



Marylebone Association

Newsletter September 2022

Dear {Contact_First_Name},

Marylebone Needs YOU!

Most people will have noticed the lack of Poppy Volunteers on the streets of Marylebone these last couple of years.

These are the brave men and women who stand outside Waitrose and the Farmers' Market selling poppies and other items during Remembrance Week in November.

All the funds collected go directly to the Royal British Legion and are used to care for injured and elderly veterans, all of whom have made major sacrifices in the service of their country.

While Covid was rampant it made no sense to take further risks by having poppy sellers out on the streets but this year things are slightly different so the poppy sellers will be out in force again - at least they will be if enough volunteers can be found!

Each volunteer does a 2 hour stint - of their choice - between 10am and 4pm, handing back the tray and tin at the end of the session. And that's it – just two hours to make a real difference to someone's life. For anyone who doesn't like the idea of collecting in the street there are plenty of other ways to help – delivering and collecting poppy trays and tins from the many local retailers who also play a hugely important part in Marylebone's successful history of fund-raising via The Poppy Appeal.

The organisers say the best bit is seeing the collectors returning from their 'shift' with huge smiles on their faces, saying how much they enjoyed doing it, how surprised and delighted they have been by people's generosity plus the personal heart-warming stories they've heard.

Volunteers are desperately needed from the beginning of November through to Sunday 13th. To find out more contact rosemary.forgan@marylebone.org or phone 020 7916 9355.

Marylebone Square Community Space



We reported last month on a planning application by the developers of Moxon Street - Marylebone Square which would in effect swap the ground food community space (previously to be used for the Farmers Market) for an equivalent, slightly larger space in the basement.

Allied to this was a proposal that this space be assigned to a single user, a local school and that the remaining space previously assigned in the basement for community medical use to revert to general retail use.

So the 125 year lease at peppercorn rent would be granted on part of the basement area at present allocated to medical use rather than the ground floor- for the primary use of a local school.

We reported that we could see no attraction in this proposal, as it would represent a net loss of community space, with what was left going to a single user rather than for the community generally. In addition the area swapped in the basement, although slightly larger, would, it is assumed, have a significantly lower market value than the area retained by the developer on the ground floor.

A community hall at ground level would have the advantage of a street presence, not least of which is the ability to advertise the hall and its functions in its windows with what is on offer. Rather more difficult to do this hidden down in the basement. Also direct street access would be far easier for many of the groups who may wish to use it.

Both the Marylebone Association committee and the committee of the Marylebone Forum have now considered the developers proposal - and a variation on it proposed by WCC - and both think we should be wary of losing the opportunity to have a large ground floor space for community use in the centre of Marylebone. Further, both are of the opinion that such significant variation of the original planning conditions should only be undertaken after a full community consultation.

The concern that the council have is that if they were to take on a lease of the market hall it would require significant expense to get it into use as a community space. The developers proposal gets over that as a lease of the basement area instead would come ready to use, fully fitted out, paid for by the developer.

Whereas we can appreciate the attraction of this to the council, we do not see it justifies the net loss to the community, leaving us worse off than under the original proposals.

With regard to the council's concern over additional build costs, there may be alternatives to this. For a start, the developer by not having to complete the farmers market to the specification agreed would see a substantial saving in not having to install the original sliding (guillotine) gates required for the market. Some of this saving could be channelled into a fit out for a community space. Also we could look at an application to our neighbourhood CIL fund to help with turning the market hall into a viable indoor community space. There is at present a large amount of the CIL fund surplus that is still waiting to be spent and this would appear to be a good project to spend some of it on.

Therefore, we consider that the present application is not in the best interests of the area and that the developer should be persuaded to proceed with the original design and grant a lease to WCC for the ground floor area as was required under the original S106 agreement. You can view the application [here](#).

Community Room at Picton Place

Marylebone Square is not the only development with a planning condition in existence for a space for community use under S106 of the Town and Country Planning Act. There are examples of a similar community use being granted on other developments where a room for community use has been made available. One such is at Picton Place, just off Oxford Street.

The planning consent there allowed one room for community use for a period of 20 years. There are approximately 6 years left on this. This is, admittedly, a much smaller space than that being allocated at Marylebone Square and it does require direct booking through the present occupiers.

