

An aerial night-time photograph of a dense urban area, likely London. The scene is dominated by numerous multi-story buildings with glowing windows. In the center, a large, lush green park (likely Regent's Park) provides a natural contrast to the built environment. A prominent modern building with a blue and white facade and a green roof is highlighted with a bright, glowing effect. The overall atmosphere is one of a vibrant, illuminated city at dusk or night.

E8 Architecture

MARYLEBONE SQUARE  
SOUTH END  
ACCOMMODATION

13 MAY 2022



# MARYLEBONE SQUARE

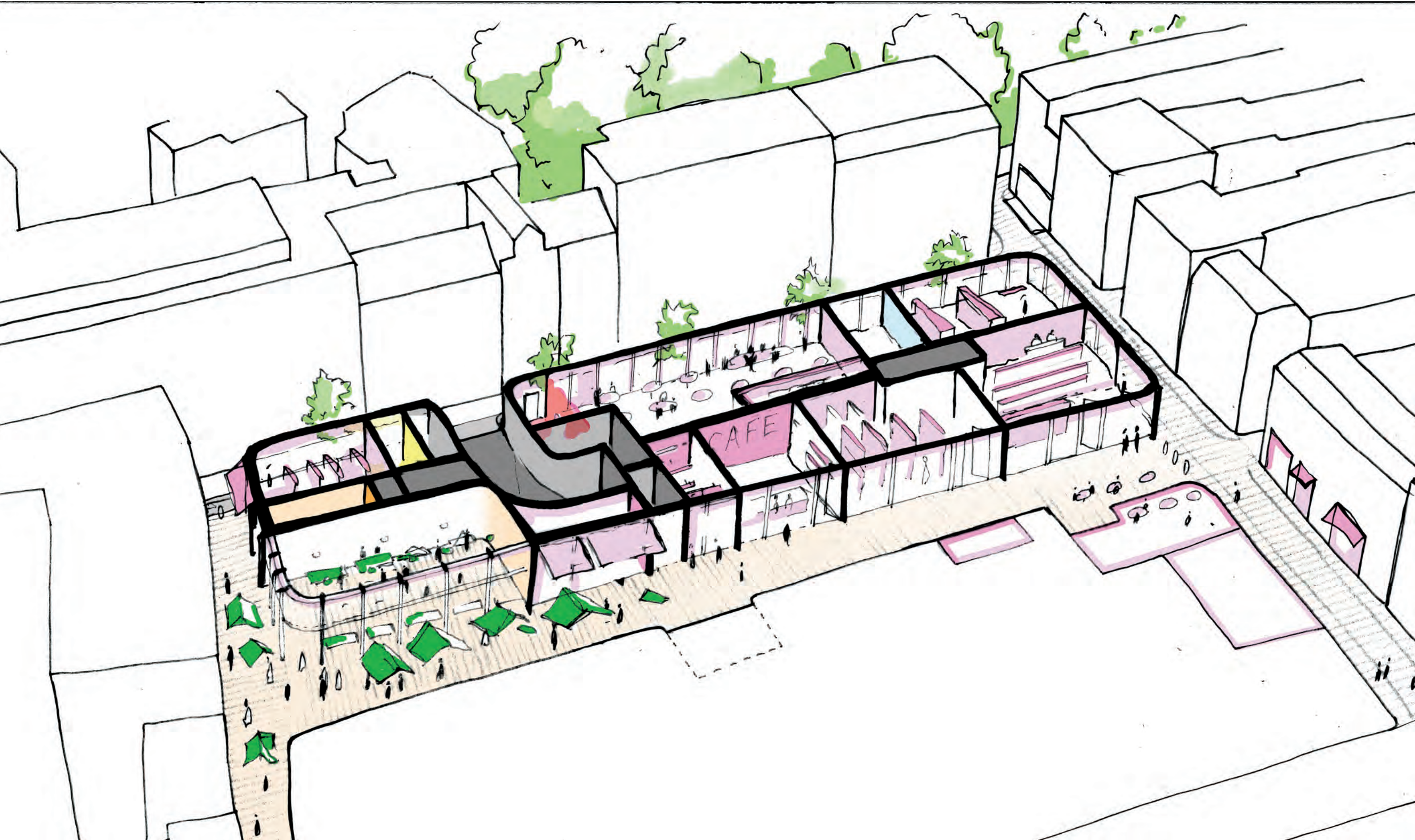
The redevelopment of this entire city block provides 79 private and affordable apartments, together with retail, restaurants and community facilities to all 4 streets, and public car parking in the basement.

The greatly improved public realm provides active shop frontages and wider streets





# STREET LEVEL ACTIVITY





# PLANNING SCHEME

## Residential

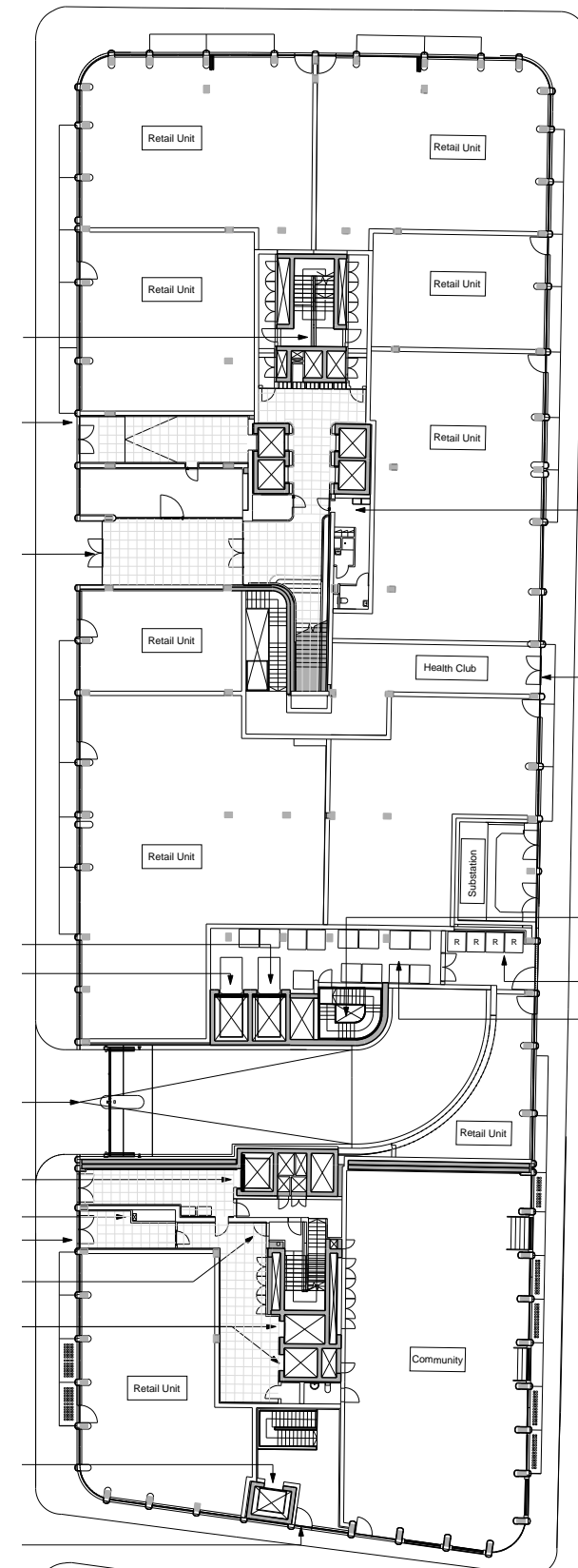
- 2 residential entrances off Aybrook Street, and the pedestrian entrance to the car park

