



Marylebone Square

LONDON W1



Marylebone Square

South end uses development update

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

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

The development includes three community uses including a health club in the middle of the site and two uses at the southern end of the site, on the corner of St Vincent Street and Cramer Street. These two spaces comprise a ground floor unit and a basement unit. The ground floor space was purpose-designed for Marylebone Farmers' Market and the intention was to find a GP surgery or healthcare use to take up the basement space.

The purpose of this exhibition is to inform you of the future for those spaces. We have had to look again at the use of these spaces but are committed to providing space that benefits the community.



Consented plans for the ground floor and lower ground floor



Summary of the scheme

Residential

The upper floors will provide residential space with two 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 500m². There is a maximum of four restaurants, complying with policy requirements on appropriate concentration of units.

Community uses (D2)

Community provision for:

- One health club
- Farmers' Market (no longer required)
- GP practice (not taken up on the lower ground floor)

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.



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Consented south end use of the ground floor

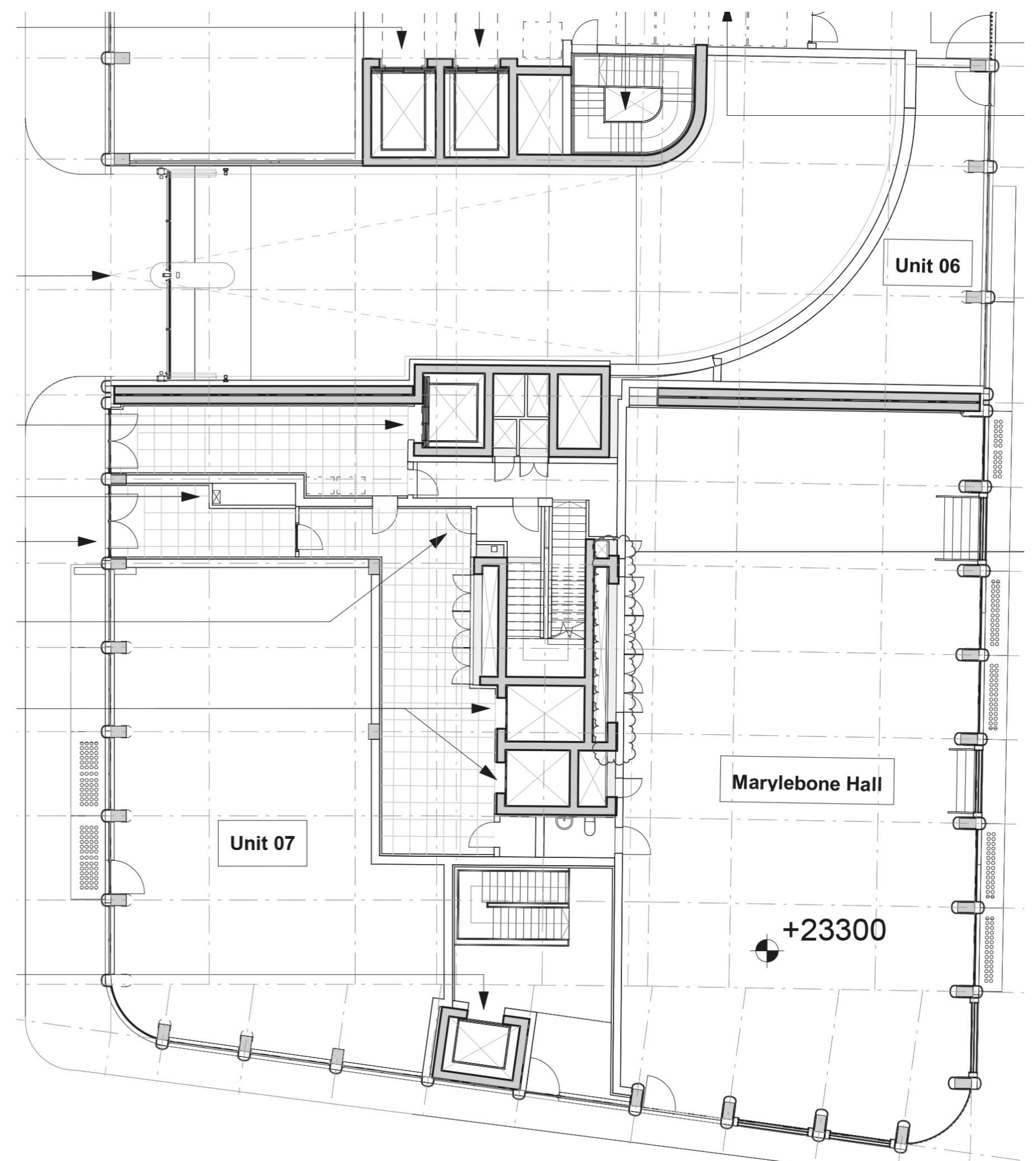
On the ground floor, The Marylebone Hall was intended to provide indoor space to the Farmers' Market.

We have been working with the Farmers' Market over the last two years to support them and their traders every Sunday on Aybrook Street which has successfully thrived despite the challenges they have faced during the pandemic.

