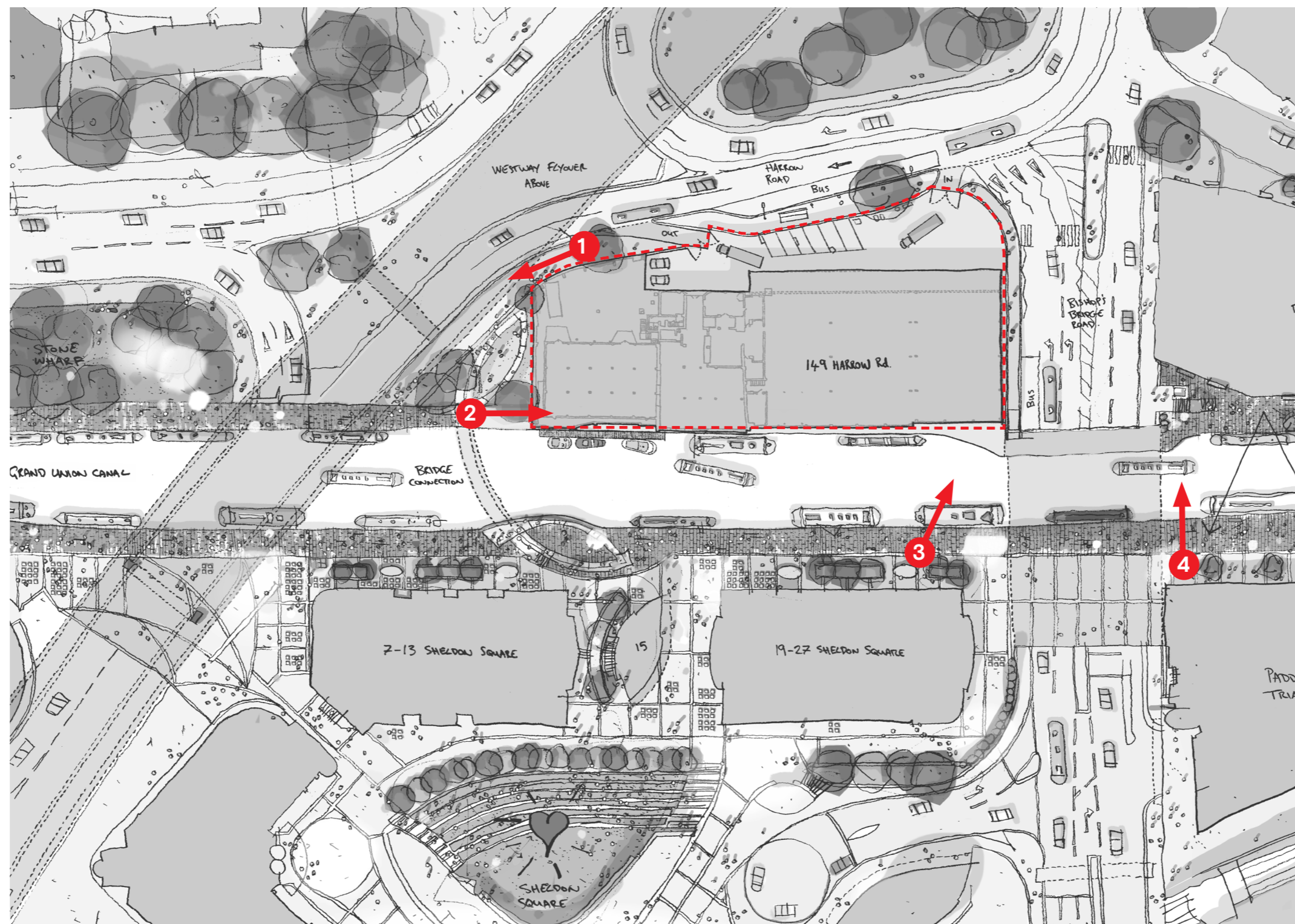
The proposals aim to enhance the experience for pedestrians by introducing comfortable seating areas where people can relax and enjoy the canal. Additionally, tree planting will be incorporated to provide shade, improve air quality and contribute to the visual quality of the area.



Existing



View 01



View 03

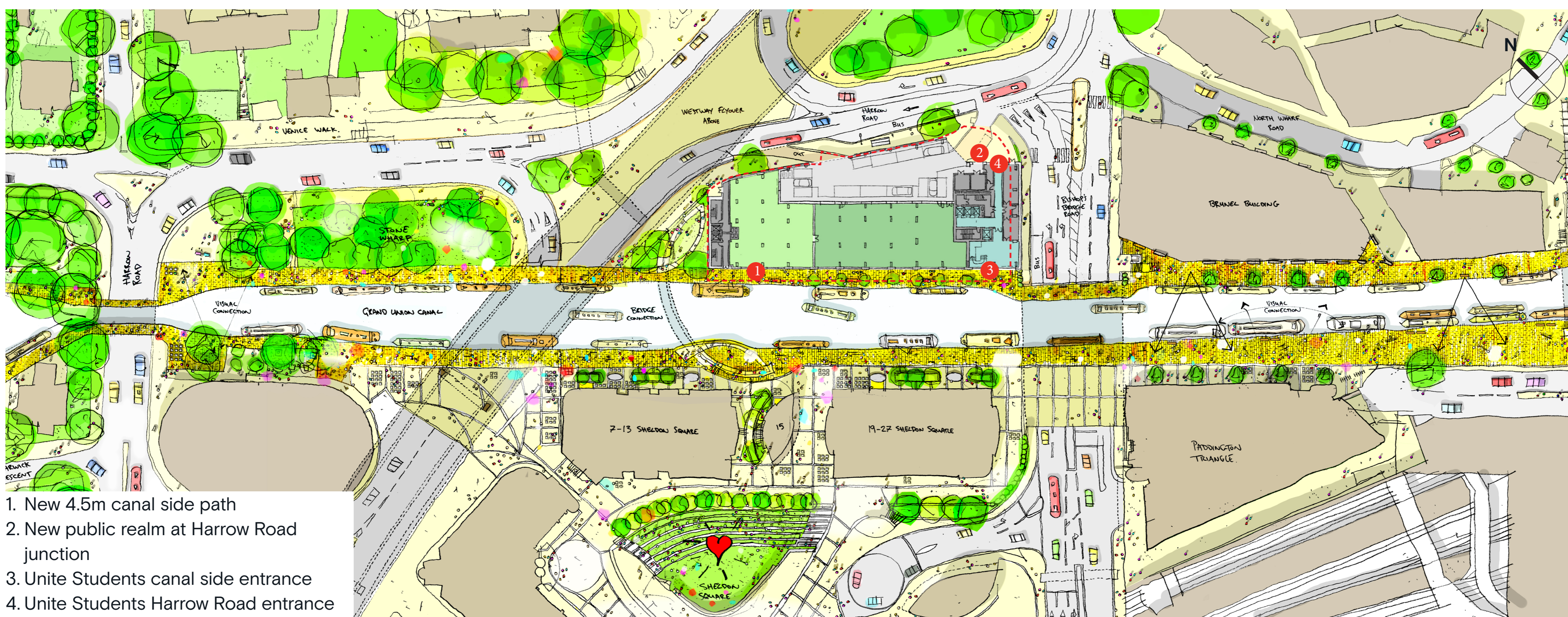


View 02



View 04

New canal side path



1. New 4.5m canal side path
2. New public realm at Harrow Road junction
3. Unite Students canal side entrance
4. Unite Students Harrow Road entrance