## Commercial

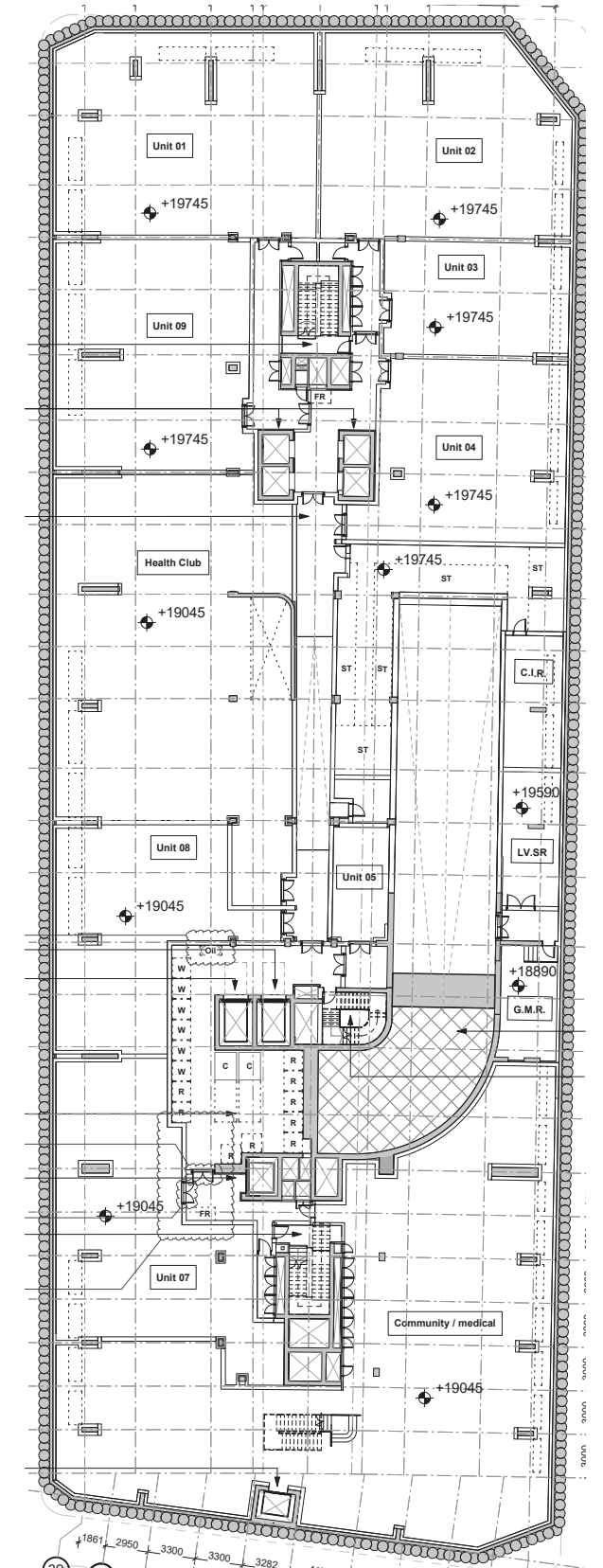
- Retail and restaurant units activate Moxon, Aybrook and Cramer Street frontages, as well as part of the St Vincent Street frontage
- Retail / restaurant units (A1 / A3). These are configured so that no unit is larger than 500m<sup>2</sup>
- There is a maximum of 4 restaurants, complying with policy requirements on appropriate concentration of units
- 1 health club (D2)
- Community provision located at the south end of the site

## Servicing and logistics

- The car park ramp is located towards the southern end of Aybrook Street
- Refuse will be collected from a temporary refuse store on Cramer Street. This is situated opposite the loading bay to Waitrose to minimise length of blank street frontage



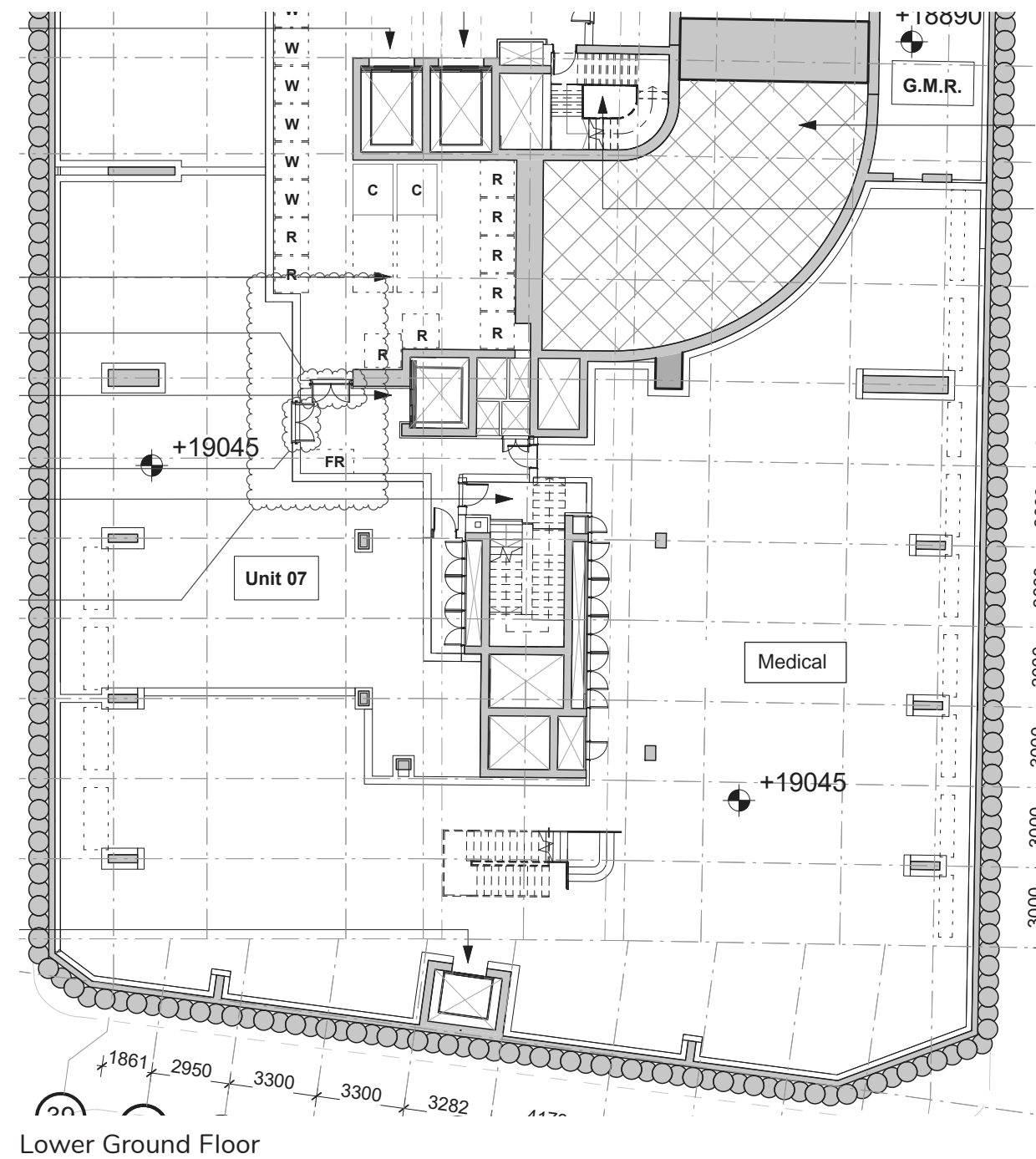
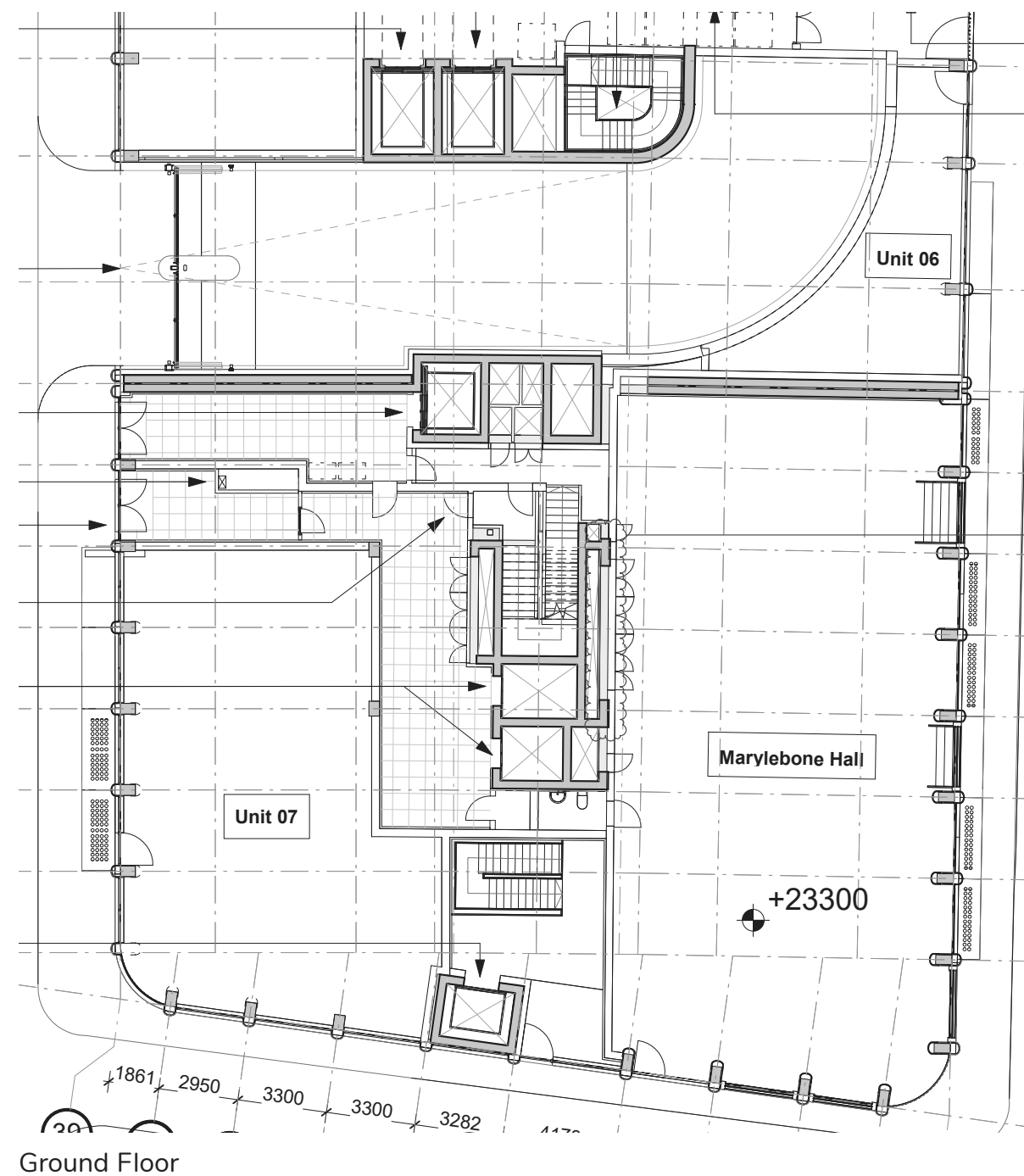
Ground Floor