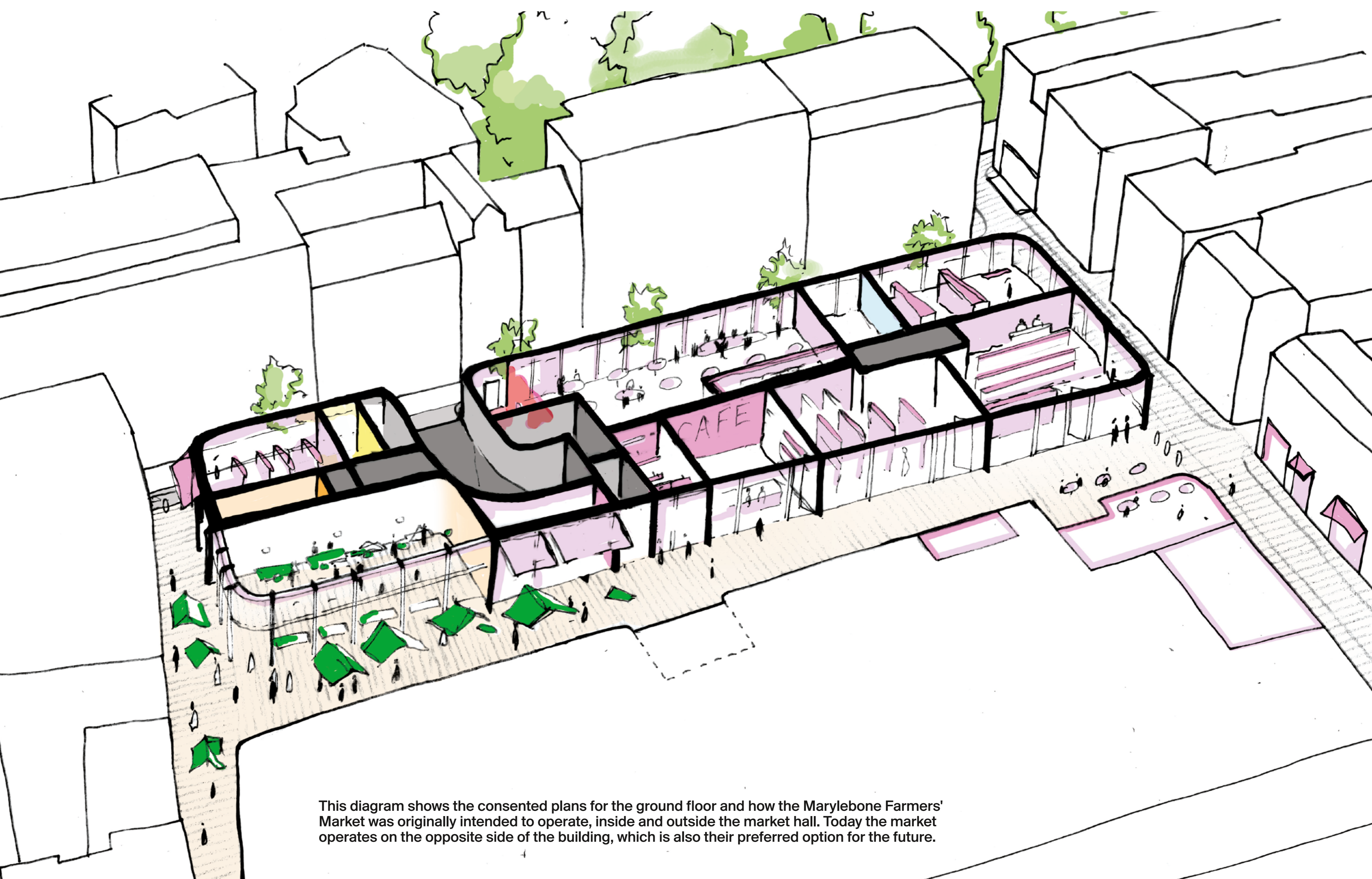
The team behind the Farmers' Market has been considering how they would use their new indoor space and after talking to their traders, they have come to the view that this indoor space would not work well for them and therefore no longer wish to take it up. They would like to continue

trading on Aybrook Street and St Vincent Street and no longer have use for the space.

As the Farmers' Market typically only operates for four hours a week on Sunday, the ground floor unit would have been empty the rest of the time. We want the new use to bring week-round activity, ensuring that this does not become the kind of dead space that can attract anti-social behaviour. Importantly, we need this to be a neighbourly use that protects the amenity of residents above in our building, as well as our neighbours.



Consented plan of the ground floor community space, designed for Marylebone Farmers' Market



This diagram shows the consented plans for the ground floor and how the Marylebone Farmers' Market was originally intended to operate, inside and outside the market hall. Today the market operates on the opposite side of the building, which is also their preferred option for the future.



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The diagram shows the consented scheme and how the Marylebone Farmers' Market was intended to operate inside and outside of the building.

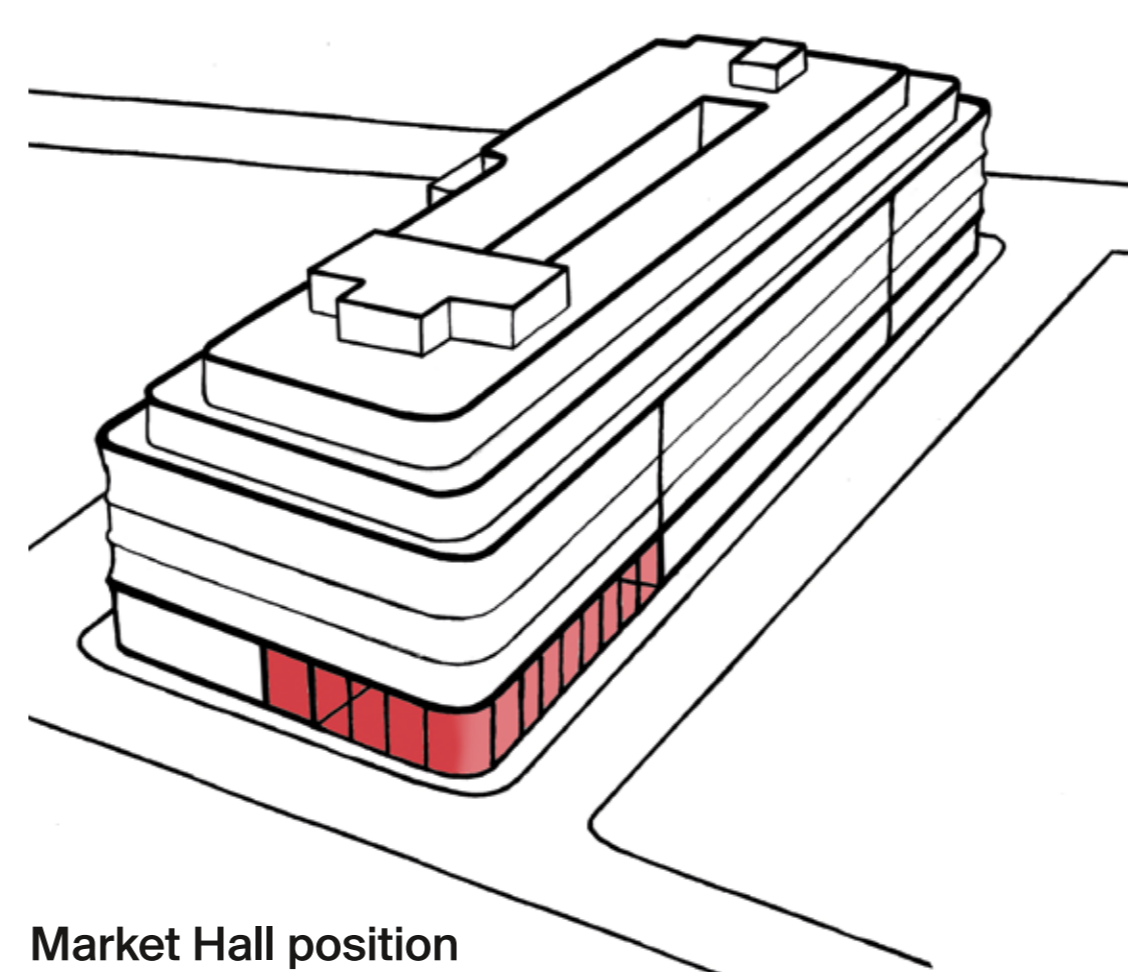
These diagrams show the consented scheme and how the Farmers' Market was originally intended to operate.

The ground floor Market Hall

Designed to the requirements of the Marylebone Farmers' Market, the hall is an external space with single glazed windows intended to be fully open, without weather protection.

Our planning application shows how the Farmers' Market expand their operations and take use of this community space on the south of the building.

