



Marylebone Association  
Annual Report 2018



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♣ Man with walking stick by Adam Butler at [www.adambutlerphotography.com](http://www.adambutlerphotography.com)

Front cover photo by Adam Butler.  
Adam is a professional photographer that has lived in Marylebone for over 30 years. His wonderful cityscapes of the area are available to purchase on his website at [www.adambutlerphotography.com](http://www.adambutlerphotography.com)

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## OFFICERS 2017-2018

**Chairman** Tim Carnegie  
**Deputy Chairman** Michael Bolt  
**Hon Secretary** Kevin Coyne  
**Hon Treasurer** Gerry Moss

## COMMITTEE MEMBERS 2017-2018

Guy Austin, Martin Bikhit, Michael Bolt, Tim Carnegie, Kevin Coyne, Amanda Feeny (HDRA), Tushna Ghadially, Sheila Green, Richard Lovell, Gerry Moss, Patricia Neville, Paul Neville, Stephen Quinn, Neil Wilson

## SUB-COMMITTEES & SUPPORT

### Planning

Neil Wilson (Chair) Hazel Cowie, Richard Briggs, Tom Bromet, Tina Frost (corresponding member), Jonathan Holt, William Hulbert, Dan Marks, Stephen Quinn, Victoria Shipton, Luke Tozer,

### Traffic & City Management

Paul Neville, Amanda Feeny

### Marylebone Forum Liaison

Michael Bolt, Tim Carnegie, Kevin Coyne, Richard Lovell, Stephen Quinn

**Police** Richard Lovell

**Licensing** Guy Austin

**Social Events** Sheila Green, Patricia Neville

**Business Liaison** Patricia Neville, Martin Bikhit

**Families** Tushna Ghadially

**Annual Report** Charlotte Joseph

**IT, Website, E-news Membership**

David Unwin (until April 2018), Dave Chan



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## CHAIRMAN'S REPORT



Tim Carnegie with Ellen

Marylebone is 'a surprising pocket of calm located in the very heart of London', except this year our leafy streets have been rumbling to the sound of Conway contractors digging up the carriageways. Thames Water even managed to close the Marylebone Road for a whole weekend, something I can't remember ever happening in the 18 years I have lived here. The controversial Baker Street Two Way project finally started, and we very much hope it will be a welcome improvement. After years of asking for a better pedestrian crossing on Wigmore Street, we now have six new ones under construction. Sounds like London buses?

The Economist magazine was correct about the Marylebone Association lobbying to prevent the pedestrianisation of Oxford Street. Our aim is, after all, to nurture, promote and support all that adds to the unique character and quality of life in this area. Recognising TfL's attempt to shift toxic pollution, congestion and accidents away from Oxford Street would harm our local neighbourhoods; the respective amenity societies of Mayfair, Fitzrovia and Soho, united to form 'Better Oxford Street'. This group has created positive proposals that address the fundamental issues rather than merely starting with the end state of the Mayor's vanity project. The concept of pedestrianisation might be seductive to the occasional visitor to the area, but the real impact would be very damaging to our daily amenity. You can read about Oxford Street in Michael Bolt's article as he led this element of the Association work.

Neil Wilson and his planning team have been reviewing applications as local developments continue at a pace. Just when you think there could not possibly be anything left to redevelop our planning team learn of yet another significant scheme: a two-acre block on Oxford Street is due for demolition. Thankfully our planning team's voice was heard on 35 Baker Street, Northwest House and Harcourt Street which was a most welcome change.

The Marylebone Library looks set to write another chapter as the plot slowly ambles to a conclusion; one which will sadly result in the loss of a preschool nursery and our only indoor soft play area.

Marylebone's Low Emission Neighbourhood has begun to tackle the toxic air pollution problem. Our local Councillors along with Cllr Acton and Cllr Harvey were brave enough to be the first area in the country to bring in a 50% diesel surcharge for parking. The initial figures show a measurable decline in diesel parking and Westminster continues to lead the way as the borough with the most electric vehicles. Have you been in an electric taxi yet? Sadly, of the 700 bus routes in London, only four are operating fully electric buses and none are in our area. Cleaning up the air on Oxford Street is in the Mayor's gift, why don't we make it an EV only street to start with?

Later this year we are expecting the consultation to start on a new high-quality cycle route north of Oxford Street. Making our neighbourhood more cycle friendly is a good thing if done correctly. Repurposing curb space and moving



residents parking off-street is entirely possible with some joined-up thinking. We will try and influence any plans before they put our neighbourhood into conflict with itself and local businesses.

Early this year I was fortunate to attend the topping out ceremony of Marylebone Boys' School which I co-founded. The school plans to move 600 boys to its permanent home in the Paddington Basin in September. It seems like only yesterday that the plan was being hatched around a kitchen table, following an introduction of/to?? Stephen Quinn the then MA Chairman.

This spring the two Estates organised the first Marylebone Food Festival. The weather was more like winter but we hope this becomes a regular feature in the Marylebone calendar, given the smorgasbord of fantastic local restaurants that we have. Remember Marylebone now has its own label gin! It is also good to see that the annual Marylebone Music Festival is now firmly established and this year sees a new Art competition starting.

Marylebone Forum is currently paused, see Kevin Coyne's update. However, the Mayfair Forum has pressed ahead and published theirs for consultation. Perhaps the most controversial part of their plan is to grass over the east side of Park Lane, to better connect Mayfair with Hyde Park. Should we look to grass over the south side of the Marylebone Road to connect us with Regents Park!

This year sees some personnel changes on the MA Committee. Patricia and Paul Neville are both standing down after years of service. Patricia has organised countless visits and events for both social and business members. She also launched the business members evening which has proved hugely successful over the years. Paul most recently has been handling Traffic and City Management and deserves a medal for attending numerous stakeholder meetings on a plethora of local traffic schemes. David Unwin our equally long-standing website and communications lead has retired. Our Honorary Treasurer, Gerry Moss has also decided to stand down. Mark Gazaleh has rejoined us representing the Portland Village Association which achieved semi-recognised status this year. So he will work with us just as Amanda Feeny for the Harrowby and District Residents Association has for many years. Enormous thanks go to Charlotte Joseph for designing and producing this annual report and to Adam Butler for his photography. We hope you enjoy reading it.

→ Tim Carnegie  
[tim.carnegie@marylebone.org](mailto:tim.carnegie@marylebone.org)



➤ Man and his dog by Adam Butler at  
[www.adambutlerphotography.com](http://www.adambutlerphotography.com)



## FAMILIES



✦ Schoolchildren by Charlotte Joseph

The past year has seen the continued development of many local issues that are of interest to the large community of families in Marylebone. Our area continues to attract families with both younger and older children.

The proposals for the Marylebone Library have been broadly welcomed by those with children, as the children's section has always been well-used in all its previous locations. Even in the new smaller temporary library, the children's area has been well thought-through. The space, though small, has continued to engage young readers. The plans put forward for the new library in Seymour Leisure Centre have been, on the whole, well received by the community of families. However the main concern is the loss of the soft play area within the Centre, one of the few local play areas and the only publicly accessible play-space on the western side of Marylebone. The soft play area has been a popular and well-used facility for many years and will be sorely missed by those with children, especially on rainy days!

Pollution is of course a very important topic and is of interest to everyone. The upcoming changes to traffic flows within Marylebone will be closely followed as the risks to air quality, as well as road safety are concerning to parents.

Parents in the area have also been working to try to improve road safety at a few particularly hazardous junctions near schools in Marylebone. The families community was also very engaged with the proposed pedestrianisation of Oxford Street as it had significant implications for air quality, road safety and transport accessibility.

In my role as the Families Representative on the Committee I continue to highlight issues of interest to families, as well as ensure that any comments and concerns that they have are passed on. In that regard, please do not hesitate to get in contact.

To bring the Marylebone families community together, the [www.marylebonemums.com](http://www.marylebonemums.com) website has been running since January 2014. It is a central point to find information about activities and events for children and also broader information relevant to family life in Marylebone. The group is also very active on social media with a Facebook group (Marylebone Mums & Dads) with over 1,600 members and growing. This is the main portal for exchange of information and discussion. Many parents find this to be a quick and easy way to find and share information, recommendations and advice from other local parents. The group also runs monthly coffee mornings at local child-friendly venues where parents, carers and little ones can meet up and make new friends. We are always looking for new venues so please get in touch with any ideas.