Lower Ground Floor

# SOUTH END ACCOMMODATION

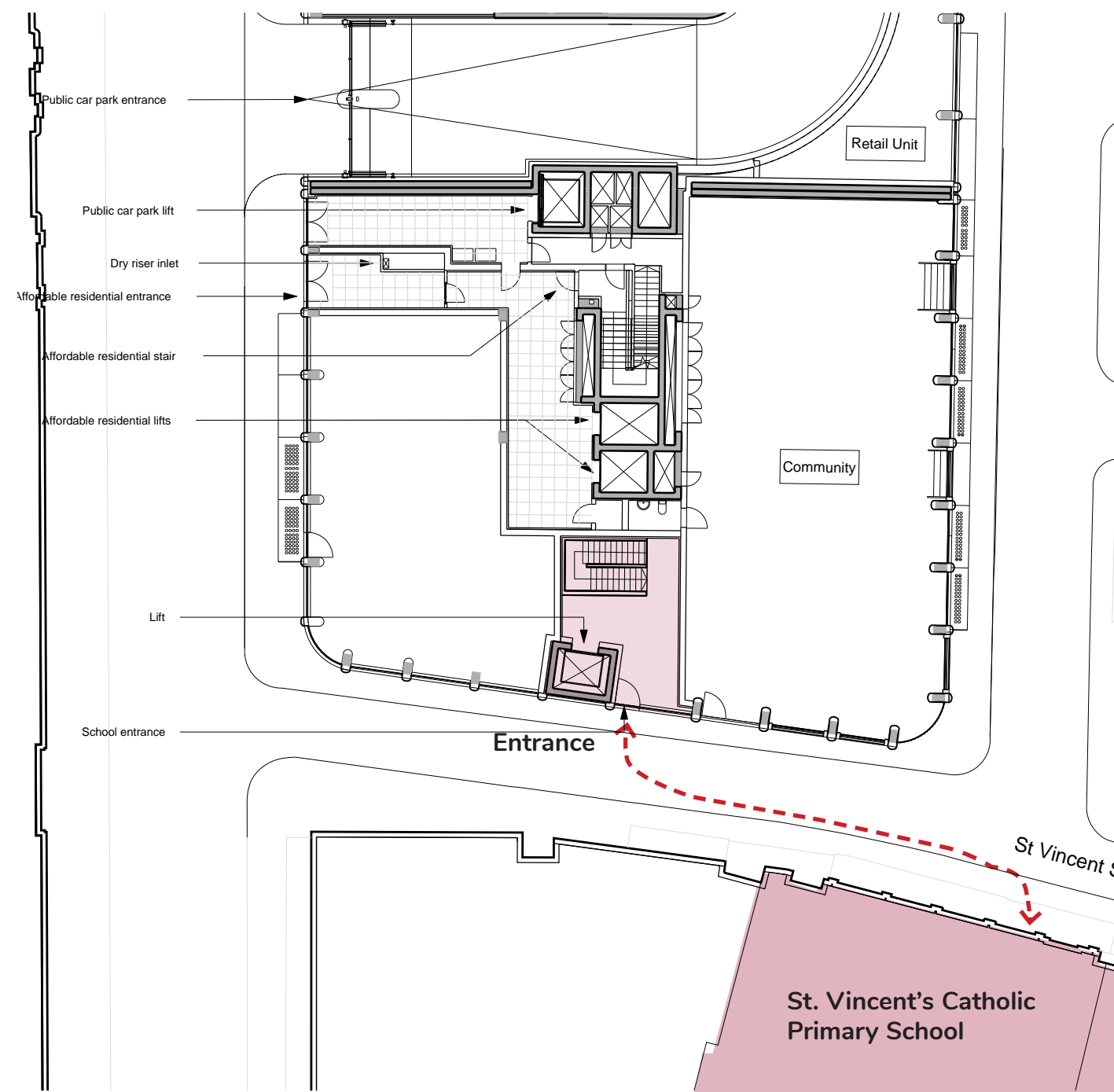
Marylebone Hall community function at the south of the site enhances surrounding community activities. The medical space at lower ground is accessed through the entrance at the centre of St Vincent Street facade, visible from Marylebone High Street