If anyone is interested in using it for community related matters please contact us for further detail at admin@marylebone.org

Manchester Square Pedestrianisation Scrapped





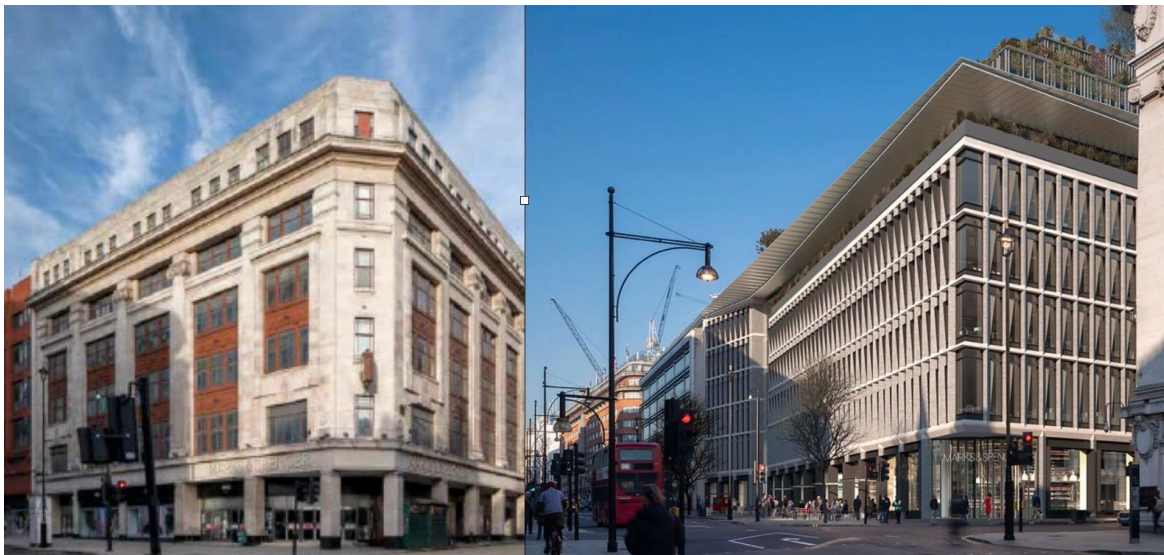
Controversial plans to pedestrianise the northern part of Manchester Square and divert traffic up and around George Street were originally meant to have commenced in March this year. They were however put back until after the election for reasons that were never made clear.

Following the election and the change of administration the scheme was kept on hold and reviewed.

We can now confirm that we have been informed that it will not proceed. This is good news for residents for whom the scheme offered nothing except the potential for worse traffic diverted around the surrounding roads and for those living on or near the square the potential for disruption from late night unmonitored gatherings in the pedestrianised area, as well as increased rubbish which these areas seem to generate.

For full details of the proposed scheme see our [November 2021 Newsletter](#).

Marble Arch M&S



M&S has changed its tune somewhat on its Oxford Street redevelopment. Initially it was outraged when the government decided to call in its scheme to knock down the existing building and to erect a mixed use development on the site, comprising 160,000 sq ft of mixed retail and office, and accused it of “grandstanding”.

They now say they have significantly improved the original scheme; if the redevelopment is given consent, it will now include a new pocket park to be known as St Michael's Place. They would also create a pedestrian walkway including a “heritage arcade”- presumably in a nod to the actual heritage that they would need to demolish in the first place for the scheme to go ahead.

Save Britain's Heritage however describes the proposals as “disingenuous” and

question whether “a sunless pocket park and an alleyway will be enough to convince Londoners to let them turn down this elegant and much loved 1920 landmark”.

Although fiercely opposed by heritage groups and some architects the scheme gained planning approval by WCC last year and after being called in by the Mayor of London it was given the go ahead. Then in a surprising last minute move it was again called in for review, this time by the then Secretary of State, Michael Gove, who decided to refer it to a planning enquiry. This is due to start on October 25.

The key point of resistance to the scheme is the proposal to demolish Orchard House which is an Art Deco building of some elegance, comprising about one third of the total site. It failed to gain a listing with Historic England (formally English Heritage) but nevertheless it is one of the few buildings of this interwar period style still remaining in Marylebone. A further objection to the demolition was in its apparent breach of WCC current guidelines on this in their City Plan addressing climate change- in that it will release around 40,000 tons of carbon. Equally, the proposals were not compliant with the government’s net zero commitments or the Greater London Authority’s policy to prioritise retrofitting.

M&S however have argued that this would be recouped by the increased energy efficiency in the new building in just 17 years. They say that the proposed new building would use less than a quarter of the energy of today’s structure, and the fabric of the existing site, which is made up of three buildings of different ages with asbestos throughout, means that refurbishment is not a realistic option.