I am very keen to develop the role as the Families Co-ordinator for the Marylebone Association, and would welcome feedback on ways that may be useful to members. I also encourage any businesses in the area that are 'family-friendly' to get in touch.

→ Tushna Ghadially  
[tushna.ghadially@marylebone.org](mailto:tushna.ghadially@marylebone.org)

## SOCIAL EVENTS

### REGULAR GET-TOGETHERS

Thank you to everyone who has taken part in our social programme which we hope you have found to be both interesting and enjoyable with a wide variety of visits and events.

Our early social event in 2018 was the January party held for the first time at the elegant Oriental Club in Stratford Place. Guests were greeted by members of the MA Committee and Chairman Tim Carnegie welcomed everyone with a few words about the hard work of the Committee. The food was delicious, the wine flowed and the atmosphere was great with the guests enjoying lively conversation and the opportunity to meet neighbours, friends and members of the Committee... all under the gaze of the great Duke of Wellington.

A good way for new members to meet up socially when they join is to go to one of the coffee mornings which are held on alternate months throughout the year. Everyone is welcome and there is no need to book. Our thanks go to the Arch Hotel, (who kindly donated the morning's takings to the West London Day Mission), Bea's Cake Boutique, Ten Manchester Street Hotel, The Marylebone Hotel and the Wallace Collection for their warm hospitality and for providing excellent coffee and pastries at a reasonable cost. In addition Mrs Vivien Marshall who kindly hosted a December coffee morning on behalf of Macmillan Nurses Fund.

The annual August wine tasting and lunch took place at Engin (Ishtar) Servi's newly opened other restaurant Kibele, with his wine merchant entertaining us with his specialist knowledge of matching wines. Our thanks go to Engin and his staff who always make the occasion so special.

Each month on the second Monday, the Association's pub evenings take place. In addition to the Larrick which has been a regular venue, the Prince Regent is the other local hostelry. Pub evenings now alternate between the two.

My thanks go to David Chan, Membership Secretary who liaises on our behalf with the members throughout the year.

→ **Sheila Green**  
[sheila.green@marylebone.org](mailto:sheila.green@marylebone.org)

### VISITS, TOURS AND DINING EXPERIENCES

Once again we have been delighted by the enthusiasm with which members responded to our carefully chosen programme of visits, tours and dinners over the past year. They are generally oversubscribed and we regret that some of you may have been disappointed. For this reason we will, in future, give priority to paid-up members of the Association.

The year's visits included The Museum of Childhood, the newly-opened Postal Museum (great fun on the underground railway!), The Churchill War Rooms (a timely tie-in with the film 'Darkest Hour') a tour of Marlborough House (in the week after the Commonwealth Heads of Government had met



↗ Dorset Street by Adam Butler at  
[www.adambutlerphotography.com](http://www.adambutlerphotography.com)



↗ Meacher Higgins celebrating its 200th anniversary in 2014





↗ Chiltern Street by Adam Butler at  
[www.adambutlerphotography.com](http://www.adambutlerphotography.com)

there) and two groups admired the stunning architecture of the Francis Crick Institute.

Walks conducted by excellent guides are always enjoyable, such as the unexplored and unexpected reaches of Bermondsey and a morning admiring some of the amazingly diverse City of London Churches – ending with lunch at St Mary Aldermary, where they have a lovely cafe with pews for seating!

Our two evening events were an informal dinner of rustic French food and superb wines, served family-style at Le Vieux Comptoir and an excellent fine food and wine experience at the newly reopened Orrery.

Without doubt the most significant event for Marylebone residents was entry to the Old Marylebone Town Hall, magnificently revived by the London Business School, who kindly allowed two groups to take a fascinating guided tour of both the Old Town Hall and the former Library. We were extremely impressed by their sensitive renovation of these iconic Marylebone buildings.

We have more interesting events in the pipeline but we always welcome suggestions for our visits, tours and dining experiences, etc. We particularly try to hold dinners in Marylebone and encourage you to use local businesses and visit shops, restaurants, bars and cafés in the area.

Do read your emailed newsletter on the first of each month (a printed version is posted to members without email) and book events early to avoid disappointment.

We look forward to seeing you soon.

- Patricia Neville  
[patricia.neville@marylebone.org](mailto:patricia.neville@marylebone.org)
- Lois German  
[lois.german@marylebone.org](mailto:lois.german@marylebone.org)
- Rosemary Forgan  
[rosemary.forgan@marylebone.org](mailto:rosemary.forgan@marylebone.org)

## TRAFFIC & CITY MANAGEMENT

I took on this brief in 2011 in the hope of getting things done, but recent times have been dominated by trying to stop things. This is an oversimplified view but a few examples will illustrate the problem.

Closure of St. Vincent Street to traffic finally arrived, as did a ban on right turns from Devonshire Place Mews into Marylebone High Street. Both these relatively simple measures to improve safety took years to achieve with many hours of effort, especially on the part of Councillor Karen Scarborough. Similarly, work is under way on installing proper pedestrian crossings on Wigmore Street, again after many years of asking. The Baker Street Two Way Scheme has been under construction since July last year and is due to open in early 2019 – some ten years from its inception. At least it may now have a chance to prove itself without interference from the Oxford Street pedestrianisation proposals which threatened to compromise the scheme.

After many months of meetings pointing out the severe negative effects of the Oxford Street plans, it took a flawed consultation and campaigns around the local elections to focus the minds of senior Westminster City Council members on the real issues. The huge potential damage to the West End at large, and to the appeal of Oxford Street itself, implicit in the pedestrianisation scheme has finally been fully acknowledged. I sincerely hope that we can now go forward to develop a workable, attractive and cost-effective design to improve the public realm of the West End whilst retaining public transport on Oxford Street which shoppers, workers, residents and especially the disabled badly need.

We must all keep up the fight to reduce pollution by increased use of low or zero emission vehicles; consolidating deliveries and waste collections; wiping out vehicle idling and reducing congestion. Central government has failed for yet another year to enact simple legislation to allow Transport for London to regulate pedicabs and limit the number of private hire vehicles. The business model of companies like Uber, which clogs the streets of central London with empty vehicles competing with each other for fares, could not be more harmful. Indeed this model has now spread to hire cycles without fixed stands. These are simply left on the pavement at the end of a journey, creating a dangerous hazard for pedestrians, especially the visually impaired. Can these operators not be fined for leaving litter on the streets? There is far too much rubbish already on our streets, largely due to the government relaxing regulation of short-term lets, leading to a transient population who are unfamiliar with waste collection times or simply flaunt them with little fear of penalties.

Moving on to cycling. An east-west Cycle Quietway was signed off by Westminster Council very shortly before the election. This is somewhat improved from the original scheme but still contains elements which drew considerable criticism from residents, including the reversal of traffic flow on



↗ Nightmare on Baker Street by Charlotte Joseph



↗ Stop by Charlotte Joseph





✦ Crossing by Adam Butler at  
[www.adambutlerphotography.com](http://www.adambutlerphotography.com)

Brendon Street causing an increase in trucks on residential streets and around a primary school. There is still no agreement from Westminster, Camden and the Crown Estate Paving Commission on the controversial Cycle Superhighway 11, which is planned to enter Marylebone via Regent's Park and end on Portland Place. Nevertheless TfL has announced, in its usual cavalier fashion, that work on the Swiss Cottage section will begin in July and end in September 2019.

Schemes like Cycle Superhighway 11 and Oxford Street have been characterised by attempts to polarise the discussion and brand anyone who raises objections as 'anti-cycling' or a 'NIMBY'. This is especially galling when many of our concerns over cycling schemes have involved the safety of cyclists themselves! If some lobby groups would consider the bigger picture a little more often, we could see real improvements in our environment and safety for all road users and pedestrians.

Thus the year has seen more meetings than ever and occasionally some have been productive! Westminster's new Highways Panel with a three-year rolling programme for maintenance and upgrades, coupled with improved methods of assessing requirements, should streamline the process. The Royal Parks have made a successful move away from government to independent charitable status and continue to provide vital green space for the city. Our local Business Improvement Districts are also making valuable contributions to the quality of life in Marylebone. Cooperation and dialogue pays dividends.

My thanks, as ever, go to Amanda Feeny for helping to make this work almost manageable and to those of you who report problems. Let us hope that the Council improves its enforcement against those who make life difficult for the residents and businesses of this finest part of London.