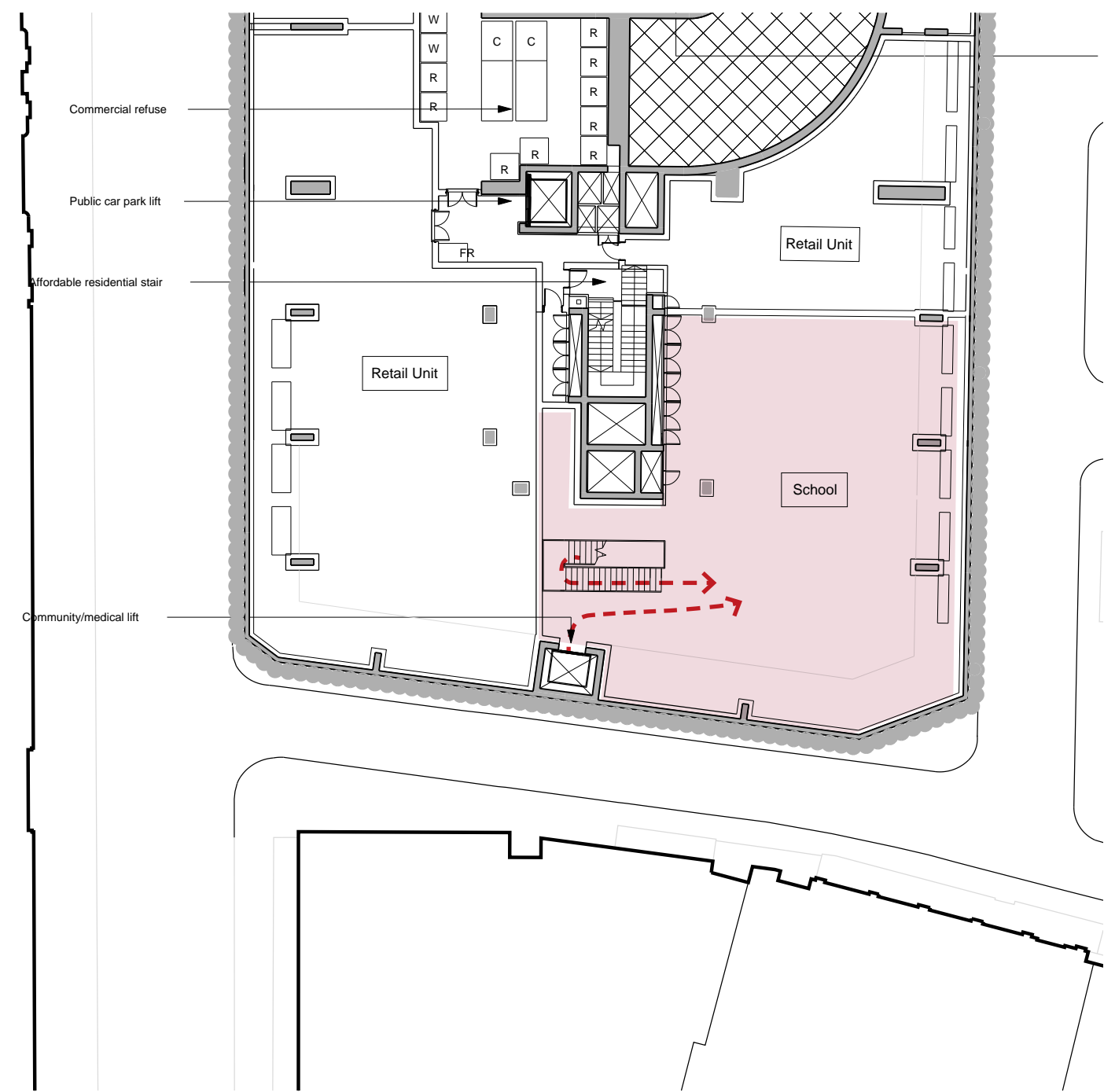
# SCHOOL PREMISES

At lower ground floor, a suitable environment for the school pupils and offers a good degree of flexibility of use.

■ School



Ground Floor



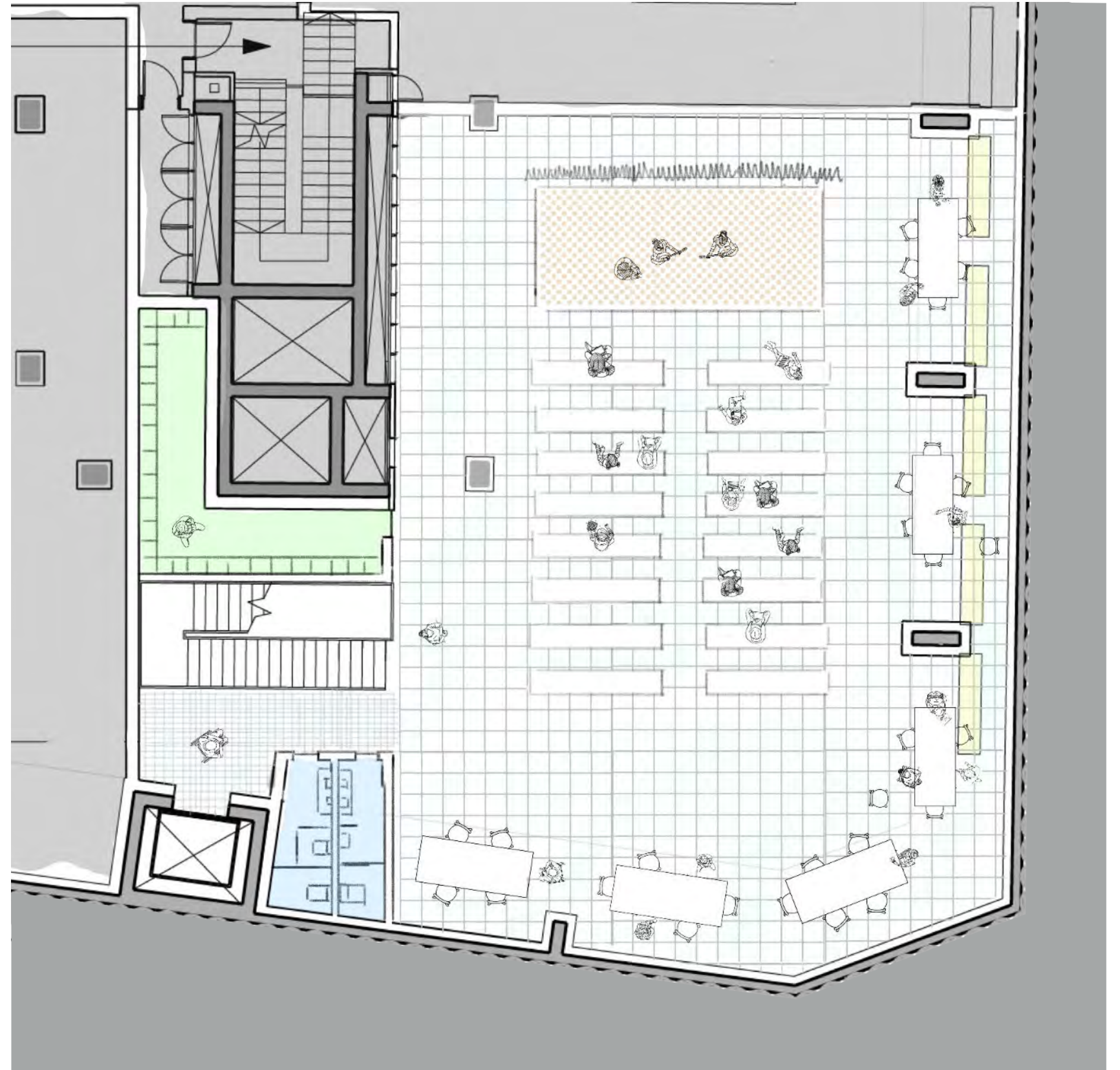
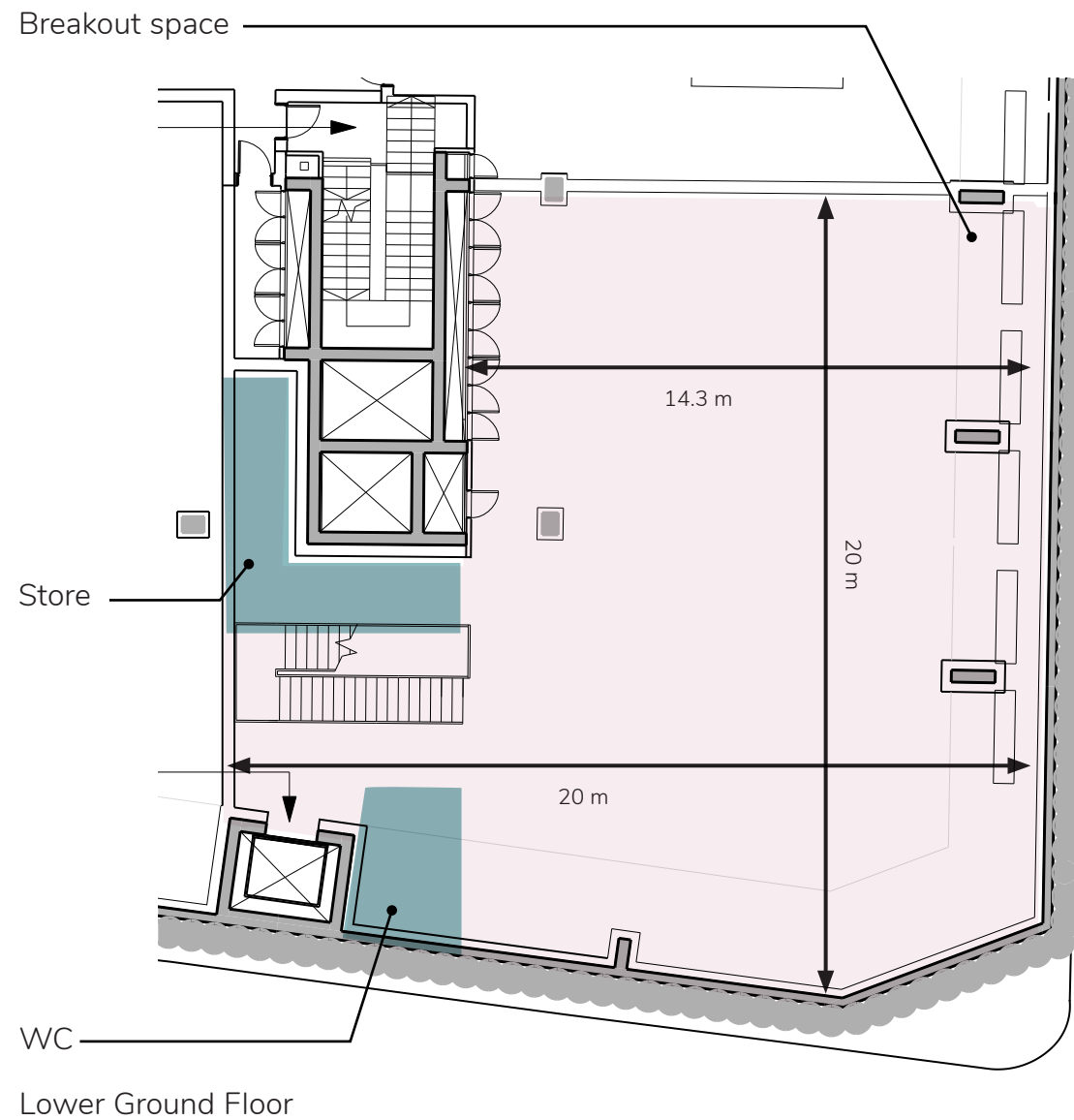
Lower Ground Floor



# INDICATIVE LAYOUT

Headroom is generous at over 3.7m, with a perimetral zone with a reduced ceiling height of 2.7m.