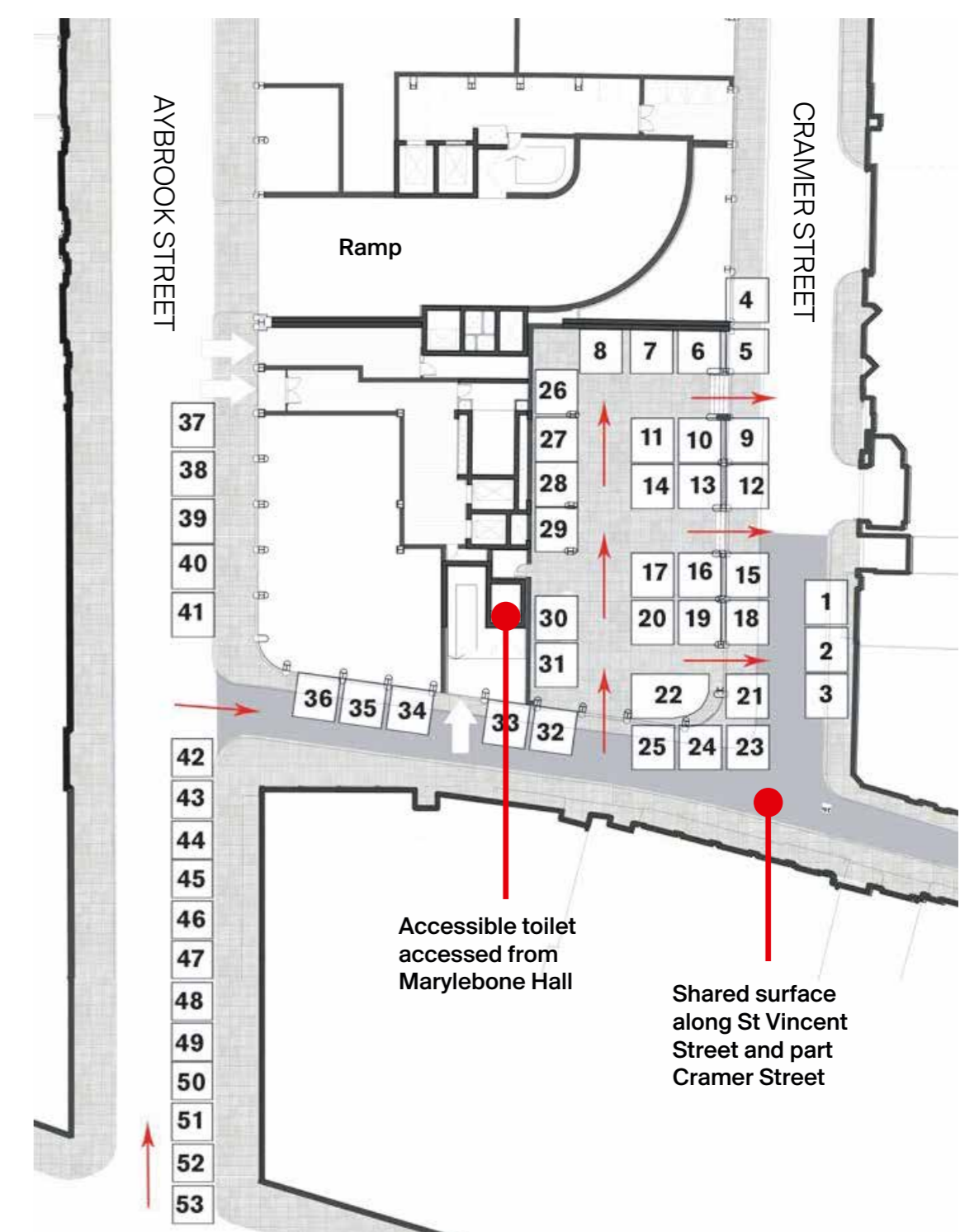
We have worked closely with and supported the Farmers' Market during the pandemic and they have had the opportunity to see how the outdoor space works for them. They tell us that the outdoor space is trading well and have taken the view that the indoor space would not work for them or their traders in practice. As a result they have written to us to let us know that they no longer wish to take this space.