→ Paul Neville  
[paul.neville@marylebone.org](mailto:paul.neville@marylebone.org)

# THE PEDESTRIANISATION OF OXFORD STREET

**'Doing nothing is not an option'. Westminster City Council November 2017**

Mayor Sadiq Khan's scheme for the pedestrianisation of Oxford Street has certainly not had an easy ride this year. At the end of 2017 he had the support of Westminster Council and appeared to believe that last November's consultation was little more than a necessary formality needed prior to full implementation of 'transformation', i.e. pedestrianisation of Oxford Street by December 2018. Further evidence such as the appointment of a preferred contractor and commencement of some of the initial works prior to the close of the consultation all pointed to a decision already made.

The first sign that things were not quite going to plan was probably the unexpected extension of the original projected 6 week consultation by 2 weeks to accommodate the unprecedented level of responses. The pedestrianisation time frame was already very tight and this was not helpful.

It soon became clear however from the responses received that this would be no walk in the park: 'it was clear that the overwhelming majority of Westminster's residents and businesses were opposed to the concept' (Cllr Astaire, former Westminster Council Cabinet Member Planning and Public Realm). Headline figures showing a majority of those in favour could only be gleaned from pulling in national responses, mainly populated by pedestrianisation pressure groups from all over England, Wales and Scotland. Scratch the surface and it was very clear that the local figures told a very different story.

Things got a great deal worse when a number of serious errors were discovered with the consultation itself, the most noteworthy being the use of an incorrect email address on the consultation response form. Emails sent to this address had not even been counted and could not be recovered. TfL had therefore lost an unknown quantity of the consultation responses and were unable to recover them.

The consultation was reopened for a 3 week period to try and retrieve the situation. In truth, a pointless task. Relatively few knew it had been opened again and fewer still were able to recall the email address they had used for their response. Westminster Council, as joint partners in the consultation, was understandably unimpressed by the way things had been handled. A decision on the implementation of pedestrianisation that should have been made before the local elections now had to be delayed until after them.

The fact that TfL were not even able to properly manage the consultation started to raise questions: if they couldn't run this, how would they be expected to organise without mishap the most complex road closure programme ever proposed for Central London? With a West End economy where billions of pounds are at stake, this was worrying. This was not the sort of thing to get wrong.



↗ New West End Company Security by Charlotte Joseph





Additionally the consultation had posed a number of other awkward questions. Where, exactly, was all the Oxford Street traffic to go? The TfL traffic modelling showed that it would virtually disappear, with everything running virtually the same as before the road was closed. But how would that be possible? And did not their modelling show the same on Bayswater Road before the cycle lanes went in? But is not that area now plagued by queues and rat running? This was not a comforting precedent and gave little reassurance as to the accuracy of TfL traffic modelling.

Further, major access issues emerged. How would everyone get to and through Oxford Street without any buses? How would the less athletic even manage or want to get up and down such a long length of pedestrianised road?



↗ Wheelchair User in Oxford Street by Charlotte Joseph

To these questions, and many more, no satisfactory answers were forthcoming. Then Westminster Council announced it had been TfL's scheme all along, there was no joint plan. The Council further produced 'Eight Pledges' designed to make the scheme acceptable but which, if honoured, would seem to make proposals to close the road impossible.

Following this the Westminster Council Cabinet member in charge of the project and previous advocate of the scheme stood down, for unrelated reasons.

The impending local election dramatically confirmed the unpopularity of the whole scheme and introduced further evidence showing that not only did the proposals have little support throughout the West End, but that they were unwanted by the large majority of both residents and businesses.

Finally, enough was enough, Westminster Council announced that not only was there no joint plan, there was, in fact, NO plan. Members were told at a full session of the Council that all work on the scheme had been stopped and that any future scheme, if there was ever to be one, would need to be developed to the satisfaction of the residents: 'Westminster's residents are at the heart of this project. There will be no scheme put forward if these concerns cannot be met.' (Cllr Astaire, former Cabinet Member, then in charge of project).

This, rather like having to design a scheme for fox-hunting which would be acceptable to the fox, appeared to be an impossible requirement – and was widely interpreted to mean that pedestrianisation was off the agenda.

The resulting newspaper headlines in the Times and elsewhere announcing the scheme as 'scuppered' met with no denial from Westminster Council and everyone went into the May elections on the understanding that the scheme was indeed sunk.

Meanwhile the Mayor looked on the unfolding debacle and said nothing, whilst his Deputy Mayor for Transport ploughed bravely on, attending various conferences still preaching the gospel of transformation (i.e. pedestrianisation),

→



➤ Oxford Street by Eman Mustafa for the Art in Marylebone 2014 photography competition

seemingly in denial of any change of plan, never mind its total disappearance. However a few weeks later she also stood down, in order to: 'spend more time with my husband and family'.

At the time of writing the Mayor has a new Deputy Mayor for Transport, Westminster Council is on its third new Cabinet Member with responsibility for Oxford Street and the Mayor is behaving as if he still has a joint project. A spokesman says he 'continues to work closely with Westminster Council'. Clearly this story is not over yet.

**'Doing something with Oxford Street does not mean full or partial pedestrianisation'. Westminster Council April 2018**

So how did it all go so wrong? Quite simply a plan for Oxford Street had been devised from inside out. Pedestrianisation was a solution devised to satisfy an election pledge rather than the actual needs of the area it claimed to serve. It should have been in the local and residential areas where traffic reductions were proposed, not the main commercial street running through these areas.

The plan should have kept Oxford Street open to certain through traffic whilst improving it to accommodate further footfall and concentrated on cleaning up emissions throughout the area, not just in one street to the detriment of the surrounding neighbourhoods.

Pedestrianisation was a sledgehammer to crack a nut and the three principle reasons given for it remain, even now, unsubstantiated.

First, and superficially the most persuasive reason, was that a massive increase in numbers from the Crossrail opening in December 2018 would mean it would be unsafe not to pedestrianise prior to that. This claim was not backed up by evidence, or by any of the figures currently available. It ignored the fact that pedestrian numbers on Oxford Street have now been in steady decline for a number of years. Of course Crossrail will bring people into the centre, but many of them will be from other tube services and buses. This does not equate to a total increase in footfall. On TfL's own figures it will take years for the full Crossrail numbers to come on line, allowing plenty of time to monitor and react to the situation.

Secondly, we were told that it was necessary to pedestrianise Oxford Street to compete on the world stage and with the nearby shopping centres. Again this was unsubstantiated by any evidence. This was merely opinion postulated by some of the larger stores who realising that they could financially benefit from pedestrianisation paid certain consultants large amounts of money to produce reports attempting to substantiate and publicise this view.

Thirdly, we were continually informed that Oxford Street was one of the most polluted roads in London, even Europe, and accordingly unpleasant for shoppers. It isn't, there are plenty more deserving contenders. Oxford Street is polluted, but so are the residential streets around it

→



with their businesses, hospitals and schools. They are all already exposed to high levels of pollution, well in excess of EU safe guidelines. The people that live and work there already have their health put at risk and compromised by daily exposure to poor air quality. They do not deserve to be the recipients of further noxious emissions for whatever reason, least of all just to make life a little more comfortable for the tourists and shoppers and other occasional visitors to Oxford Street.

This argument is anyway now beginning to look out-of-date, given the large drop in bus numbers already seen on Oxford Street. Numbers are scheduled to fall still further, with many more low emission vehicles shortly to come into service. Already Oxford Street is a noticeably more pleasant, less crowded and polluted place to visit. With further cuts in the number of buses and the type of emission controls the Mayor himself is proposing and pushing through, there is no need now to close the street in order to dramatically improve the environment. There is certainly no need to compromise the surrounding areas to do it.

Then there is the amount of money that pedestrianisation would cost: the £47 million TfL funding only extends to the initial transition phase (although with a debt in excess of 10 billion pounds and rising such sums are small fry to TfL). Full pedestrianisation to a proper standard would be a far more expensive business.

All the initial sum would pay for is the bare minimum to get the street closed, the traffic rerouted around it, some new lighting, the centre of the road tarmacked over and some benches. Plus, of course, the installation of many unsightly anti-terrorism bollards – needed to protect the public, a job that the traffic does perfectly well at present.

After that the Mayor would walk away leaving Westminster Council and its council tax payers to find the serious money: the hundreds of millions of pounds necessary for the promised world class transformation of Oxford Street; money that it has not got, that it has been unable to find up to the present time, and is unlikely to find in the future.