This zone sits directly beneath the smoke vents that provide natural light to the space and offer a more private and sheltered environment.



# FINISHES

Rather than a shell space as the other retail units, the school space will be completely fitted out with resilient finishes to allow multiuse-purpose use of the space.

1 Suspended sprung floor



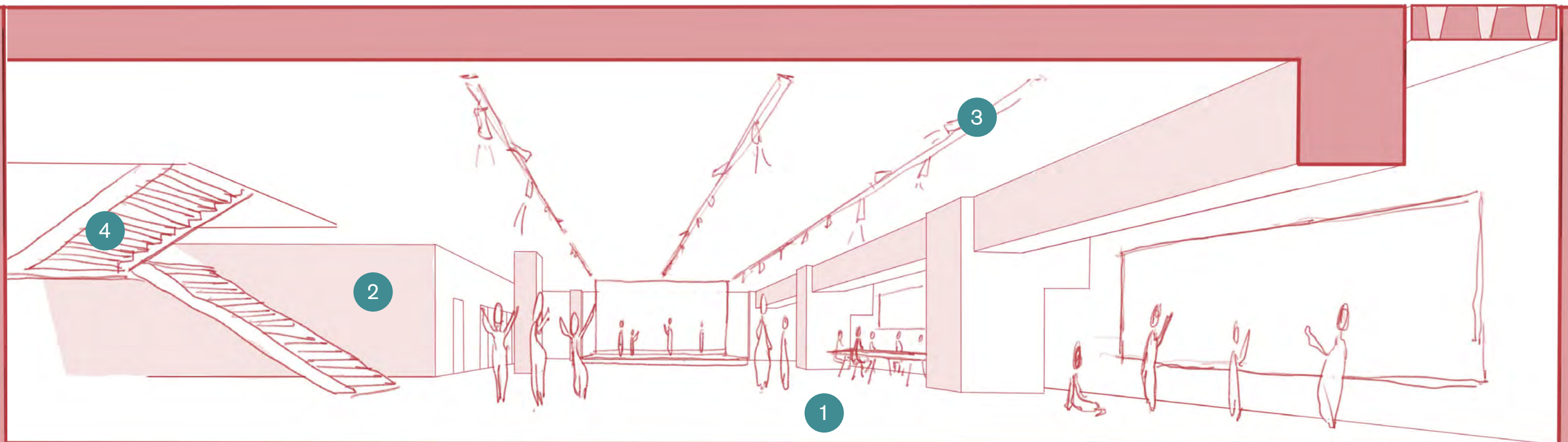
