



Greenery of pocket park viewed from Charlotte Street

Cafe designed to create an impact on Charlotte Street, maximise permeability and draw public into Bedford Passage

Perspective along Bedford Passage from Charlotte Street

### Bedford Passage

Bedford Passage has been highlighted in the Fitzrovia Area Action Plan (FAAP) as an opportunity to create a new East-West link from Charlotte Street to Cleveland Street by opening up at the boundary between the Astor College site and the site of the former Middlesex Hospital Annexe (MHA). The FAAP also highlights the potential for a pocket park along this new route on the MHA site. It is therefore important that the design of Bedford Passage on the Astor College site provides a safe, attractive and accessible route through, linking in with the proposed landscaping on the MHA site.

### Retail Unit

It is intended that a retail unit at the entrance to Bedford Passage, in line with the terraces to the south, will form a new and inviting gateway into as well as improving overlooking and security.

### Materials

It is proposed to utilise a simple material palette of a continuous gridded surface of buff bound gravel and granite linear paving strips used to define the key East-West route, as well as horizontal bands to define zones within the space.

A new railing will provide security to Astor College and access from Bedford Passage to the cycle parking facilities. Black-painted steel railings are intended to minimise the boundaries with flat rather than square elements to minimise the visual intrusion. Areas of timber infill between the railings will soften the elevation and echo the vertical panelling treatment to the plinth.

### Access

It is intended that a pavement adjacent to the terraces to the south is maintained in order to preserve privacy and separation to the windows along this facade. As part of the MHA site proposal there is the necessity for an 3.4m wide route for Fire Brigade vehicles that has been accommodated as part of the Astor College proposal. Maintaining this width throughout the passage also gives the added benefit of a generous passage for pedestrians. Pedestrian and folding vehicular gate are proposed to control access according to need. By day the gates will be fully opened, allowing access to Bedford Passage. By night, the gates will be closed so that access is by key fob only. The fire service would be given any key to the folding gate for emergency access.

### Seating & Planting

Space for seating shaded by an ornamental tree will be provided at the wider open space at the bottom of Bedford Passage to create an inviting environment in line with the proposals for a pocket park on the adjacent site. Apart from the tree close to the boundary line, low shrub planting such as ferns will be used to create year-round visual interest.

### Lighting

Lighting proposals include pendant luminaires to the soffit of the existing overhang at first floor to highlight the route as well as uplighters to the tree in the seating area and lighting bollards along Bedford Passage.

Courtyard Amenity Space

Bedford Passage Amenity Space

Key Plan