Market Hall position



Guillotine windows



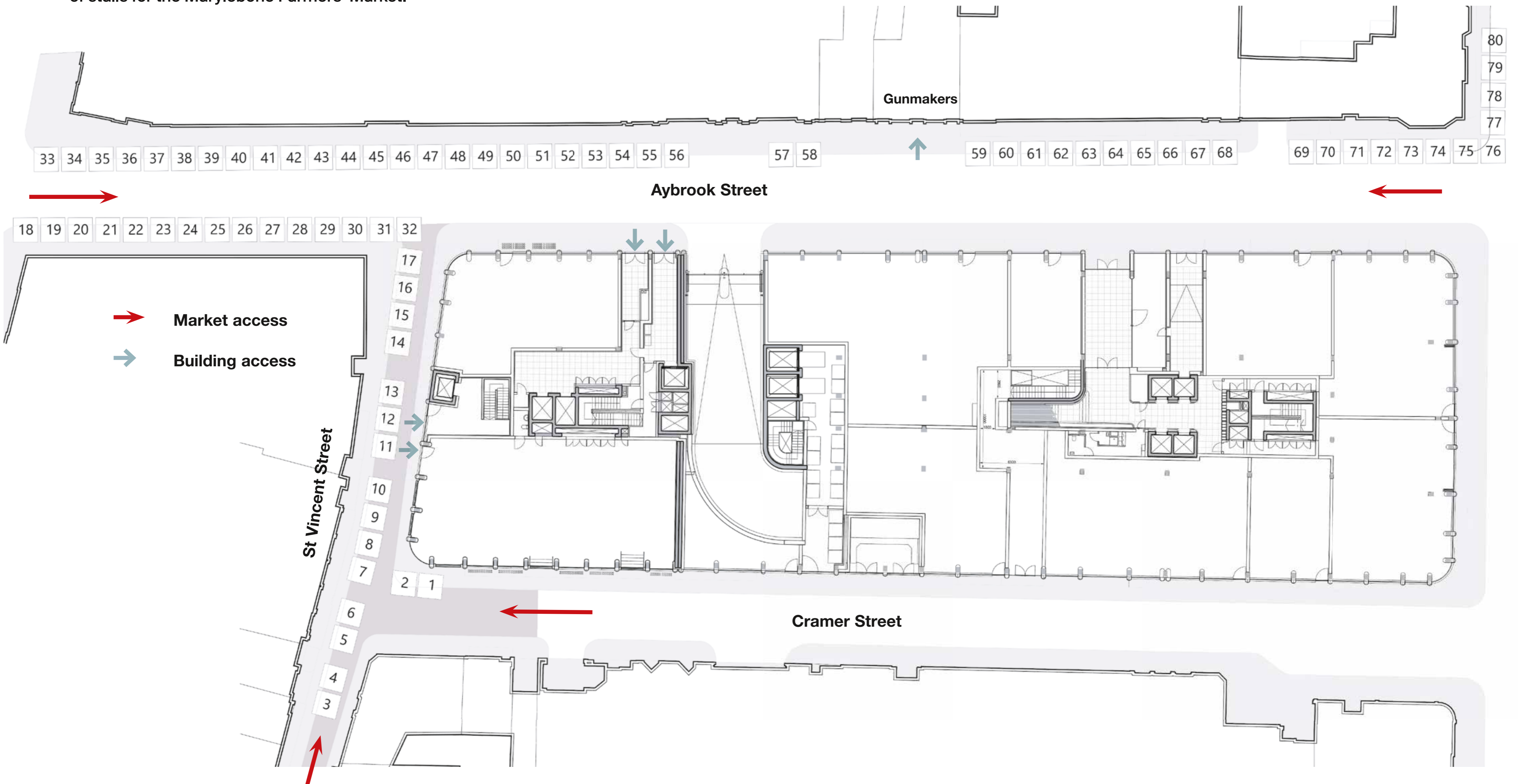
Location of market stalls



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This diagram shows the proposed future layout of stalls for the Marylebone Farmers' Market.



The future of the Farmers' Market

The Farmers' Market's preferred layout is to be organised along Aybrook Street and St Vincent Street as shown in the diagram above.

This gives the Farmers' Market the layout and space that they need and want, with the community space on the south east corner of our development consequently surplus to their requirements.



The Marylebone Hall

If the Farmers' Market is opting not to use the hall, it makes sense to amend the space so that it becomes an internal space - allowing for a wider variety of uses. This creates a much more useable unit which will be available to organisations that can make a positive contribution to the area and meet the needs of the community.

At this stage we do not yet have a partner on board to take the space, but will be actively looking for one in due course. We want a use that complements what is already in the area, meets local needs and is a suitable neighbour to the local schools and residents both in our building and nearby. We are committed to trying to find a use that complements the Westminster City Council's aspirations.



Proposed new ground floor layout of the community space



Artist's impression of the proposed new community space showing new façades to enclose the unit

The new use of the space

The new use of the space will be in accordance with planning consent.
Indicative uses for the space are below.



Health facilities

This could be a more suitable space for a GP surgery or other health use



Sports and leisure facilities

A community gym could fit well into this space



Cultural facilities

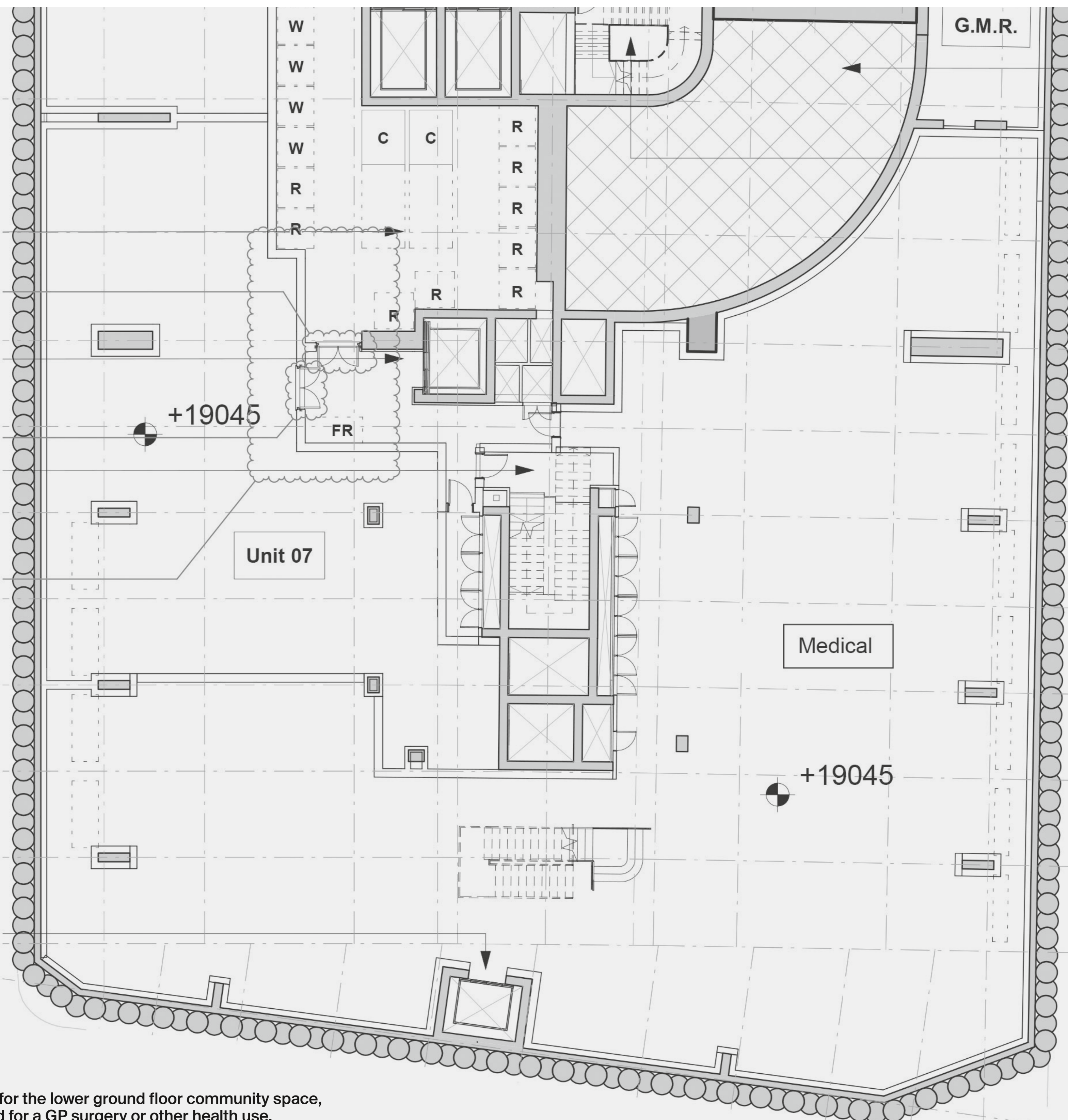
A gallery or community event space would work well



Social facilities

A multi-functional community centre or place of worship might take this space

Let us know your thoughts by speaking to us or emailing MaryleboneSquare@fourcommunications.com



Consented plans for the lower ground floor community space, originally intended for a GP surgery or other health use.

Consented south end use of the lower ground floor

Our original proposals were for a GP surgery or medical use in this lower ground floor space. It is accessed through the entrance at the centre of St Vincent Street façade, visible from Marylebone High Street.

We have actively marketed the site to local GP practices, but have not received interest. In part this is due to the lower ground floor not being felt to be a desirable location, though there is still potential for the revised ground floor community space to house a surgery.

At the same time we have been talking to St Vincent's Catholic Primary School as part of the community and as one of our nearest neighbours about their needs to see how we could best support them. They have very limited space in their current location and are keen to find more flexible space to use for school events, sports and to support delivery of their curriculum.



