

Dear neighbour,

Marylebone Square development community uses update

On behalf of Concord London, we are getting in touch to let you know about some changes that we are looking to make to the mix of community uses in our Marylebone Square development.

As you may be aware the development includes several community uses at the southern end of the site, on the corner of Vincent Street and Cramer Street. These comprise two spaces, one at the ground floor and one in the basement. The ground floor space was purpose-designed for Marylebone Farmers' Market and our intention was to find a GP surgery or healthcare use to take up the basement space.

We have been working with the Farmers' Market over the last 2 years to support them and their traders at the outdoor market every Sunday on Aybrook Street which has successfully thrived despite the challenges they have faced during the pandemic.

Marylebone Farmers' Market has been operating successfully outside the building and as we near the completion of the scheme Concord has been talking to them about their plans for the future. Their traders who have come to the view that this indoor space would not work well for them and they no longer wish to take it up.

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.

Concord has also been looking at the use of Community Spaces within the scheme and has been in dialogue with St Vincent's Catholic Primary School about opportunities to give them the basement space they need. The headteacher, Marina Coleman, is very supportive of these plans which would be a wonderful benefit for the pupils and we are keen to be able to do this.

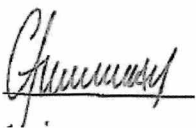
Concord are keen to give you an update on proposed revisions to the scheme and are inviting you to join us for an exhibition on site in the former Farmers' Market hall on the corner of Cramer Street and St Vincent Street on **26 May 3-7pm** to find out more and have the opportunity to ask questions. We look forward to seeing you there and to hear the views of our local neighbours.

If you have not done so already but would like to receive an invitation to our Community Liaison Group meetings and to receive updates and notices for the scheme and ongoing construction, please email MaryleboneSquare@FourCommunications.com to be added to our mailing list.

We look forward to hearing from you.

Yours sincerely,

Chris Murray



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