In addition to the vast capital costs, there would be the ongoing costs of maintaining and enforcing a pedestrianised Oxford Street, a major headache in itself. Where is this to come from? The funding needed for adequate enforcement of any of our public spaces cannot be found now, as is painfully obvious to anyone who has recently visited the 100 metres of pedestrianised road in Trafalgar Square, a free-for-all for all manner of unlicensed and illegal activity.

Yet we are expected to believe that the money to comprehensively enforce a mile and quarter of pedestrianised road, with all the problems that would bring, will somehow materialise. Even if it ever did, it is feared it would only be by stripping it out from elsewhere in the council budget. Worse than that, Westminster Council already admit that even with the money, they are powerless to stop much of the undesirable activity in these public areas.

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↗ Red Bike by Charlotte Joseph

Accessibility is vital for shops on a long street such as Oxford Street and keeps many of the anti-social, enforcement issues at bay. Also how would the 45% of shops with no rear access otherwise be serviced? Through the night from the residential streets behind it no doubt.

For many shoppers, particularly the young, the old and the disabled, it is essential to have transport to get to, through and along the street. It is needed for deliveries, it is important for the shop workers, a prerequisite for the night workforce when the tubes are shut, and very convenient for everyone else. An open Oxford Street would safeguard trading.

Oxford Street can be improved whilst keeping it open to a certain number of buses and taxis and the cyclists. It can be decluttered and pavements widened, where this may be required for the new Crossrail stations. It is certainly possible to carry out all sorts of desirable improvements to the public realm whilst keeping it a working street. Indeed there are so many positive advantages to safeguarding public transport on Oxford Street and so many disadvantages in not doing so, that one wonders how anyone could propose closing it.

An open Oxford Street would not only far cheaper than any of the alternatives so far proposed, it would be a better Oxford Street for all.

🐉 Jubilee by Povilas for the Art in  
Marylebone 2015 photography  
competition

→ Michael Bolt  
[michael.bolt@marylebone.org](mailto:michael.bolt@marylebone.org)





## BUSINESS LIAISON



➤ Lunch by Adam Butler at  
[www.adambutlerphotography.com](http://www.adambutlerphotography.com)

We continue to maintain a large and varied business membership, with some comings and a few goings over the last year. If you know of any local businesses who might like information on the MA please let us know. Also, if you are a business member and do not receive our monthly E-newsletters and invitations to our networking evenings, get in touch so that we can update your details.

Every four months (usually July, November and March) we hold an informal get-together for our business members. In the last year our hosts have been Ridgeford (July) The Marylebone Hotel (November) and EIFA International School (March). All were extremely generous with their hospitality and our members find the opportunity to meet in a relaxed environment both enjoyable and useful. Our sincerest thanks to all our hosts for their community spirit.

It is always good to hear from our business members with any ideas you may have and with any offers of hospitality for our networking evenings – get in touch if you would like to be involved.

The good news is that our new website is just about ready to launch. Following a difficult period when business members have been unable to upload their events and promotions, this facility is available once more and we look forward to seeing what you have to offer. Do remember that the website is seen by many people, not just Marylebone Association members, and we hope the improvements will make it a very useful and well-used information source for Marylebone.

Remember also that under the heading 'From our Business Members' in our 1st of the month E-newsletters, we can include any current offers/promotions from member companies. Your copy is needed one week before the month end, no more than 200 words please.

A huge 'thank you' to those companies who have taken advertising space this year. Without you, the production of this Annual Report would not be possible.

We encourage all our members to support as many of our local businesses as possible. This will benefit everyone who lives and works here in our unique area.

➔ **Patricia Neville**  
[patricia.neville@marylebone.org](mailto:patricia.neville@marylebone.org)



➤ Outside Pierre Marcolini by Adam Butler at  
[www.adambutlerphotography.com](http://www.adambutlerphotography.com)

# PLANNING

## PERSONNEL

The Sub-Committee team remains both strong and committed and we are very fortunate to have such a dedicated group of professionals giving their time for free. The addition of Jonathan Holt, Hazel Cowie, Tom Bromet and Richard Briggs has been welcomed by all. The effort given by the team in responding to the circa 600 applications a year and attending presentations is significant and worthy of a note of thanks.

## MAJOR APPLICATIONS

The new Marylebone Library saga continues; the temporary Library is now located at 9-11 New Cavendish Street and has a maximum stay until June 2023. The final site for the new Library has been announced and it is to be incorporated into the Seymour Leisure Centre – this is to be a 10,000sq ft facility and is at an initial design stage. Westminster have appointed an architect for the project and we look forward to seeing the developing designs. The loss of a number of existing facilities remains a concern and we are hoping to address these concerns as the designs come forward.

The Moxon Street project which was approved by Westminster in 2015 is due to start fully in July 2018 and and be completed in 2021 – the Sunday Farmers Market will relocate temporarily onto Aybrook Street for the duration of the period. The developers are running neighbourhood meetings and details of these are posted on our website.

The redevelopment of 19-35 Baker Street by Michael Hopkins Architects, Derwent London and The Portman Estate was approved by Westminster late last year and is due to commence on site in 2021. We broadly welcome the scheme and the new publicly accessible courtyard between Baker Street and Gloucester Place however we have raised a number of concerns with Officers and these were echoed and addressed by the WCC Committee in their decision making process.

The NCP car park site behind Debenhams on Marylebone Lane is to be redeveloped by Shiva Hotels – the 206 bed hotel design by Eric Parry Architects was approved by Westminster however a site start date has not yet been set.

We have recently seen a new 700 cover ‘food hall’ project on Holles Street which has been submitted to WCC – we had a number of management concerns which the applicant has taken on board and addressed.

There are a number of other significant projects that are worthy of mention; 1 Great Cumberland Place by AHMM has been approved by WCC and is due to start in 2019; Northwest House (119-127 Marylebone Road) was due to be demolished but following significant objections (108 in total) this application was withdrawn and the building has been kept and repurposed as a WeWork facility.



↗ Chandos House by Adam Butler at [www.adambutlerphotography.com](http://www.adambutlerphotography.com)



In terms of future projects we are aware of a new mixed use retail-led development on a 2 acre site at the western end of Oxford Street that The Portman and Great Portland Estates are working on and we look forward to engaging in early design discussions.

The Marylebone Association website is used to distribute planning news and details of all public exhibitions will be posted on the planning page.

#### RELATIONSHIPS WITH WESTMINSTER AND THE ESTATES

The Sub-Committee undertake regular meetings with both Westminster's Senior Planning and Design Officers and Councillors. There is a good relationship based on shared knowledge and in some cases shared frustrations. We encourage early consultation for all major schemes ideally in the pre-application stage to ensure all planning and amenity issues and exemplary design quality is tackled at the very outset.

The Portman Estate have recently completed a Passivhaus project in Gloucester Place Mews which we were invited to see – this was a test project on a listed building to dramatically reduce energy use. The project has been very successful and we look forward to seeing more examples coming forward.

↳ **Paddington Street skyline** by Adam Butler. Adam is a professional photographer that has lived in Marylebone for over 30 years. His wonderful cityscapes of the area are available to purchase on his website at [www.adambutlerphotography.com](http://www.adambutlerphotography.com)

We have recently undertaken development reviews with both The Portman and Howard de Walden Estates to look at their 5/10 year plans; this has been very fruitful to look into the future of our area in the context of the ongoing progress by both Estates.

→ **Neil Wilson**  
[neil.wilson@marylebone.org](mailto:neil.wilson@marylebone.org)



## LICENSING

The Licensing Sub-Committee monitors applications for new and modified licences within Marylebone. We work with residents and the Licensing Advice Project at Citizens Advice Westminster to negotiate with applicants to ensure that the impact of the licenced activity is minimised. We also rely on your feedback and emails to alert us to any licensing issues you may have.

The noise during normal licensed hours, or later in the night when customers are leaving, or from deliveries and collections, has the potential to cause serious disturbance to residents, particularly over the summer period. Whilst there are remedies such as contacting the Noise Team, and they do have a 24 hour helpline, it is obviously preferable to deal with these matters at the time of the licensing application rather than having to file a series of complaints once the nuisance is actually experienced.

We are comparatively lucky in Marylebone in that there is only one area identified by the Council and the Police as a 'Stress Area', namely Edgware Road. However, with the introduction of the Night Tube, Marylebone becoming increasingly fashionable and a desire to see Westminster's nightlife expand, albeit into areas not necessarily driven by alcohol, we expect pressures to mount. For example, we are seeing signs of potential activity north of Oxford Street with a proposed Food Hall and an application from Selfridges to extend hours.