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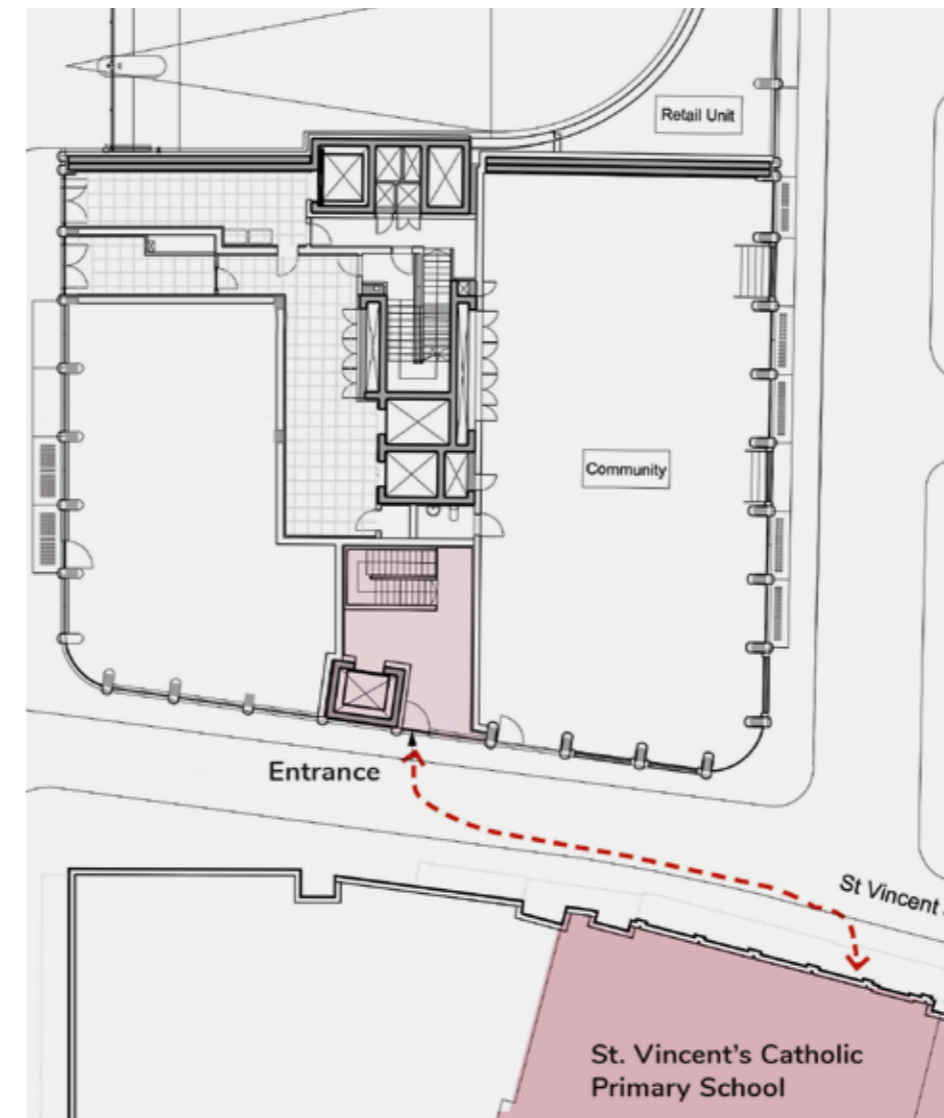
A new hall for St Vincent's School

Discussions with St Vincent's School suggested that the lower ground floor space could be a real addition to the school. Our technical assessments also show that it could be used in this way.

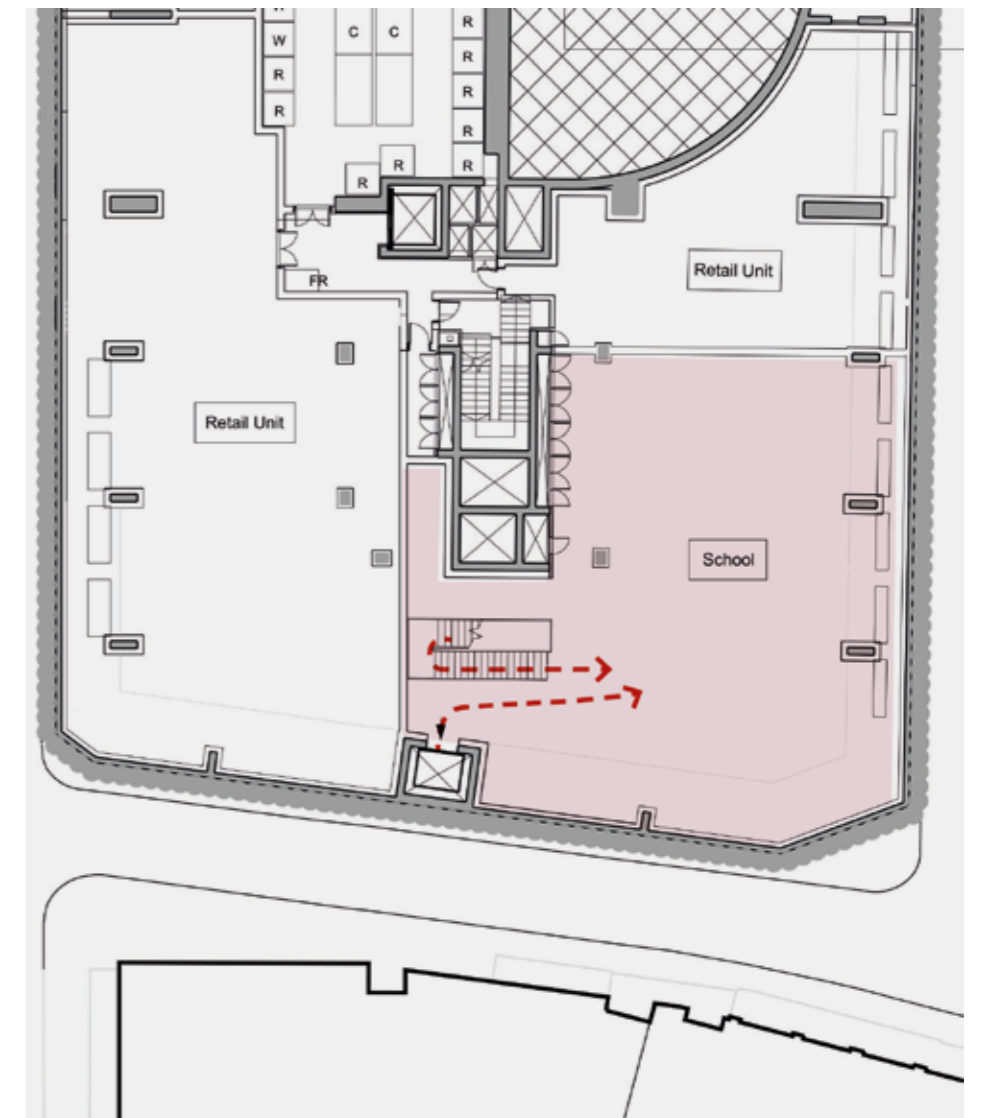
The current space has generous floor to ceiling heights of 3.7m, which goes down to 2.7m around the edges. It also sits beneath the smoke vents for the basement, which are designed to let in

natural light to the space. The basement location means that noise from the school use won't be a problem.