Steve Tompkins, a co-founder of Architects Declare, a network of architectural practices committed to addressing the climate and biodiversity emergency and who led the recent redesign of the National Theatre in London, wrote in his letter opposing the scheme: “Number 458 Oxford Street is a handsome piece of urban architecture, made with high-quality durable materials. It is a successful component of the wider streetscape and a familiar London landmark. For these reasons, the building appears to be an entirely suitable candidate for deep retrofitting.”

Crossrail Fully Open in November



The next stage of the Elizabeth line has now been completed with trains running directly from Reading and Heathrow to Abbey Wood and from Shenfield to Paddington set to begin this November.

The Bond Street Elizabeth line station is also set to finally open by November. It will boast two ticket halls at street level, one at Davies Street, the other at Hanover Square.

When lifts open at Ilford station this summer, all 41 stations on the Elizabeth line will have lifts providing step-free access.

Since the Elizabeth line opened on 24 May 2022, large numbers of people have used it to travel across London, for both work and pleasure. More than 11 million

journeys have been made between Paddington and Abbey Wood, which equals more than 200,000 daily journeys.

The benefits of the integration of the Elizabeth line includes reduced journey times, additional capacity, greater accessibility, and better connectivity. Whether this will lead to an overall absolute increase in the numbers travelling in the near term is debatable. Most of those who used the section parallel to the Central Line, simply transferred from the Central Line to crossrail; as a result, ridership on the Central Line and to some extent on the Bakerloo line to/from Paddington has gone down. Without specific growth in employment and tourism there will not be an overall increase in the number of passengers and that is a matter out of Transport for London's (TfL's) control.

So it is likely that the same overall number of passengers will now be spread over a larger network of tube trains, which although good for the travelling public, does not bode so well for TfL finances, which are still far from resolved (see article below).

Meanwhile TfL can only hope for an influx of international customers, alongside an increase in domestic shoppers, who will be able to take advantage of the improved journey times and accessibility that the new line will offer.

However West End business is optimistic and sees it as helpful: Dee Corsi, COO, New West End Company: "The highly-anticipated opening of the Bond Street Elizabeth line station this autumn will build on the successes of the station in Tottenham Court Road earlier this year. The delivery of a modern and efficient transport infrastructure will only further the West End's recovery, and allow our renowned restaurants, shops and bars to flourish.

"Overseas visitors, who are vital to the long term success of our recovery, will soon be able to travel directly from Heathrow Airport to the heart of the West End in just over 30 minutes. This influx of international customers, alongside an increase in domestic shoppers, will be a huge boost to one of the world's leading retail and leisure destinations."

TfL Funding Again

Transport for London (TfL) has revealed some details of the government's funding offer to keep London's public transport running, and the current deal would last just 20-months, far less than the 3-year minimum they had been asking for. But TfL has reiterated that it is on a path back to financial sustainability by April 2023, so there shouldn't be a need for government funding for the day-to-day running costs.

The most recent funding agreement from the government expired on 3rd August, so TfL has been running on its own reserves, although it still requires revenue support for the next 9 months.

TfL's Commissioner, Andy Byford has been arguing for a three-year deal to secure medium-term maintenance budgets, but the government seems to be of the opinion that TfL needs to return to being more tightly controlled than it has been over the past 20 years.

This has put TfL in a position where it can either accept the complicated and short-term deal that's on the table or trigger the nuclear option, that is to issue a Section 114 notice, which would force TfL to shut down any loss-making service and run a break-even service. That would likely mostly fall on the bus networks, which were traditionally cross-subsidised from train fares, and run at a loss.

Since the outbreak of Covid 19 TfL have received around £5 billion in funding to

keep public transport running, which was used to cover the collapse in fares revenue. This did not cover the full losses though, and TfL has lost around £1 billion from its own cash reserves as well. For comparison, the Department for Transport's expenditure on keeping public transport running in the whole of England during the pandemic was approximately £21 billion by the end of the last financial year.

Mounds of Rubbish



There sometimes comes a time in politics when the criticisms made of those in power and their suggested remedies are so effective that those making them actually find themselves propelled into the position of decision maker. Such a thing happened this May when the Labour administration suddenly found after 60 years of opposition, it was finally at the helm.

Before the election Labour criticised the council for allowing Westminster's streets to be littered with mounds of dumped rubbish, "from Pimlico to Paddington despite the Council spending £50 million a year with Veolia whose contract has just been extended for another three years".

Labour Councillors had said that the time was long overdue for tough action against the regular rubbish dumpers who litter the streets of Westminster and who are currently getting away with this, "particularly selfish and nasty form of anti-social behaviour".