Many Marylebone inhabitants welcome the prospect of additional venues but we must remain alert to the possible adverse consequences for all residents.

→ **Guy Austin**  
[guy.austin@marylebone.org](mailto:guy.austin@marylebone.org)



↗ Lunch by Adam Butler at  
[www.adambutlerphotography.com](http://www.adambutlerphotography.com)

## POLICE LIASON

We continue to see a decline in police resources and presence in the area. The coming, albeit, delayed closure of the Paddington Green station and its substitution by a 'Service desk' in Church Street, is the latest move. Street presence has been substituted by email, twitter and 'Intelligence' led policing'.

Fortunately, we still live in a relatively safe area. The recent wave of knife crime has, so far, not spread to Marylebone however there was a significant (around 20%) increase in theft from cars and of course scooter based snatching of mobile phones in late 2017/early 2018. The police have had some success in identifying and arresting some of the culprits.

One of the greatest sources of complaint remains the professional begging and rough sleeping which continues in Marylebone. After some success in repatriation as a result of cooperation between the Borders Agency and local

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↗ Chiltern Street by Adam Butler at  
[www.adambutlerphotography.com](http://www.adambutlerphotography.com)

Police, a legal case bought by 'Activists' has resulted in a situation where Britain can no longer repatriate Romanian and Polish beggars/rough sleepers or perform background and criminal checks on individuals. As a result WCC anticipates that numbers will rise to or exceed previous levels of 300+ in the Westminster area this summer.

It is increasingly evident that Police priorities have significantly changed with statements such as that from a Deputy Assistant Commissioner of the Metropolitan Police that 'Burglary is a thing we should all accept, without reacting too aggressively'! Increasingly the emphasis is on individuals to take care of themselves and their property... and check their insurance!

→ Richard Lovell  
[richard.lovell@marylebone.org](mailto:richard.lovell@marylebone.org)

## MARYLEBONE FORUM

As you know the role of the Forum is to allow our residents and businesses to shape development in the Marylebone community through the Localism Act which became law in 2011. It was announced on June 16th of last year that Westminster City Council would undertake a full review of its City Plan scheduled for the autumn of this year. The Mayor is also in the process of revising the London Plan and the consultation period for this is now over. Since the Marylebone Forum Plan would need to be in general conformity with the strategic policies of both, as these would prevail over any Neighbourhood Plan, it made sense to delay our planning activities until more is known about the content and scope of both.

Despite this, the Committee has continued to operate and remains active dealing with the many issues that impact on both residents and businesses in Marylebone including the Low Emission Neighbourhood (LEN), parking, the public realm and transportation and neighbourhood issues. Although the development of the neighbourhood plan is on hold, the work of the Committee continues.

The third AGM of the Marylebone Forum was held on April 17th and the Officers and Forum Committee members were elected by the membership and a minor change to the Constitution was adopted. The Committee has formed five working groups that are focusing on specific areas of planning policies that will eventually be incorporated into the final Forum Neighbourhood Plan.

After 3 years as Chairman of the Forum, I have stood down as Chair but will remain on the Committee. Our new Chair Yael Saunders will bring new ideas and new energy to the Committee and we all wish her every success.

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As we move through the process of developing our Neighbourhood Plan we want to spread the word and consult widely to gather evidence to support your ideas and shape the planning policies that will be incorporated.

For more information about the Marylebone Forum you can go to our website at [www.maryleboneforum.org](http://www.maryleboneforum.org).

→ Kevin Coyne  
[kevin.coyne@marylebone.org](mailto:kevin.coyne@marylebone.org)



✦ Black Cabs by Ann Phee for the Art in Marylebone 2015 photography competition

## HARROWBY & DISTRICT RESIDENTS' ASSOCIATION

Being on the far western end of Marylebone by the Edgware Road we have our own particular set of problems mostly associated with the stress of deliveries to businesses on the Edgware Road such as Waitrose, Argos and the Casino. Much of the time the businesses keep up a dialogue with residents and try to be accommodating. It is a delicate balance and often we feel that the Council has been reluctant to listen to the residents as much as they should in order to maintain this balance. However, we were pleased that Councillor Beddoe intervened at the eleventh hour to prevent the introduction of a loading bay in Brendon Street (see Paul Neville's traffic report) when the road is reversed to accommodate a cycle quietway in Harrowby Street. It is regrettable that, even though 76% of those consulted on the quietway plans in our area were against them, TfL will still be going ahead.'

Another problem for the area is Airbnb with all its resulting problems particularly when it is done on a commercial scale ignoring even the scant existing legislation. We hope that WCC continues on its path to improve the situation.

Life in the area is still much disrupted by the destruction of Elliott House and creation of One Molyneux Street in our midst. Noise and pollution as well as many heavy goods vehicles coming and going in the small residential streets five and a half days a week. The impact over the last 2 years has been enormous particularly for those who work from home or are retired. These considerations are not taken into account in the planning stages but are keenly felt by residents. However, CField the construction company have maintained good communication with the HDRA and have tried to be considerate builders where possible. We were delighted when planners sensibly listened to our many objections and turned down permission for extra floors to be built on top of Landward Court. This would not have enhanced the building and would have caused even more disruption.

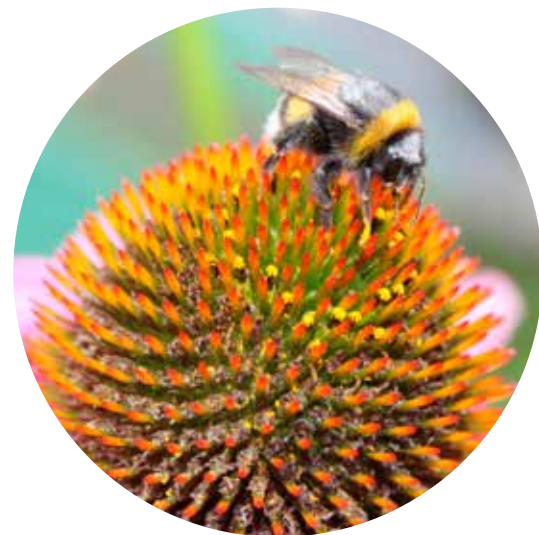
We lost one of our past Chairmen at the end of last year: Miss Reggie Kibel. Reggie had lived in the area since before the Queen's Coronation in 1953 and had played her part more recently in both the MA and the HDRA. Her memorial service

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✦ **Lines in the Sky** by Lillian Luk for the Art in Marylebone 2014 photography competition



✦ **Life Source** by Kitija Igovena for the Art in Marylebone 2015 photography competition

was held in May to remember her long and fruitful life. It is people like Reggie who have made the HDRA area a strong Community. Those who are drawn here, neatly sandwiched between Regent's Park and Hyde Park, often stay for a long time. Unlike many parts of London people here tend to know their neighbours and look out for them. All the problems described above are outweighed by this strong sense of community.

→ **Amanda Feeny (Chairman of HDRA)**  
[amanda.feeny@marylebone.org](mailto:amanda.feeny@marylebone.org)

## PORTLAND VILLAGE ASSOCIATION

The Portland Village Association (PVA) is actively promoting streetscape and amenity improvements in its area by being closely linked to, and cooperating with, residents, businesses and amenities. We are closely monitoring the impact of planned new cycle routes in the area and advocating for paving improvements to the northern end of Great Portland Street. We have also joined the Marylebone Association's air pollution monitoring project to have a clearer understanding of pollution impact in the area, in particular around projects such as the proposed Oxford Street traffic closure with the potential for significant pollution from diverted traffic through the neighbourhood. Motorcycle bays have now been moved away from residential blocks and certain blighted stretches of pavements have been tidied up in the last year. The PVA is also grateful to have now been 'semi-recognised' by Westminster City Council, which will no doubt strengthen the city's consultation processes regarding planning in this section of Marylebone and Fitzrovia.

→ **Mark Gazaleh**

## STREET TREES

The W1W Tree Planting Initiative (Westminster Tree Trust) is now working on its final phase of tree planting in support of the Marylebone Low Emission Neighbourhood and Fitzrovia Forest projects. This is after having received numerous requests to assist the further greening in our area. The initiative has seen nearly 700 trees planted since 2009 and has been generously supported by local residents, businesses, stakeholders and especially Westminster Council.