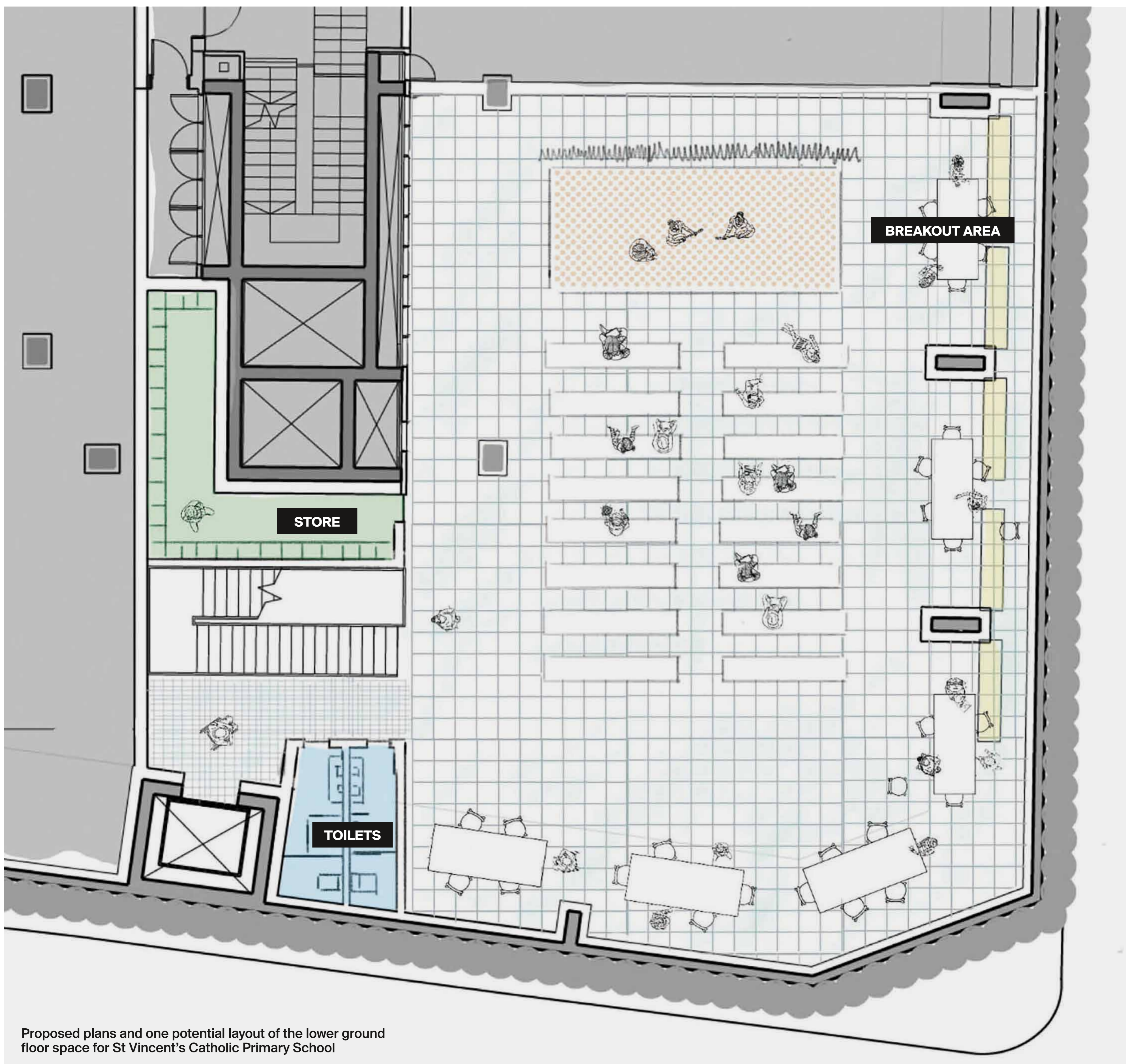
To make it suitable for the school we would reduce the floor area a bit. This would provide back of house space for one of the retail units. This is shown in the diagrams.



Proposed plans for the ground floor



Proposed plans for the lower ground floor



Proposed plans and one potential layout of the lower ground floor space for St Vincent's Catholic Primary School



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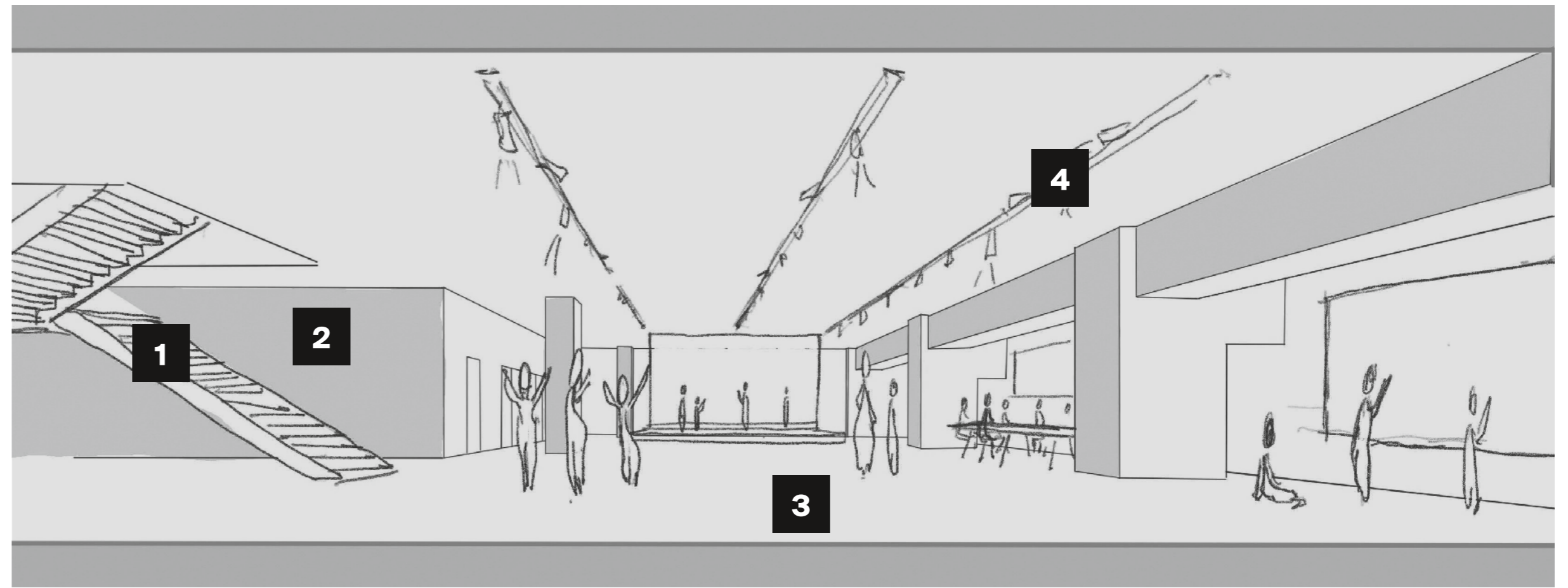
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Our proposal

We have worked closely with the school to re-design the space so that it is suitable for their needs. They support the plans and see this as a great benefit for their school, which currently has limited space for the kinds of activities they could do here.