Councillor Paul Dimoldenberg, the then Labour City Management spokesperson said: "The Council spends nearly £1 million a week on waste collection but all that expense and effort is being undermined by the constant dumping of mounds of rubbish on street corners, by trees and lamp posts and at the side of black bins. Residents are rightly concerned that the dumpers are getting away with this appalling behaviour and want to see action."

In addition, Labour's manifesto promised action on clean streets and rubbish collections, as did the new Leader when he met with the Westminster Amenity Societies. Well, Paul Dimoldenberg is now the cabinet member responsible for such things and so we had a right to expect at the very least things would not get any worse.

any worse.

At the time of writing however, there appears little positive to report, we still regularly see mounds of rubbish defacing our streets. Indeed the cutting down of recycling collection from seven days a week to one in certain areas has been a retrograde step, particularly when the signs on lampposts are left showing the old collection times. All those, not students of Westminster's website updates, who continue to rely on this information rapidly find that not only are those bags no longer collected but there is a mound of rubbish dumped around them, which of course stays there when the bags do finally go.

This is making a previously bad problem worse and needs to be corrected if the new administration is serious about improving the situation.

One bit of positive news is that while the aim is to head towards free bulky item collections across Westminster, WCC are now open over later hours during the week and weekend collections shortening the time between request for the service and turning up. .

If you receive Housing Benefit or Council Tax Support, the service is free. However, this is limited to 1 collection, of up to 6 items, every 90 days.

Rubbish in Soho

Meanwhile - across the road in Soho - the Soho Neighbourhood Forum is taking matters into their own hands. They have made public a very bold ambition to remove all waste from Soho streets within 12 months. Newly released is a report by city planning consultancies Orbitl and Crystal Associates, titled 'Soho Comes Clean' on current waste management practices in Soho, and what could be done to improve them.

At least 17 waste providers operate within the focus area and the report makes 18 clear recommendations including the introduction of a Waste Engagement and Enforcement Officer for the area and installing fibre-optic connected CCTV at key fly-tipping trouble spots.

The study also recommends that WCC conduct a full review of routes and timings, including the possible abolition of one of the collections, or its replacement with a dedicated recycling collection, new consolidation points, the further roll-out of electric waste vehicles and smart bins, and education campaigns to deter fly-tipping and encourage more recycling.

The report engaged with around 130 businesses, large and small, comprising the key sectors of Hospitality, Retail and 'Other' (non-hospitality/retail businesses such as recording studios, advertising agencies, galleries and co-working spaces) as well as residents of Soho.

Councillor Patrick Lilley, WCC's Lead Member for Soho, welcomed the report, calling it 'an historic effort to change Soho for the better'.

Oxford Street Woes





Oxford Street remains one of Europe's busiest shopping streets and as recently as 2018 could command rents of more than £1,000 per square foot - among the most expensive in Europe. But all this changed with the onset of the Covid-19 pandemic.

Footfall has declined almost 60 per cent compared with 2019, according to a study by Mytraffic and Cushman & Wakefield. It has now a number of new commercial buildings — comprising tens of thousands of square feet of empty retail space. Ironically what is thriving and growing is an ever increasing cluster of tasteless and tacky sweet shops alternating with tatty souvenir stores, with rip off prices and often operating as a front to more dubious operations (reported in our August Newsletter).

There is a recognition within the new WCC administration, as in the old one, that this needs to be tackled but that the Street also needs fewer shops and more restaurants and cultural venues to restore its reputation as the UK's premier shopping street.

Cllr Geoff Barraclough, cabinet member for planning and economic development, has said the "mix" of businesses had to change. He told a Voice of Authority webinar: "Everybody agrees that Oxford Street should be the nation's premier shopping street."

"It's 1.8km long, the centre of the biggest city in Europe and it's not right. We know that the mix of commercial needs to change. There isn't really demand for 1.8km of retail. We need a mixture of leisure, hospitality, and cultural uses ... I'm very keen to support that."

The solution to this latched on to by the last administration has thankfully been thrown out "We are not going to block Oxford Street," he said. "We are not going to pedestrianise Oxford Street. That is not the right thing to do at the moment." He has further again confirmed that this includes not going ahead with the Piazzas so very nearly inflicted on us last year.

So far so good. So what is the council going to do? Cllr Barraclough said a two-thirds discount on business rates was on offer to landlords who allowed empty shops to be used for innovative "pop ups".

He also signalled that the council was prepared to use compulsory purchase orders - normally avoided because of the cost and legal complexity - to reshape the street. "We are very happy to take more assertive action if there are landowners blocking change," he said.