We are especially grateful for everyone's support to do this in the light of changes that being proposed for Oxford Street and continuing pollution/traffic issues in the neighbourhood. The new trees should hopefully be in place by the end of the next planting season.

→ **Mark Gazaleh**

## ACCOUNTS



Wisteria by Adam Butler at  
[www.adambutlerphotography.com](http://www.adambutlerphotography.com)

### Income and Expenditure Account For the year ended 31 December 2017

INCOME	2017	2016
Subscriptions	8,372	10,981
Donations	50	50
Annual Report advertising	9,550	9,250
Bank interest	7	11
<b>Total income</b>	<b><u>17,979</u></b>	<b><u>20,292</u></b>
EXPENDITURE		
Administration	2,390	2,776
Printing & Stationery	4,194	4,127
AGM Costs	5,987	5,000
Net Cost of Events	190	660
IT services	917	1238
Telephone	727	573
Sundries	596	905
Postage	1,153	1,603
Charitable Donations	840	600
Insurance	610	598
Advertising	250	-
London Forum	45	-
Better Oxford Street	3,586	-
Miscellaneous	-	45
<b>Total expenditure</b>	<b><u>21,485</u></b>	<b><u>18,125</u></b>
<b>Net surplus/deficit</b>	<b>-3,506</b>	<b>2,167</b>
<b>Cash at bank</b>		
As at 31 December 2017	<b><u>30,323</u></b>	<b><u>33,230</u></b>

→ Gerald Moss  
[gerald.moss@marylebone.org](mailto:gerald.moss@marylebone.org)

# BUSINESS DIRECTORY

## CORPORATE BUSINESSES

**28-50 Marylebone Lane**  
Wine Workshop & Kitchen  
15-17 Marylebone Lane  
020 7486 7922  
[www.2850.co.uk](http://www.2850.co.uk)

**Alpha Plus Group Ltd**  
Independent Schools & Colleges  
50 Queen Anne Street  
020 7487 6000  
[www.alphaplusgroup.co.uk](http://www.alphaplusgroup.co.uk)

**Aubaine**  
French Restaurant  
7 Moxon Street  
020 3393 6330  
[www.aubaine.co.uk](http://www.aubaine.co.uk)

**Black Graf LLP**  
Solicitors  
100 Baker Street  
020 7586 1141  
[www.blackgraf.com](http://www.blackgraf.com)

**Bloomsbury Law Solicitors**  
17 Manchester Street  
020 7998 7777  
[www.bloomsburylaw.com](http://www.bloomsburylaw.com)

**Bright Grahame Murray**  
Chartered Accountants  
114a Cromwell Road, SW7  
020 7402 7444  
[www.bgm.co.uk](http://www.bgm.co.uk)

**Cubitt House**  
Public Houses and Hotels  
57 Gloucester Place  
020 7730 0070  
[www.cubittthhouse.co.uk](http://www.cubittthhouse.co.uk)

**Dorset Square Hotel**  
39-40 Dorset Square  
020 7723 7874  
[www.firmdalehotels.com](http://www.firmdalehotels.com)

**Durrants Hotel**  
George Street  
020 7935 8131  
[www.durrantshotel.co.uk](http://www.durrantshotel.co.uk)

**EIFA Limited**  
French/English Bilingual School  
36 Portland Place  
020 7637 5351  
[www.ecole-eifa.com](http://www.ecole-eifa.com)

**Elemis**  
Leading British Skincare  
Salons countrywide  
020 7907 1900  
[www.elemis.com](http://www.elemis.com)

**Fischer's**  
Austrian Restaurant  
100 Marylebone High Street  
020 7466 5501  
[www.fischers.co.uk](http://www.fischers.co.uk)

**Home House Ltd**  
Private Members' Club  
20 Portman Square  
020 3701 2862  
[www.homehouse.co.uk](http://www.homehouse.co.uk)

**Howard De Walden Estate**  
23 Queen Anne Street  
020 7580 3163  
[www.hdwe.co.uk](http://www.hdwe.co.uk)

**Hyatt Regency –  
The Churchill Hotel**  
30 Portman Square  
020 7299 2080  
[www.london.churchill.hyatt.com](http://www.london.churchill.hyatt.com)

**Iberica Marylebone**  
Spanish Food and Culture  
195 Great Portland Street  
020 7636 8650  
[www.ibericalondon.com](http://www.ibericalondon.com)

**Jikoni**  
Neighbourhood Restaurant  
19-21 Blandford Street  
020 7034 1988  
[www.jikonilondon.com](http://www.jikonilondon.com)

**Keningtons LLP**  
Chartered Surveyors  
72-75 Marylebone High Street  
020 7224 2222  
[www.keningtons.com](http://www.keningtons.com)

**Knight Frank LLP**  
Estate Agent  
55 Baker Street  
020 3435 6440  
[www.knightfrank.co.uk/marylebone](http://www.knightfrank.co.uk/marylebone)

**London Executive Corp**  
Property Rental Agency  
65 York Street  
0845 311 8118  
[www.london-executive.com](http://www.london-executive.com)

**London Marriott Hotel Marble Arch**  
134 George Street  
020 7723 1277  
[www.londonmarriottmarblearch.co.uk](http://www.londonmarriottmarblearch.co.uk)

**Orrery Restaurant**  
55 Marylebone High Street  
020 7262 8894  
[www.orrery-restaurant.co.uk](http://www.orrery-restaurant.co.uk)

**Park Plaza Sherlock Holmes Hotel**  
108 Baker Street  
0844 415 6740  
[www.parkplaza.com](http://www.parkplaza.com)

**Picture Marylebone**  
Restaurant  
19 New Cavendish Street  
020 7935 0058  
[www.picturerestaurant.co.uk](http://www.picturerestaurant.co.uk)

**Radisson Blu Portman Hotel**  
22 Portman Square  
020 7208 6000  
[www.radissonblu.co.uk](http://www.radissonblu.co.uk)

**RIAA Barker Gillette (UK) LLP**  
Specialist Solicitors  
11-12 Wigmore Place  
020 7299 6920  
[www.riabarkergillette.com.uk](http://www.riabarkergillette.com.uk)

**Sandfords**  
Estate Agents  
6 Paddington Street  
020 7224 4994  
[www.sandfords.com](http://www.sandfords.com)

**Savills**  
Estate Agents  
22 Devonshire Street  
020 3527 0400  
[www.savills.co.uk](http://www.savills.co.uk)

**Seddons Solicitors**  
5 Portman Square  
020 7725 8000  
[www.seddons.co.uk](http://www.seddons.co.uk)

**Ten Manchester Street Hotel**  
10 Manchester Street  
020 7317 5900  
[www.tenmanchesterstreethotel.com](http://www.tenmanchesterstreethotel.com)

**The Arch London**  
Hotel  
50 Great Cumberland Place  
020 7724 4700  
[www.thearchlondon.com](http://www.thearchlondon.com)

**The Ivy Café Marylebone**  
96 Marylebone Lane  
020 3301 0400  
[www.theivycafemarylebone.com](http://www.theivycafemarylebone.com)

**The Langham London**  
Luxury Hotel  
1C Portland Place  
020 7636 1000  
[www.langhamhotels.co.uk](http://www.langhamhotels.co.uk)

**The London EDITION**  
Ian Schrager Designed Hotel  
10 Berners Street  
020 7781 0000  
[www.editionhotels.com](http://www.editionhotels.com)





# BUSINESS DIRECTORY

## The Mandeville Hotel

14 Mandeville Place  
020 7935 5599  
www.mandeville.co.uk

## The Marylebone Hotel

47 Welbeck Street  
020 7486 6600  
www.marylebone@doylecollection.com

## The Oriental Club

Private Members Club  
Stratford House, Stratford Place  
020 7629 5126  
www.orientalclub.org.uk

## The Portman Estate

40 Portman Square  
020 7563 1400  
www.portmanestate.co.uk

## The Third Space

Health Club  
Bulstrode Place, Marylebone Lane  
020 7042 7333  
www.thethirdspace.com

## Trishna

Modern Indian Restaurant  
15-17 Blandford Street  
020 7935 5624  
www.trishnalondon.com

## Villandry

Delicatessen/Café/Restaurant  
170 Great Portland Street  
020 7631 3131  
www.villandry.com