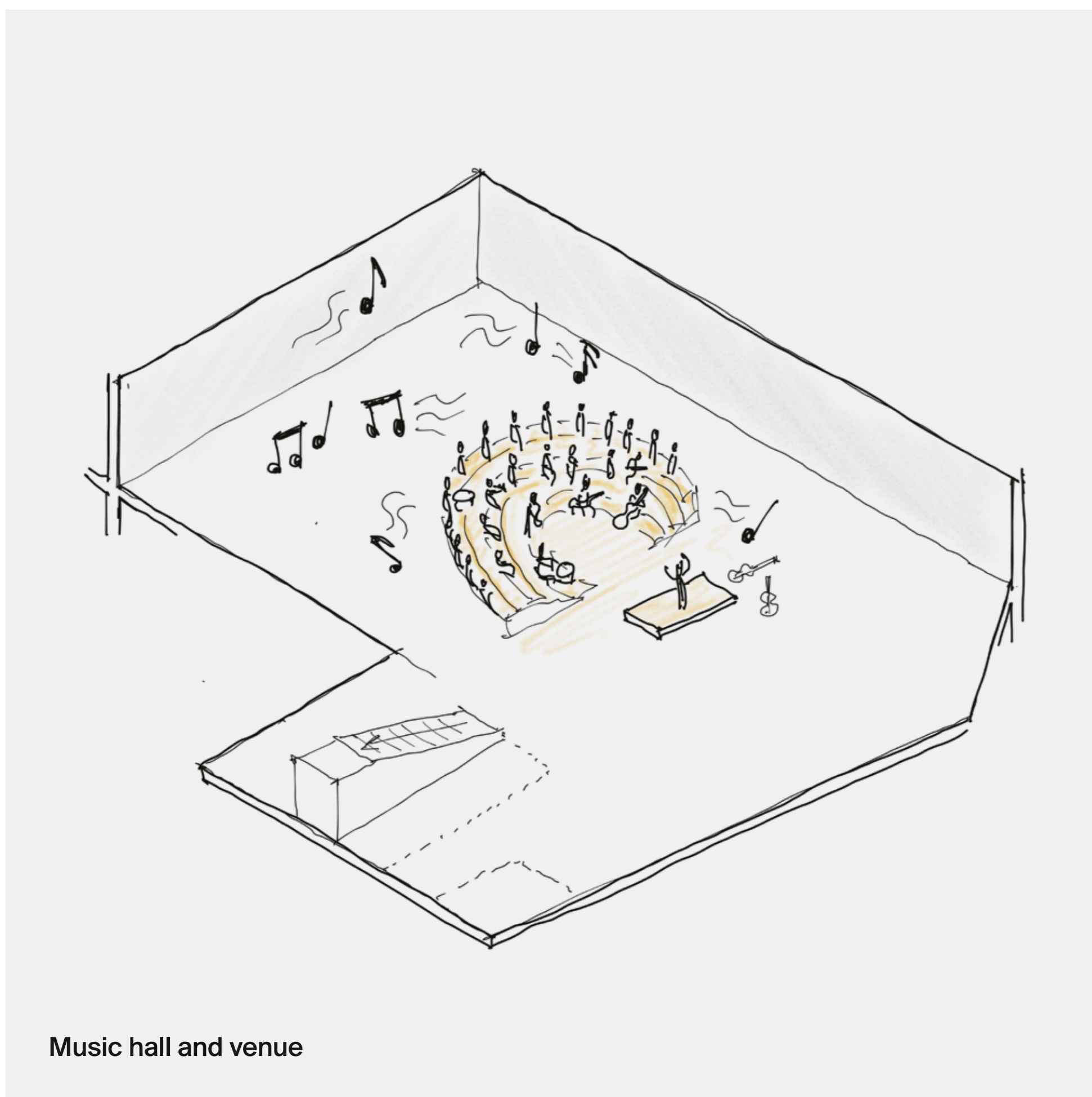
We will fit out and decorate the space to the standards that the school requires at a cost of over £600,000. The designs and decoration will be resilient and allow for a wide range of activities. The sketches below set out some of the ways that this space could be used.

Here are some possible uses of the space:



Sketch of the new school hall space showing some of the fittings and materials proposed