With regard to the tat shops, the council is investigating 30 businesses, including candy stores and "poor quality" souvenir shops, for potential business rates evasion worth £7.9m. More than £574,000 of counterfeit goods have been seized/ In addition, it has written to 28 freeholders, urging them to recognise the damage that such stores do to the street's image.

Prime Property Prognosis

Central London's prime property markets will ride out the cost of living storm with wealthy buyers who do not need mortgages still snapping up high-end apartments and houses, claim Savills.

This is in notable contrast to the message from the Royal Institution of Chartered Surveyors (RICS), as a weakening economic outlook combined with higher mortgage rates prompts buyers to hold off on deciding to move.

Sales of homes continue to fall, RICS survey data suggests, while sales expectations hit their lowest level in over two years. Prices continued to rise across the country, however, amid near-record lows of housing stock availability. Tenant demand continued to rise in the lettings market.

However, Savills remain optimistic with regard to the West End Market. "We're still predicting house price growth at the upper end." Cash-rich buyers at the top end of the market were less exposed to rising interest rates as they tend to borrow less when investing in a new home." A shortage of housing stock was also slowing down transaction rates and pushing up prices.

The firm said it continued to expect luxury London homes to go up in value next year despite expectations of a UK recession. The average price of a property sold by the group in the past six months grew by 16% to hit £2.2 million.

Further afield Jeremy Leaf, north London estate agent and former RICS residential chairman, said: "We are finding at the sharp end that the desire to move is outweighing worries about continuing increases in interest rates and the cost of living."

"On the other hand, those concerns are disproportionately affecting lower income households which is compromising the bottom of some chains, resulting in fewer and lengthier transactions."

Meanwhile Savills warned the UK's commercial market was beginning to see a slowdown, as geopolitical events knocked investor confidence.

Pedicabs Again

The long expected regulation of pedicabs is still in the pipeline with government legislation due in the next parliamentary session, The plans backed by the government to allow Transport for London to regulate pedicabs - capping fares and making them transparent, licensing them, and enforcing checks on riders, speed limits and minimum standards.

Pedicabs may also be checked for their condition and road-worthiness and limits placed on the playing of loud music. It follows a concerted campaign from our local MP Nickie Aiken and a cross-party group of campaigners.

Meanwhile following a string of scandals over tourists being charged hundreds of pounds for 10-minute trips in the West End, the council is doing what it can- it is currently clamping down on noisy pedicabs by enforcing the Control of Pollution Act 1974 to limit music after 9pm.

The operations involve the police and city inspectors. Since November 2021, more than 50 pedicab drivers have been prosecuted. Westminster Council officers working with the police, have also moved hundreds of drivers on for blocking pavements in Covent Garden, Soho, Leicester Square, Chinatown, and Mayfair.

Pedicab drivers were recently fined £5,000 for noise offences. Six drivers were fined up to £1,514 each for playing music too loudly on speakers at the City of

ined up to £1,000 each for playing music too loudly on speakers at the City of London Magistrates Court.

Short Let Consultation

The problem of short lets for many residents in Marylebone and indeed the wider west end are significant and have often been reported on in this newsletter.

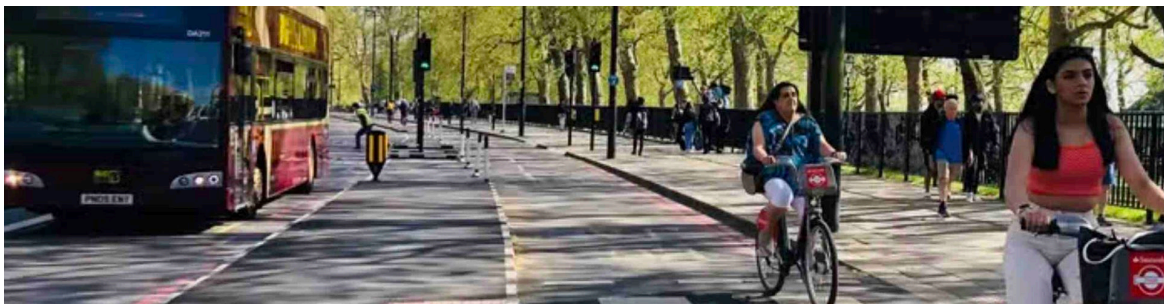
In England the sector is currently unregulated, except in London where there is a cap of 90 days per annum for letting out a property on a short-term basis, introduced via an amendment to the Greater London Council (General Powers) Act 1973 under the Deregulation Act 2015.

After considerable lobbying the government is finally minded to take another look at this The DCMS has launched a “call for evidence on the benefits and challenges presented by the rise in short-term and holiday letting seen in England over the last 10 to 15 years.”