2 Plasterboard with skimmed plaster



3 Fully adjustable track lights

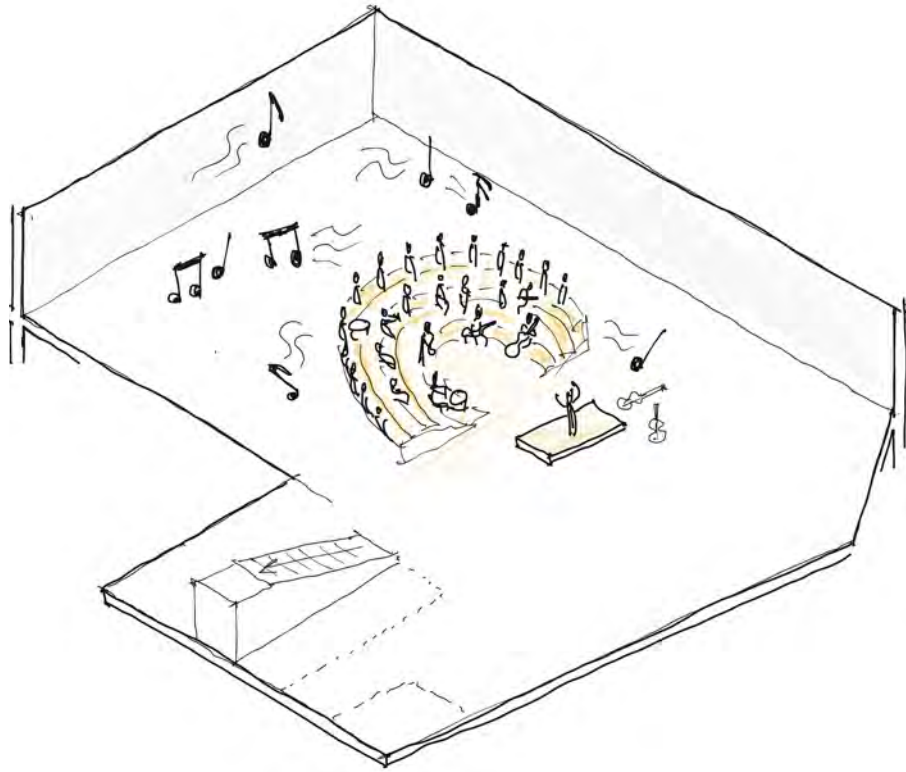


4 Ceramic tiles on staircase





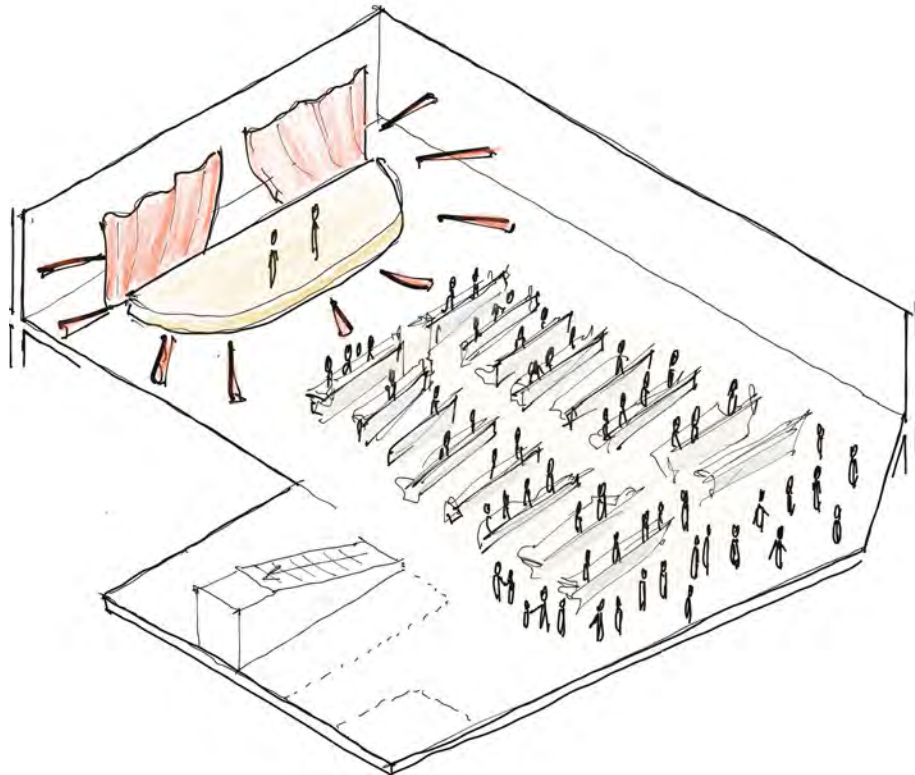
# FLEXIBLE USE



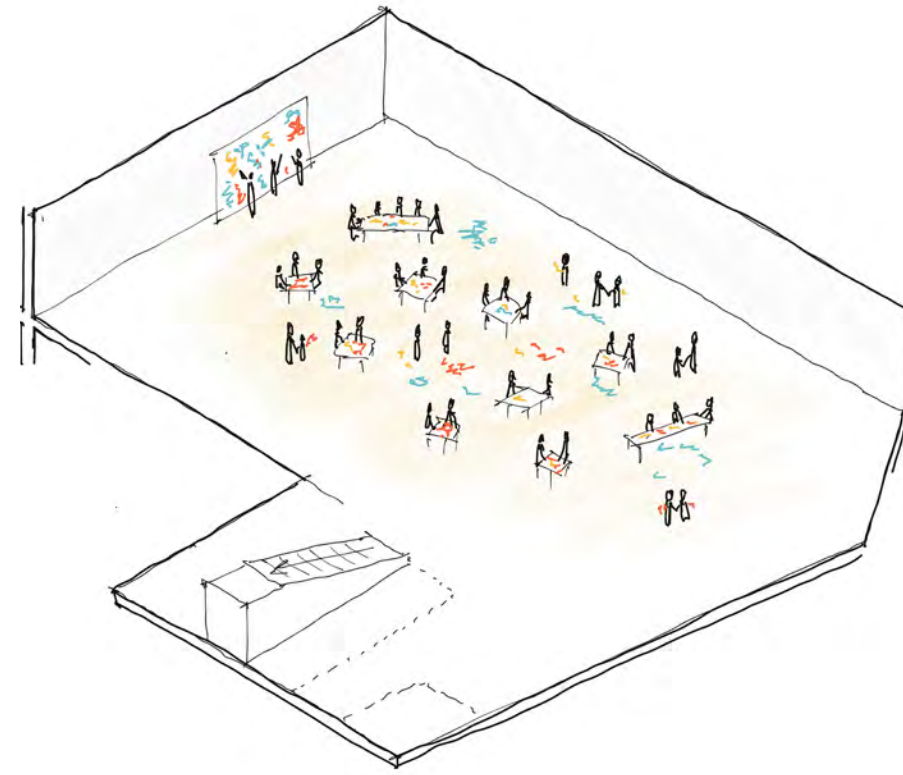
Music hall + venue



Gymnasium



Auditorium, performance space

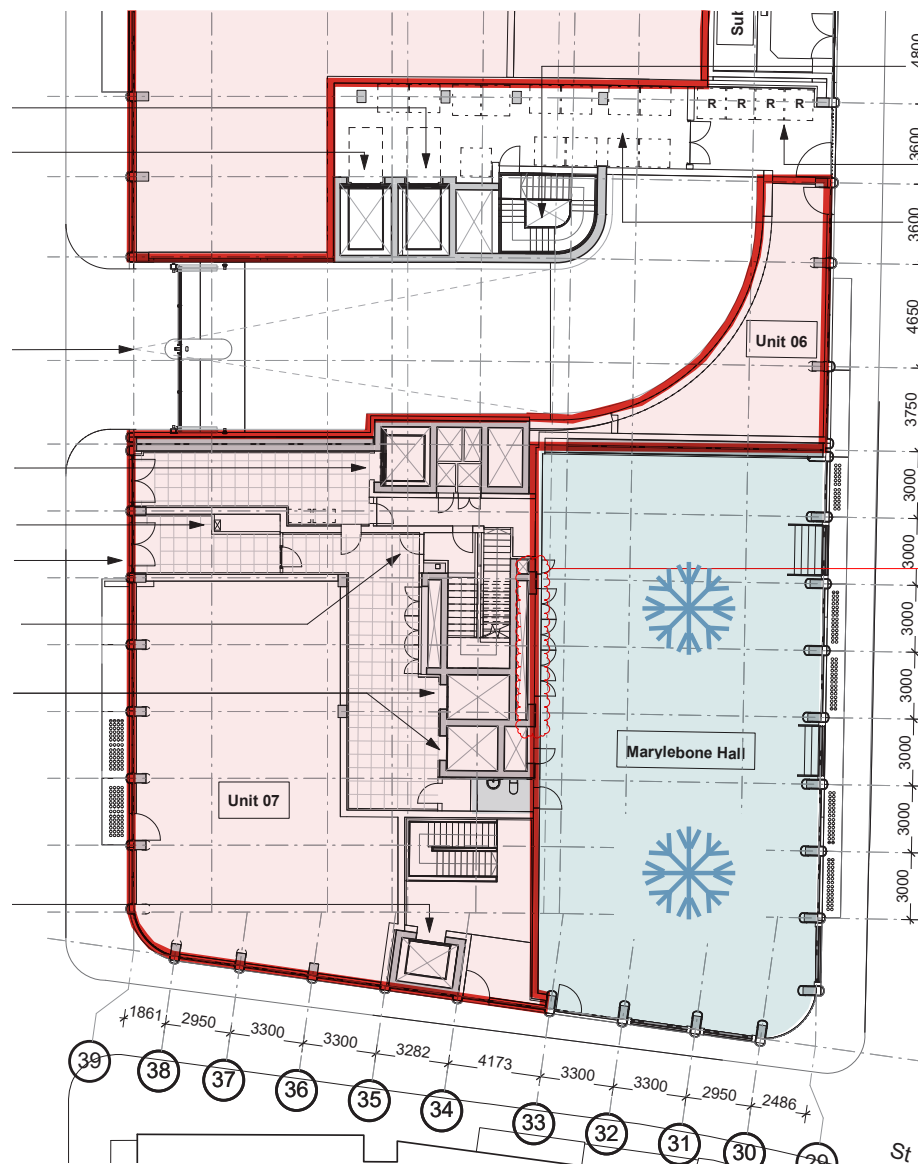
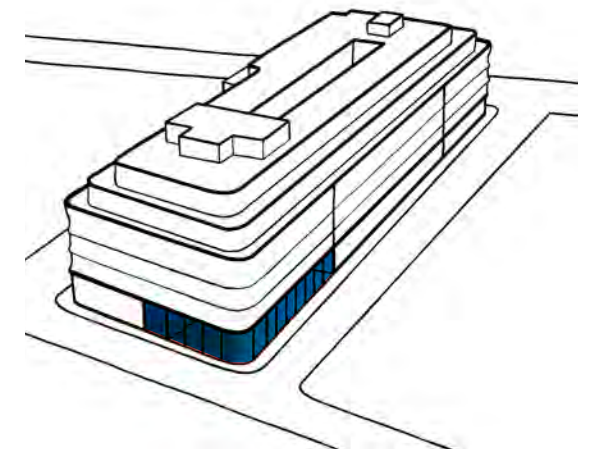