## Waitrose Marylebone

98-101 Marylebone High Street  
020 7935 4787  
www.waitrose.com

## The Zetter Townhouse

Georgian Townhouse Hotel  
28-30 Seymour Street  
020 7324 4544  
www.thezettertownhouse.com/marylebone

## SMALL BUSINESSES

### 1 Wimpole Street

Conference & Event Venue  
1 Wimpole Street  
020 7290 2929  
www.1wimpolestreet.co.uk

### Able Homecare Ltd

45 Welbeck Street  
020 7935 5841

## Active Health Clinic

John Bell & Croyden  
50-54 Wigmore Street  
020 7486 8141  
www.activehealthclinic.com

## Adam Butler Photography

Interiors & Architectural  
07801 953952  
www.adambutler.com

## Agnes B

French Fashion for Men & Women  
40-41 Marylebone High Street  
020 7935 5556  
www.agnesb.co.uk

## AKA Marylebone

Serviced Residencies  
5 Bentinck Street  
020 7467 5930  
www.stayaka.com

## Alvin Place

Property Management  
3 Harcourt Street  
020 7224 9828  
www.alvinplace.com

## Amber Beauty Salon

Seymour Leisure Centre  
Seymour Place  
020 7724 2800  
www.amberbeautysalon.co.uk

## Andrew K Hair & Beauty

1 Marylebone Street  
020 7486 2291  
www.andrewk.co.uk

## Anna Coroneo

Luxury Fine Art Textiles  
27b Devonshire Street  
07775 999787  
www.annacoroneo.com

## Another Country

Contemporary Craft Furniture  
18 Crawford Street  
020 7486 3251  
www.anothercountry.com

## Architects Studios Limited

76 Portland Place  
Incubator Suite  
07736 451280  
admin@architectsstudios.com

## Arthur Murray Dance Studios

77 Baker Street  
07917 391995  
www.arthurmurray.co.uk

## Aspinal of London

Luxury Leather Goods Retailer  
46 Marylebone High Street  
020 7224 0413  
www.aspinaloflondon.com

## Bang & Olufsen

Luxury Danish Audio Visual  
65 Marylebone High Street  
020 7486 0440  
www.bang-olufsen.com

## Bea's of Bloomsbury

Modern Bakery  
27a Devonshire Street  
020 7486 9669  
www.beas.london

## Bill Mackie

Deep Tissue and Therapeutic  
Massage Reflexologist  
127 Rossmore Court, Park Rd  
www.mindandbody.org.uk

## Blanc

Eco-friendly Dry Cleaners  
79 George Street  
020 7935 9204  
www.blancclean.com

## Bramah Locks & Alarms

Master Locksmith & Security  
Specialists  
7 Goodge Place, Fitzrovia  
020 7637 8500  
www.bramah.co.uk

## Brecker Grossmith

Commercial Property Consultants  
63 Wigmore Street  
020 7486 3531  
www.breckergrossmith.co.uk

## Bridgestead Estates

Residential Property Management  
24a Bickenhall Mansions  
020 7935 3227

## Bruce Fleming Photography

Marylebone-based Commercial  
and Fine Art Photographer  
020 7486 4001  
www.brucefleming.com

## Cabbages and Frocks

Saturday Market, 11am - 5pm  
St Marylebone Church Grounds  
020 7794 1636  
www.cabbagesandfrocks.co.uk

## Caroline Gardner

Stationary & Gift Designer  
17 Marylebone High Street  
020 3010 1995  
www.carolinegardner.com

# BUSINESS DIRECTORY

## Carousel

Restaurant/Art/Events  
71 Blandford Street  
020 7487 5564  
[www.carousel-london.com](http://www.carousel-london.com)

## Cavendish Conference Centre

22 Duchess Mews  
020 7323 4555  
[www.cavendishconferencevenues.co.uk](http://www.cavendishconferencevenues.co.uk)

## Centre for Health and Human Performance

76 Harley Street  
020 7323 4263  
[www.chhp.com](http://www.chhp.com)

## Charterhouse Physiotherapy

31 Queen Anne Street  
020 7323 4263  
[www.charterhousephysio.co.uk](http://www.charterhousephysio.co.uk)

## Chi Yu Wellness Centre

Oriental/Complementary Therapy  
36 George Street  
020 7486 0304  
[www.chi-yu.co.uk](http://www.chi-yu.co.uk)

## Cox & Power

Jewellery  
10-12 Chiltern Street  
020 7935 3530  
[www.coxandpower.com](http://www.coxandpower.com)

## Cre8 Structures

Structural Engineers  
382-386 Edgware Road, W2  
020 7183 3093  
[www.cre8structures.com](http://www.cre8structures.com)

## Crescent Dental Clinic

57 Crawford Street  
020 7723 2255  
[www.crescentdental.com](http://www.crescentdental.com)

## Cruickshanks

Solicitor-Advocate &  
Privy Council Agent  
10 Bentinck Street  
020 7487 4468  
[www.lawco.co.uk](http://www.lawco.co.uk)

## Daunt Books

83 Marylebone High Street  
020 7224 2295  
[www.dauntbooks.co.uk](http://www.dauntbooks.co.uk)

## Donostia

Basque Restaurant  
10 Seymour Place  
020 3620 1845  
[www.donostia.co.uk](http://www.donostia.co.uk)

## Druce Residential

Property Consultants  
61 Weymouth Street  
020 7935 6535  
[www.druce.com](http://www.druce.com)

## Electric Hairdressing

29 Thayer Street  
020 7935 0015  
[www.electric-hair.com](http://www.electric-hair.com)

## Elliot Rhodes

Luxury Belt Retailer  
13 Gee's Court  
St Christopher's Place  
020 7384 7869  
[www.elliotrhomdes.com](http://www.elliotrhomdes.com)

## Founders of London

Property Professionals  
26 York Street  
020 7487 2566  
[www.foundersoflondon.com](http://www.foundersoflondon.com)

## FSP Architects

Architects and Town Planners  
22 Boston Place  
020 7723 6090  
[www.fsp.uk.com](http://www.fsp.uk.com)

## Globe Apartments

Residential Letting Agents  
45 Chiltern Street  
020 7935 9512  
[www.globeapt.com](http://www.globeapt.com)

## Goldwyns

Chartered Accountants  
13 David Mews  
020 7935 1762  
[www.goldwyns.co.uk](http://www.goldwyns.co.uk)

## GTA Advertising

31A Thayer Street  
020 7224 2657  
[www.gta-advertising.co.uk](http://www.gta-advertising.co.uk)

## Guy Clapham & Co

Solicitors  
51-55 Weymouth Street  
020 7935 1095  
[www.guyclapham.com](http://www.guyclapham.com)

## Hair by the Collective

Hair Salon  
16 Marylebone Street  
020 7487 3328  
[www.hairbythecollective.com](http://www.hairbythecollective.com)

## Hope Montessori Nursery School

57 Marylebone Lane  
07919 844853  
[www.hopemontessorischool.com](http://www.hopemontessorischool.com)

## Ian Wylie Architects

17 Nottingham Street  
020 7935 8885  
[www.ianwyliearchitects.co.uk](http://www.ianwyliearchitects.co.uk)

## Ishtar

Turkish Restaurant  
10-12 Crawford Street  
020 7224 2446  
[www.ishtarrestaurant.com](http://www.ishtarrestaurant.com)

## Its PR Ltd

Public Relations & Marketing  
7 Picton Place  
[www.itsaprcompany.com](http://www.itsaprcompany.com)

## Jacobs Allen Hammond

Solicitors  
3 Fitzhardinge Street  
020 7299 9807  
[www.jahlaw.co.uk](http://www.jahlaw.co.uk)

## JPS Finance Ltd

2 Duke Street  
020 7935 0992  
[www.jpsfinance.co.uk](http://www.jpsfinance.co.uk)

## Kay & Co

Estate Agents/Managers  
20a Paddington Street  
020 7486 6338  
[www.kayandco.com](http://www.kayandco.com)  
Contact Our Offices  
Marylebone & Regent's Park

## Kibele

Restaurant and Bar  
175-177 Gt Portland Street  
020 7436 0600  
[www.kibele.co.uk](http://www.kibele.co.uk)

## KJ's Laundry

Womenswear/Jewellery/Shoes  
74 Marylebone Lane  
020 7486 7855  
[www.kjslaundry.co.uk](http://www.kjslaundry.co.uk)

## La Fromagerie

Cheese, Wine, Bread, Café  
2-4 Moxon Street  
020 7935 0341  
[www.lafromagerie.co.uk](http://www.lafromagerie.co.uk)