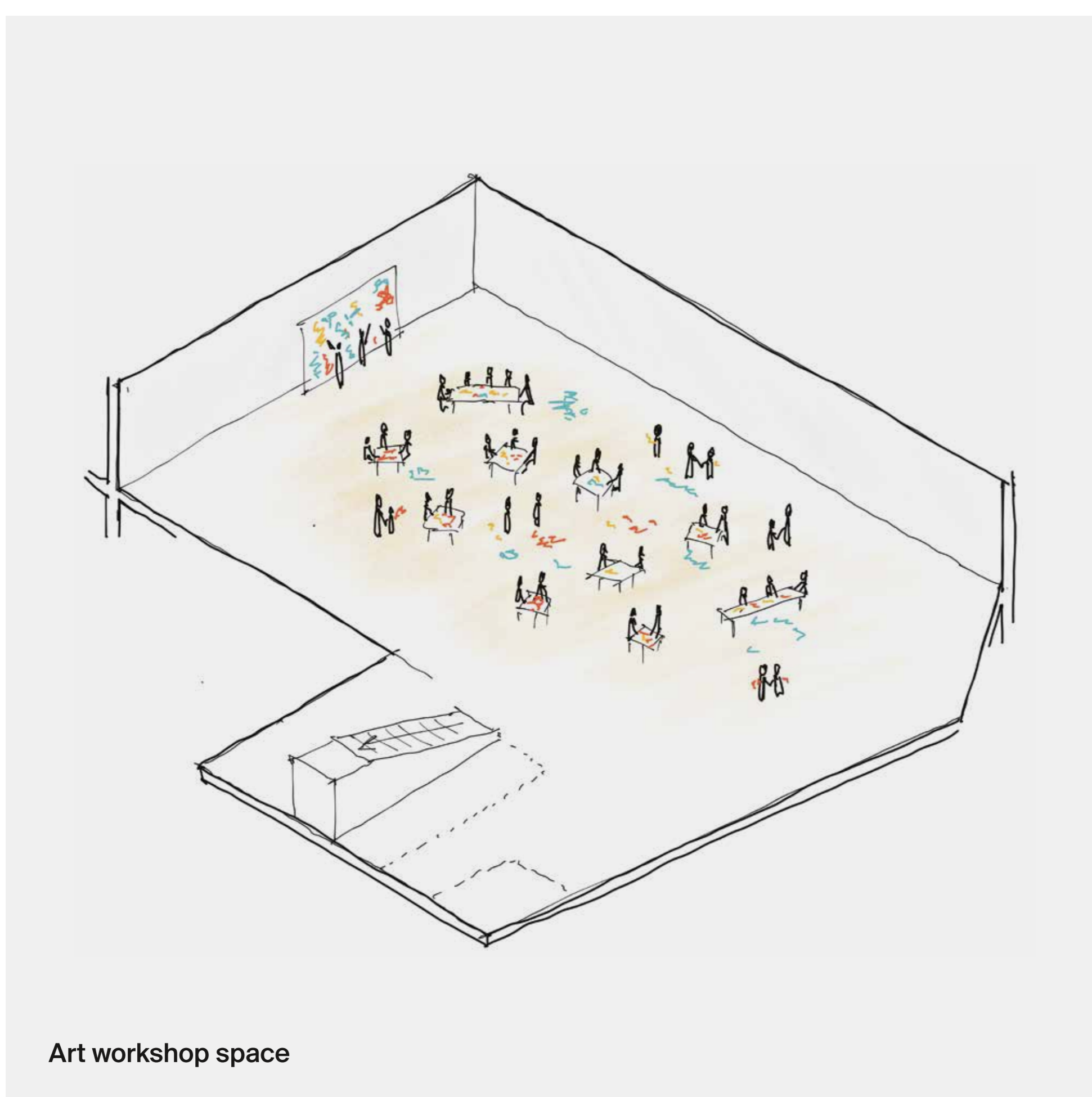
- 1 Ceramic tiles on staircase
- 2 Plasterboard with skimmed plaster
- 3 Suspended sprung floor
- 4 Fully adjustable track lights



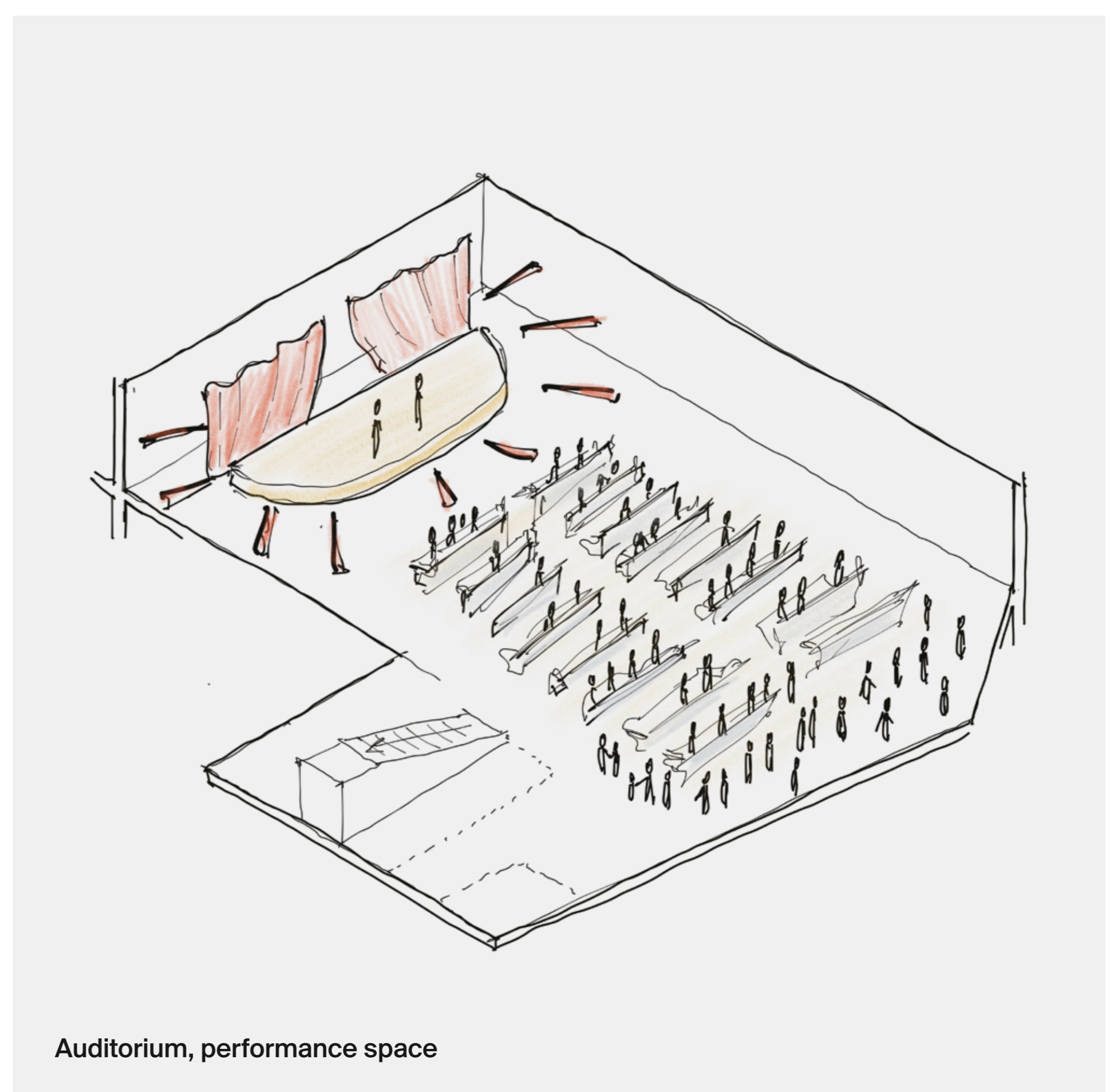
Music hall and venue



Gymnasium



Art workshop space



Auditorium, performance space



Next steps

Our revised proposals for the site will create a new hall for St Vincent's Catholic Primary School and a flexible community space at the ground floor that could be used for a range of activities that would fit well with the local community.

Overall, we believe that the new plans improve the package of community benefits: whilst the floor area devoted to community use is slightly reduced we have compensated for this by improvements that include enclosing the ground floor unit and significant additional investment into a fully decorated and fitted school hall.

The new uses should also be more neighbourly. The farmers' market would only have operated out of the ground floor space for a few hours at the weekend.

Instead we will be bringing a community use that is active throughout the week. We want and need for this to be a really useful and resident-friendly space as we have significant numbers of homes above it. This also avoids a dead space in this important location, which could have become a magnet for anti-social behaviour.

We are keen to hear your views and will be submitting our planning application for the space in due course.