“This will inform the development of appropriate policy options, which the government intends to consult on later in 2022.” This hopefully is the first step in getting changes to the existing regulation, or lack of it.

More details can be found [here](#). The best way to respond to this call for evidence is by completing the [online response form](#). Alternatively you can email answers to the call for evidence questions to tourism-accommodation-registration-scheme@dcms.gov.uk. This call for evidence will run for 12 weeks, closing on 21 September 2022.

Vision for Park Lane



Some time ago we predicted that TfLs “emergency response” to Covid, in re-allocating road space away from motor vehicles was most likely to outlast the pandemic and that the temporary would be made permanent. Indeed this now appears to be the case.

In an extraordinary document released by TfL we are told why they have decided to make Park Lane’s cycle lane permanent (pending the usual “consultation”).

“There is a strong case for less motor traffic and more space for walking and cycling along Park Lane including at Hyde Park Corner and Marble Arch”.

“It is possible for people to cycle along Broad Walk in Hyde Park, parallel to Park Lane, but this can be inconvenient for people on foot using the park”. So the answer to this possible inconvenience appears to be to cause severe traffic congestion instead.

The strong case appears to be: because it will be nicer for cyclists and pedestrians, rather than having to negotiate the wide park pathways adjacent to the road in the park a few metres across to the left.

This strong case chooses to ignore the major inconvenience they are imposing on London's businesses by blocking the main south/north artery through central London: "Our vision for Park Lane is that it should be much less dominated by motor traffic and a much less intimidating place to be for everyone".

Once again, this "vision" is at stark odds with the reality that this sort of traffic engineering results in queuing, if not stationary, traffic on many of our major roads, creating more pollution with less vehicles.

The end result of this is that it is costing businesses and others many millions of pounds in wasted time spent queuing or diversions through other areas.

There is a strong case indeed - for central government to take responsibility for London's traffic out of the political arena and back into the hands of civil servants who, unencumbered with various ideological visions could actually concentrate on doing the job properly.

Distribution Centre in Harley Street

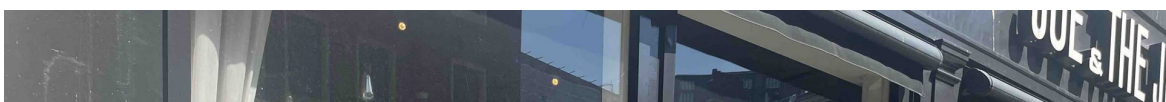
Some time ago we identified the growth of distribution centres as a potential threat to residential amenity. The latest example is an application to use a section of a basement car park off Harley Street for a grocery distribution service. The planning committee questioned whether the noise of activity in the basement car park would be heard by residents living in the block above and were concerned about the potential number of trips to the site, which was listed at around 284 per day, and asked for clarification on how this figure was reached.

We feel that it is totally inappropriate for a business activity of this nature to be conducted in what at night is a quiet residential area and is when most of the activities will be carried out. There will be all the associated activity of lorry deliveries of stock, which will probably also take place substantially at night with all the additional noise, fumes and congestion.

Cllr Arzymanow raised the issue of fire safety and referenced a separate example of where the installation of electric vehicle charging points in a basement car park had raised a fire risk, objected to by residents living above the site. She said that she could not approve the application without clarification on that point.

The Committee members felt that there was insufficient information regarding the potential fire risks posed by having electric vehicle charging points installed in the underground carpark. Whilst Cllr Fisher chose to approve the application, Cllrs Arzymanow, Jude and Ormsby voted to defer application until the Fire Services have inspected the site and confirmed the application is safe. Officers had recommended the application for approval.

Marylebone Diary





Crime and Grime Police Ward Panel Meeting

August's Police Ward Panel Meeting made for a sobering afternoon.

Crime is up across the area with 24 recorded burglary offences between May and July representing an increase of 166% from the previous quarter. In addition to the targeting of commercial premises, residential burglary (which declined during the pandemic) is starting to re-appear, so residents are urged to be extra vigilant. Criminal damage also remains an issue with regular damage being reported to commercial premises (see below).

The police are planning a variety of initiatives to tackle the increasing problem of begging and anti-social behaviour on our streets. Ward officers are also continuing to target street fraud with a campaign against bogus charity collectors. In other positive news, Operation Jade is also in full swing with goods being seized from four candy and vape shops on Oxford Street.