Art workshop space

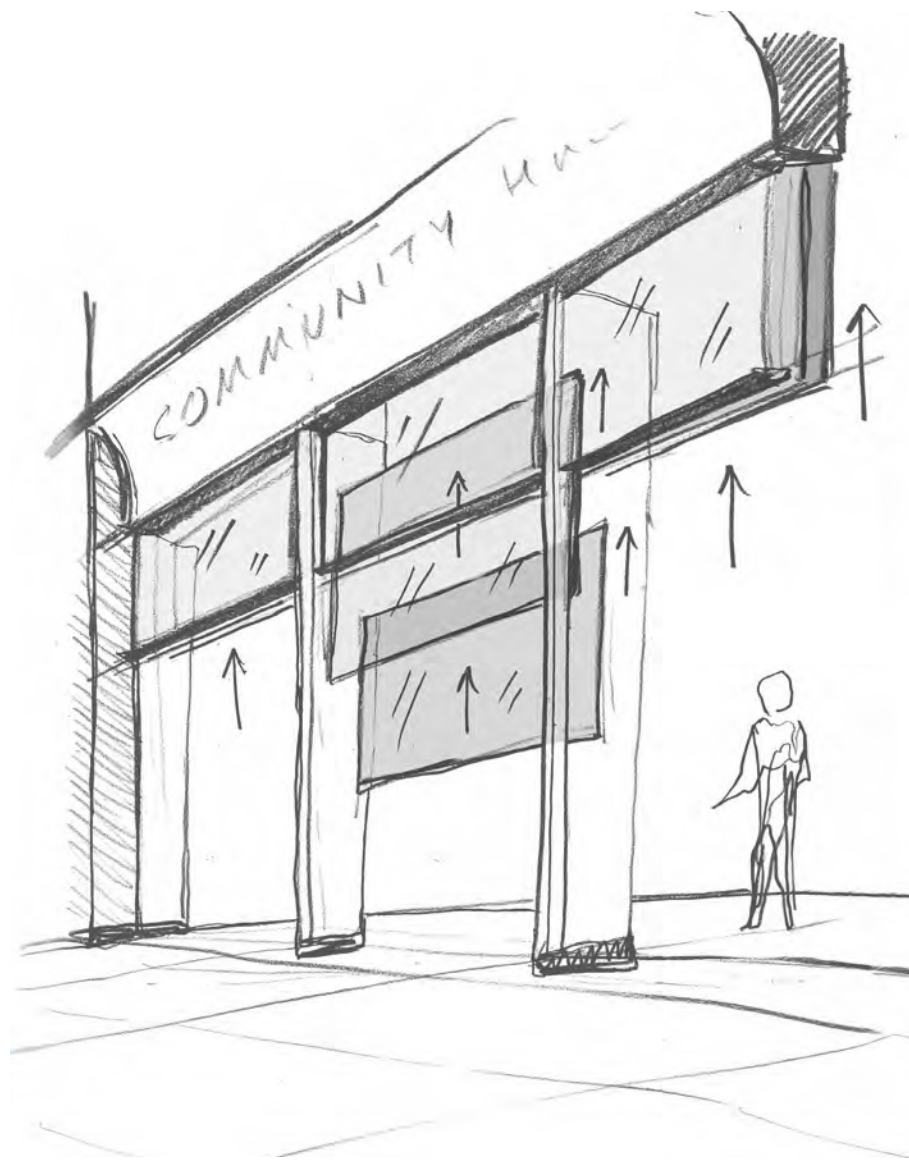


# MARKET HALL

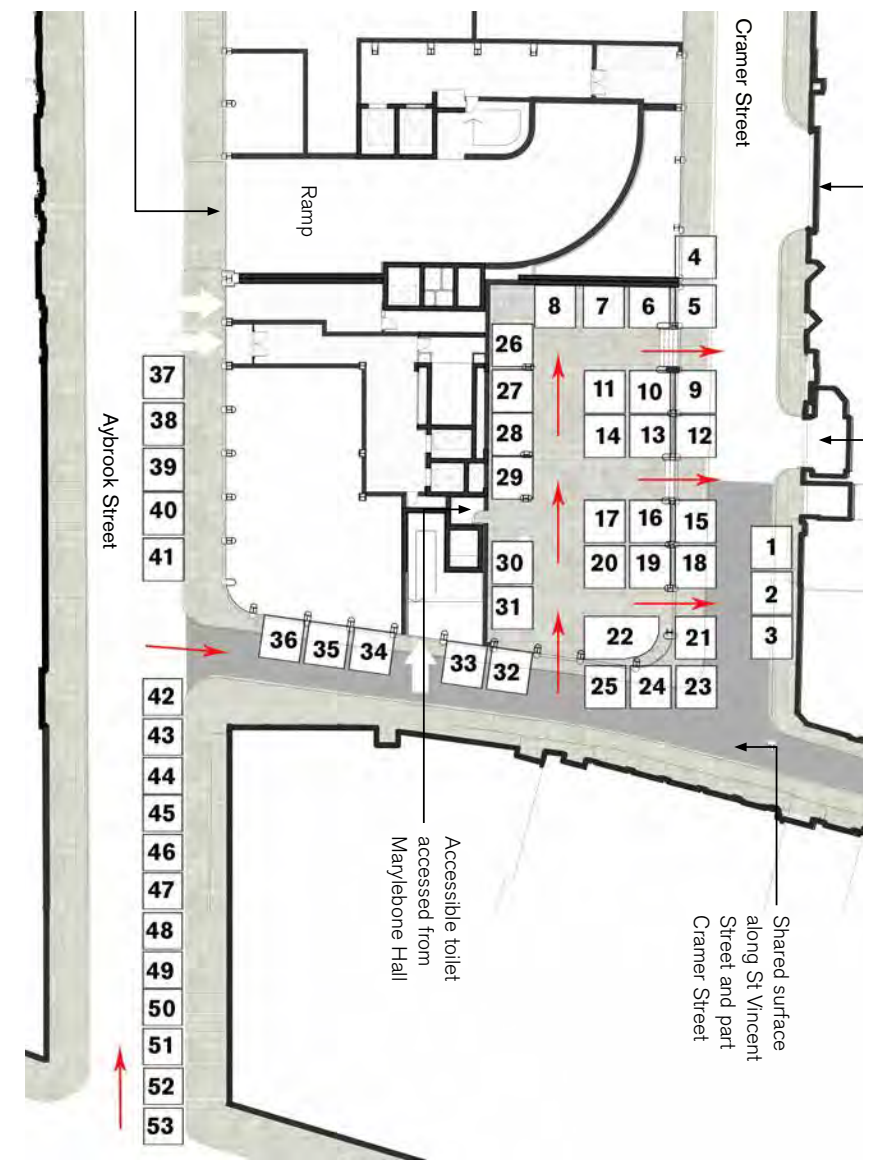
Designed to the requirements of the Marylebone Farmer's Market, the hall is an external space with single glazed windows intended to be fully open, with no thermal comfort.



Ground Floor



Guillotine windows





# MARKET HALL

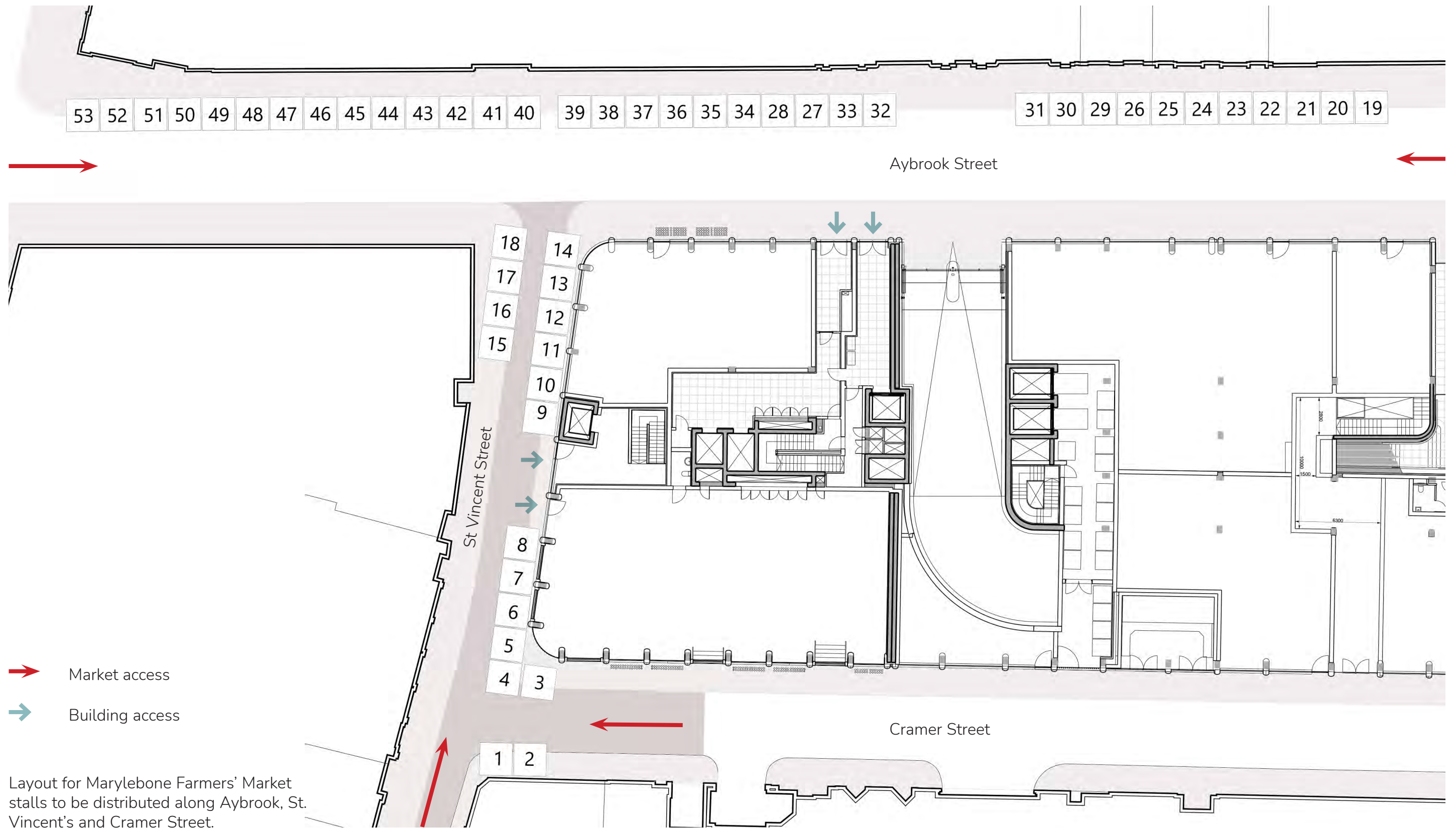
Planning application shows how the Farmer's Market would extend to take usage of the community space on the south of the building

Feedback from the Farmer's Market is that the use of the street is preferable to the sheltered external space.





# NEW FARMER'S MARKET





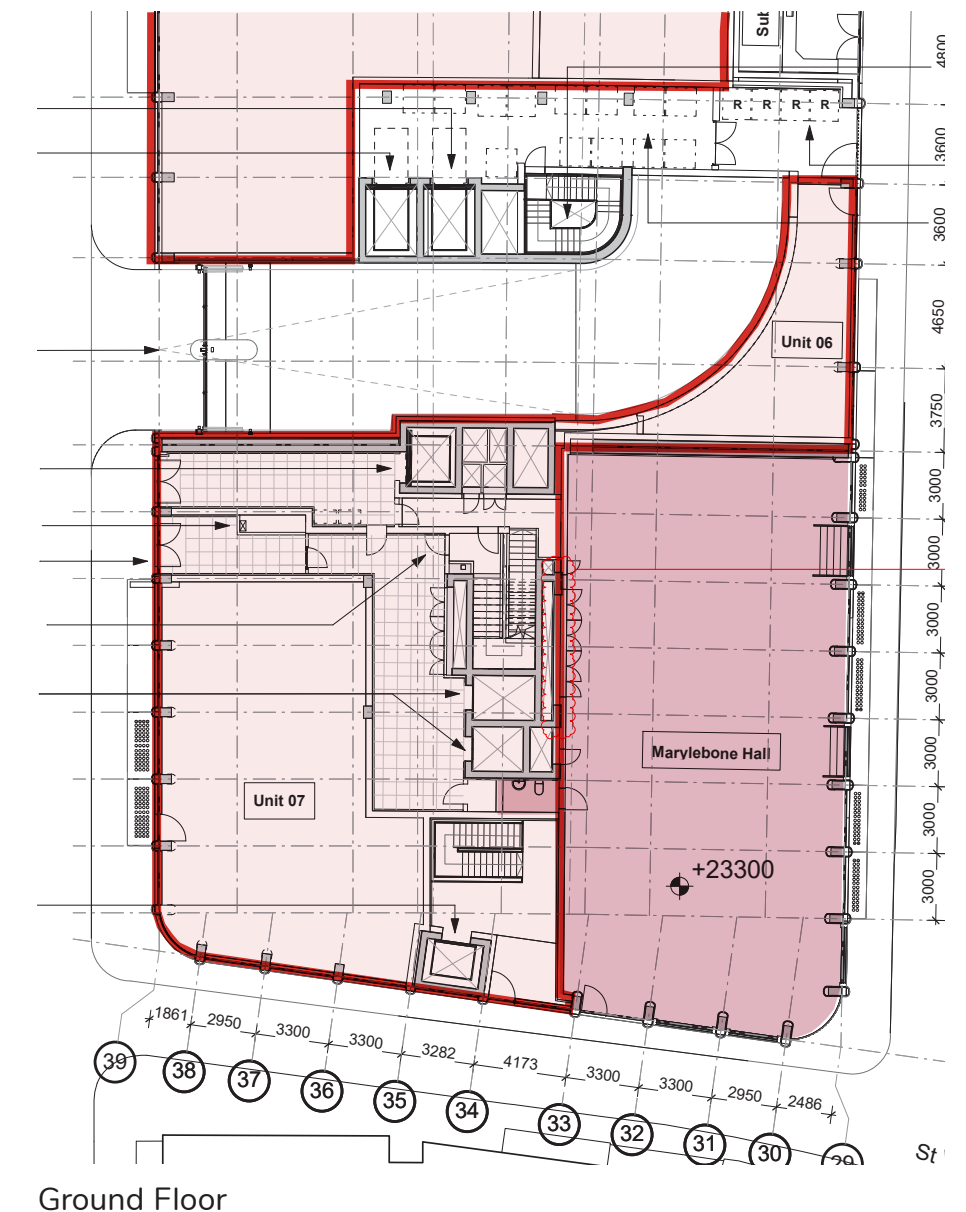
# POTENTIAL USES



Community infrastructure and facilities consist of:

- Health Facilities e.g. hospitals, GP surgeries
- Education facilities e.g. schools, nurseries, universities and colleges
- Sports and leisure facilities e.g. leisure centres, swimming pools outdoor playing pitches and Multi-Use Areas.
- Cultural facilities e.g. theatres, museums and art galleries
- Social facilities e.g. meeting halls, public houses, libraries and places of worship

To allow greater flexibility on the use of the spaces, the proposal seeks to convert this external space into an internal one.



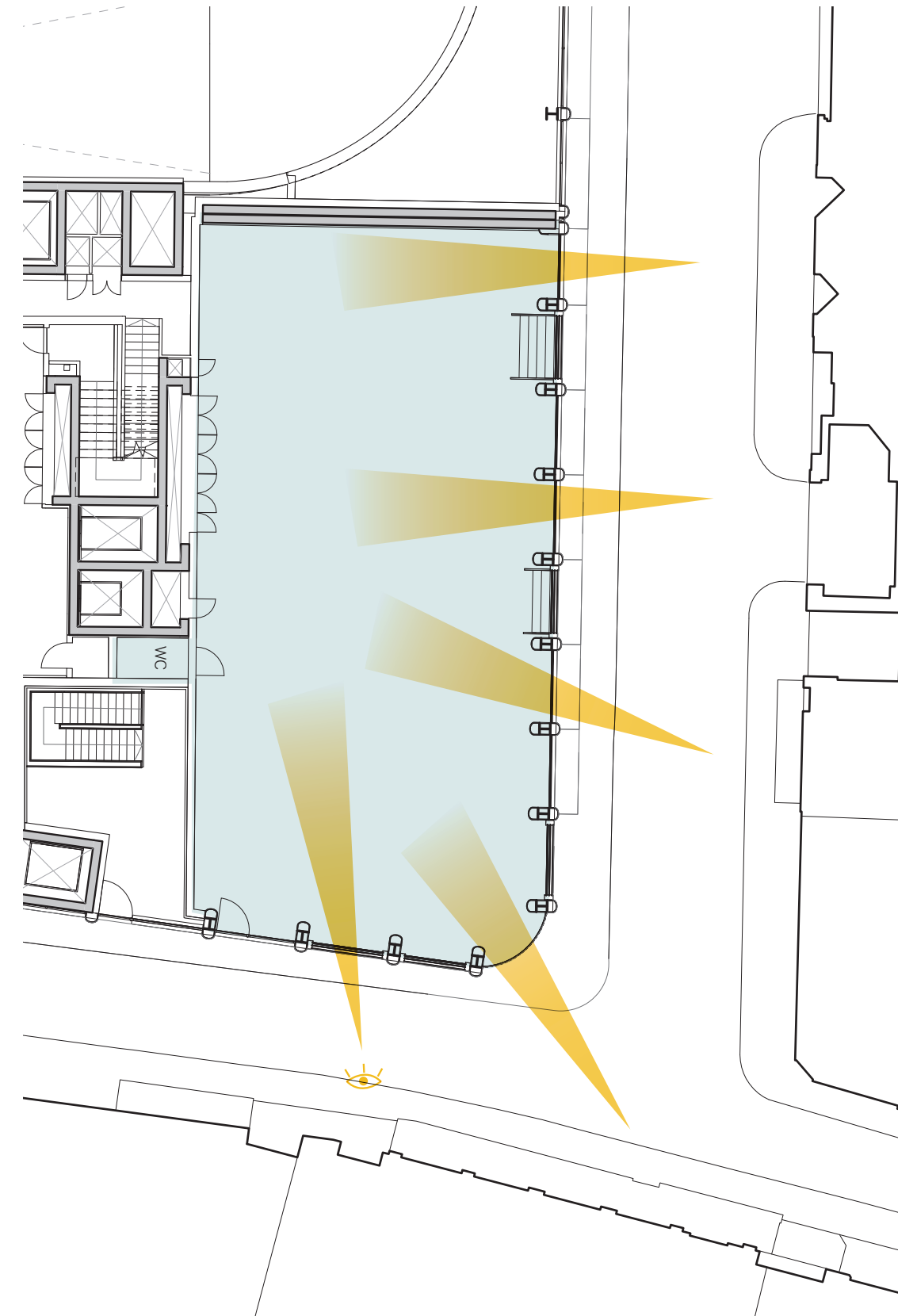


# NEXT STEPS



S81403\_FPP\_Moxon St\_KR140819

Visualization of pedestrianized St. Vincent St





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