As highlighted by a recent incident of violent racial abuse in Regent Street, women and children remain particularly vulnerable. In response, the police are stepping up the Violence Against Women and Girls (VAWG) campaign and have now launched a 'walk and talk' initiative inviting women around the area to meet and patrol with a dedicated female Ward officer, if you would like to take part and please email the Marylebone Association or register with Eventbrite.

If residents can access the Next-Door app they can see the different reports of burglary, antisocial behaviour, theft from a person from residents in the area. The police are doing what they can, but they need the support of the community to report crime and Westminster Council to help create safer spaces for people.

Rubbish, rubbish everywhere, my goodness what a stink!

Those who stayed in London for the summer bore witness to the increasing problem of refuse on our streets and in our parks and squares.

Rubbish dumping and fly tipping appears to have dramatically increased in the area and Westminster City Council's refuse collection services appear unable to cope. Whether it is the overflowing bins in Cavendish square or the uncollected wheelie bins outside Cavita restaurant on Wigmore Street, it is clear that Marylebone is facing a rubbish crisis. One can only imagine what visitors to our

Marylebone is facing a rubbish crisis. One can only imagine what visitors to our lovely area must think. This is a real issue, and The Marylebone Association will be raising it with our local councillors as an urgent priority. More to follow.

New Openings: Granger & Co

Marylebone High Street is excited to welcome Granger & Co to the old Patisserie Valerie premises. Celebrity chef Bill Granger restaurants reflect the spirit of Australia, sunny, easy going and generous. He opened his first restaurant in Sydney's Darlinghurst in 1993. It soon became loved for its legendary breakfasts. It is now truly global with restaurants in Sydney, Seoul, Tokyo and London and here he is in Marylebone. The menu is fabulous, everything from scrambled eggs to seared tuna there is something for everyone and all tastes are catered for with a truly relaxed atmosphere and friendly helpful staff. Really healthy and tasty food fresh and put together with thought and a love of fresh ingredients. It gets five stars and a big thumbs up from the Marylebone Association.

The Gallery of Everything

A Mouse sized exhibition that roars like a lion on Chiltern Street. Conceived and curated by the Gallery of Everything, ZOOOOO! It aims to encourage children to see, view, consider and critique. It presents imagery to which they will respond and identify organised as a journey of emotion, engagement and enquiry. It features over 50 different artists; it is a Marylebone must see!

Spiegeltent/Underbelly festival

Gone but not forgotten! The Underbelly Festival took up residence in Cavendish Square again this summer. From May to July the "spiegeltent" venue at the centre of the festival claimed to host a variety of cabaret, comedy and family alongside a selection of outdoor bars and street food stalls. In practice it appeared to be another venue for beer and burgers. Questions remain as to whether one of the area's few accessible green spaces should be given over to this sort of commercial activity for such a long period. It certainly looked rather shabby and generated a lot of rubbish.

Marylebone's public squares play a vital role in offering residents a place to escape and relax and we would love to hear residents' views as to whether things like the festival enhance or detract from their experience of the area. If anyone missed the "festival" and is curious, Underbelly will be open in Earls Court near Brompton cemetery until 3 September.

Announcements

Swim in the Serpentine

You can't usually swim in Hyde Park's Serpentine Lake - but for one day next month you can, as around 5,000 people are invited to do just that. Launched in 2016, there's a range of distances, although, at the moment, just two options are left. A loop around the Serpentine is about a mile, and you can go for either a single or two laps.

It's not the cheapest of events, with the one-mile swim costing £42 and the two-mile swim costing £57, but you're paying a premium for the rarity of the opportunity.

All finishers will receive a medal after their swim – no matter what their time and

ability – as well as a souvenir swim hat to wear on the day. Everyone who takes part in Swim Serpentine must either wear a full-length wetsuit or use a tow-float for safety reasons. Swim Serpentine is organised by London Marathon Events

The event takes place on Saturday 17th September. You can get more details [here](#).

Attention All Start-Ups

The Markets Team WCC has developed a Business Incubation Scheme to give residents, start-ups, and fledgling businesses in the borough financial support to grow at our markets.

Street trading offers low barriers to entry retail space in prime, central London locations, at a cheaper rate than traditional bricks and mortar premises.

To qualify, your business must meet the below criteria:

- Business trading for no longer than 18 months.
- Applicant is over the age of 18.
- Passes compliance checks.

The Markets Team pledges to subsidise:

- Walk you through the application process.
- Cost of the initial application fee.
- Pitch fees for a 3-month period.
- Licence renewal fee.

They want to support as many residents and new businesses as possible.

Please note that the window for applications closes on 31 October 2022, after which, successful applicants will be vetted and selected.

Open House

This is also Open House London's 30th anniversary, having started in 1992, Every year the Open House team allows people inside normally private buildings and will open for ticket bookings next week.

This year, Open House London lasts a fortnight, whereas previously it had been over a weekend, giving people more chances to visit places that might be open for more than just a couple of days. Around 700 buildings will be opening up, many for the first time since the pandemic closed so much of the city to everyone.

The 2022 Open House Festival will run from Thursday 8th September to Wednesday 21st September 2022.

The full programme goes live on the [Open House website](#) on Wednesday 24th August 2022 – followed by a mad scramble to find all the venues that need booking and grab tickets to the best ones.

Association Events

COFFEE MORNING

Wednesday 14th September at 10.30am

Marylebone Theatre, 35 Park Road (next to Francis Holland School), London NW1 6XT

Our next Coffee Morning is being hosted by The Marylebone Theatre, London's newest cross cultural, performance space. Once known as the Steiner Hall, the theatre has undergone a massive refurbishment and will open on the 29th September with 'Dmitry' the unfinished Schiller play. There will be the chance to meet the team behind the theatre's relaunch including the Artistic Director, Alexander J Gifford. We will be amongst the first to see the newly refurbished cafe/bar, where we will be treated to tea, coffee and a cake.

If you have not already booked and wish to attend, please note that numbers must be given to the venue by Monday 12th September. To reserve your place please contact Lois German on lois.german@marylebone.org or telephone 0207 487 2706.

MARYLEBONE WALK – MARYLEBONE RESIDENTS AND THEIR HOMES

Saturday 1st October 2-4 pm PLEASE NOTE CHANGE OF DATE

As Marylebone residents we're all probably aware of the famous writers such as Charles Dickens, Elizabeth Barrett Browning and Wilkie Collins who lived here before us, and indeed the musical links with The Beatles and Jimmy Hendrix. However, there is a lot more to discover and in this afternoon stroll around the streets of Marylebone, with Blue Badge guide, Janice Liverseidge, we'll learn about:

- The link between the Rosetta Stone (shortly the subject of an exhibition at the British Museum) and a local scientist
- Scandals and spying in the Mews of Marylebone
- the woman responsible for Paddington Gardens and other similar green spaces
- the doctor who saved Edward VII's life, another who cared for the Queen as a young girl, Sir Winston Churchill's physician and a more disreputable quack who worked on Harley Street
- how Marylebone nearly had a Guggenheim Art Gallery, was the former home of Britain's favourite artist and still displays sculptures by world renowned artists which you probably walk past every day
- leading architects responsible for the Natural History Museum and the Cenotaph who lived in the area – and much more!

We'll take about 2 hours to stroll around our local area and discover more about our favourite part of London. Only 20 places are available and tickets cost just £12. Please contact Lois German to reserve your space before they all sell out on lois.german@marylebone.org or telephone 0207 487 2706.

PLANNED FUTURE EVENTS - put in the diary now!

Wednesday 2nd November

Dinner - Royal Society of Medicine - Wednesday 2nd November Further Details will be in the October Newsletter

REGULAR ASSOCIATION EVENTS

BOOK CLUB**Wednesday 7 September at 6.30 pm****The King's Head, 13 Westmoreland Street, London W1G 8PJ**

Members meet upstairs at The King's Head pub in Westmoreland Street. Anyone who is interested in joining in should contact Liz Queenan. Meetings have changed to the first Wednesday of each month but still commence at 6.30. This month's choice is *The Actress* by Anne Enright. All books read are available on paper and on e-readers. For more information contact Liz Queenan (liz.queenan@marylebone.org) or tel: 020 7486 3709.

PUB EVENING**Monday 12th September at 6.30pm****The Prince Regent, 71 Marylebone High Street, London, W1U 5JN**

Continuing with our regular bi-monthly pub evenings at this popular London pub with plush bar menu and real ales..Everybody is welcome so do come along whether you are a regular or new to our pub evenings, where you will be greeted by our hostess for the evening Anne Hamilton.

SCRABBLE CLUB**Tuesday 13 and 27 September 5-7 pm****The Duke of Wellington, 54a Crawford Street, London W1H 2HQ**

The Scrabble Club meets in the private dining-room at The Duke of Wellington pub in Crawford Street on the 2nd and 4th Tuesday of each month, from 5 until 7, with Scrabble sets and dictionaries provided – and all levels of players are very welcome. Anyone interested in joining and/or wanting further information should contact rosemary.forgan@marylebone.org or 0788 789 1977.

Mailing Address: Marylebone Association, 229 Great Portland Street, London, W1W 5PN

If you have news get in touch by emailing news@marylebone.org

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