## Le Creuset

French Kitchenware  
6 New Cavendish Street  
020 7486 5404  
[www.lecreuset.com](http://www.lecreuset.com)

## Le Vieux Comptoir

Wine Shop & French Cellar  
26-28 Moxon Street  
020 7224 0303  
[www.levieuxcomptoir.co.uk](http://www.levieuxcomptoir.co.uk)



# BUSINESS DIRECTORY

## Lewis & Co

Interior Design  
54 Paddington Street  
020 7487 5961  
[www.lewisandcompany.co.uk](http://www.lewisandcompany.co.uk)

## Lewis Link Ltd

Legal and Professional  
E: [philip.lewis33@gmail.com](mailto:philip.lewis33@gmail.com)  
07775 540242

## Littlestone Martin Glenton

Accountants  
73 Wimpole Street  
020 7535 1650  
[www.littlestonemartinglenton.com](http://www.littlestonemartinglenton.com)

## Lipault

Bags and Luggage  
1 Thayer Street  
020 7487 3809  
[www.lipault.co.uk](http://www.lipault.co.uk)

## London Orthodontics

Private Orthodontic Practice  
121 Harley Street  
020 7486 0088  
[www.londonorthodontics.com](http://www.londonorthodontics.com)

## MAC Services Ltd

Electrical Engineers/Contractors  
23 Blandford Street  
020 7486 9075  
[www.mac-services.co.uk](http://www.mac-services.co.uk)

## Martyn Maxey

Hair and Nail Salon  
104 Wigmore Street  
020 7734 8409  
[www.martynmaxey.co.uk](http://www.martynmaxey.co.uk)

## Marylebone Interiors Ltd

21 Crawford Place  
020 7224 4990  
E: [office@maillondon.co](mailto:office@maillondon.co)

## Maxlyte Financial

9 Weymouth Street  
020 7993 2882  
E: [peter@maxlyte.biz](mailto:peter@maxlyte.biz)

## McGlashans

Property Services  
107 Crawford Street  
020 7486 6711  
[www.mcglashans.co.uk](http://www.mcglashans.co.uk)

## Meacher Higgins & Thomas

Pharmacy  
105A Crawford Street  
020 7723 2788  
[www.meacherhigginsandthomas.co.uk](http://www.meacherhigginsandthomas.co.uk)

## MJM Hair and Beauty Salon

94 Crawford Street  
020 7724 3519  
[www.mjmhair.co.uk](http://www.mjmhair.co.uk)

## Naturela

Olive Oil Beauty & Body Care Products  
[www.naturela.co.uk](http://www.naturela.co.uk)

## Nordic Bakery

Scandinavian Café  
37b New Cavendish Street  
020 7935 3590  
48 Dorset Street  
020 7487 5877  
[www.nordicbakery.com](http://www.nordicbakery.com)

## NVS Pharmacy

46 Baker Street  
020 7935 1120  
[www.nvspharmacy.co.uk](http://www.nvspharmacy.co.uk)

## Opso

Modern Greek Cuisine  
10 Paddington Street  
020 7487 5088  
[www.opso.co.uk](http://www.opso.co.uk)

## Osel Architecture

26 Oldbury Place  
020 7224 2447  
[www.oselarchitecture.co.uk](http://www.oselarchitecture.co.uk)

## Paul Smith

Designer Wear for Men & Women  
38 Marylebone High Street  
020 7935 5385  
[www.paulsmith.co.uk](http://www.paulsmith.co.uk)

## Pauline Burrows

Bespoke Fashion for Men & Women  
50 Chiltern Street  
020 7487 4437  
[www.paulineburrows.com](http://www.paulineburrows.com)

## PeoplesTravel

Travel Agency  
56 Baker Street  
0844 472 3210  
[www.peoples.travel](http://www.peoples.travel)

## Philglas & Swiggot

Independent Fine Wine Merchants  
22 New Quebec Street  
020 7402 0002  
[www.philglass-swiggot.com](http://www.philglass-swiggot.com)

## Prontaprint

Local Copy/Print/Design Service  
129 Crawford Street  
020 7486 7578  
[www.prontaprint.co](http://www.prontaprint.co)

## Property Search London

Property Finders (Residential)  
020 7935 9719  
[www.propertysearchlondon.co.uk](http://www.propertysearchlondon.co.uk)

## Red Personnel

Independent Recruitment Agency  
46 Crawford Street  
020 7724 3824  
[www.red-personnel.co.uk](http://www.red-personnel.co.uk)

## Ridgeford Properties

The Linen Hall  
50 Bolsover Street  
020 7307 1820  
[www.ridgeford.com](http://www.ridgeford.com)

## RL Flower Designs

Luxury Florist  
84 York Street  
020 7723 5500  
[www.rlflowerdesigns.com](http://www.rlflowerdesigns.com)

## Roger Pope & Partners

Dispensing Opticians  
41 New Cavendish Street  
020 7935 2124  
[www.rogerpope.co.uk](http://www.rogerpope.co.uk)

## Rosalind Hobley

Photographer  
E: [ros.hobley@btinternet.com](mailto:ros.hobley@btinternet.com)  
[www.rosalindhobley.com](http://www.rosalindhobley.com)

## Sonnemann Toon Architects

12-14 Whitfield Street  
020 7580 8881  
[www.st-arch.co.uk](http://www.st-arch.co.uk)

## Steve Martyn

Counselling/Psychotherapy/  
Coaching  
Linen Hall, 162-168 Regent Street  
020 7734 8409  
[www.counselling-centrallondon.co.uk](http://www.counselling-centrallondon.co.uk)

## Susan O'Mahony and Co

Solicitor  
7 Aldburgh Mews  
020 7224 1377

## Taliare

Gentlemen's Tailoring  
5 Seymour Place  
020 7723 5100  
[www.taliare.com](http://www.taliare.com)

## The Armitage Storage

Secure Storage In Marylebone  
59-61 Bolsover Street  
020 7383 5952  
[www.armitagestore.com](http://www.armitagestore.com)



# BUSINESS DIRECTORY

## The Berkeley Clinic

Osteopathy, Massage & More  
19 Upper Berkeley Street  
020 7724 4004  
[www.theberkeleyclinic.com](http://www.theberkeleyclinic.com)

## The Cavendish Clinic

27 Welbeck Street  
020 7935 4410  
[www.cavendishclinic.co.uk](http://www.cavendishclinic.co.uk)

## The Course

Art History Lectures &  
Museum Visits  
2 Audley Square  
020 7266 7815  
[www.thecoursestudies.co.uk](http://www.thecoursestudies.co.uk)

## The New Wigmore Salon

Hairstyling & Grooming for Men  
16 Bulstrode Street  
020 7935 9732  
[www.thewigmore.co.uk](http://www.thewigmore.co.uk)

## The Organised Cleaning Company

45 Welbeck Street  
020 7458 4433  
[www.organisedcleaning.com](http://www.organisedcleaning.com)

## The Real Greek

Restaurant  
56 Paddington Street  
020 7486 0466  
[www.therealgreek.com](http://www.therealgreek.com)

## Theosophical Society

50 Gloucester Place  
020 7563 9817  
[www.theosophicalsociety.org.uk](http://www.theosophicalsociety.org.uk)

## Titania's Garden

Florist  
25b Crawford Street  
020 7724 0187  
[www.titaniasgarden.co.uk](http://www.titaniasgarden.co.uk)

## Twenty Retail

Advisors, retail/restaurants  
11 Bingham Place  
020 7198 8888  
[www.twentyretail.com](http://www.twentyretail.com)

## Unger & Fagan

Opticians  
5 George Street  
020 7486 6933  
[www.underandfagan.co.uk](http://www.underandfagan.co.uk)

## Vernon Architects

27 Montagu Square  
020 7224 0067

## Wiltshire Daniels

Commercial Property Agents  
31A Thayer Street  
020 7529 5559  
[www.wiltshiredaniels.com](http://www.wiltshiredaniels.com)

## Wolford

Fashion  
22 Marylebone High Street  
020 7494 4343  
[www.wolford.com](http://www.wolford.com)

## Xceptional Consultancy

Financial Health Consultant  
[www.xceptionalconsultancy.co.uk](http://www.xceptionalconsultancy.co.uk)

## Xtend Barre

Pilates and Dance Studio  
49 Marylebone High Street  
020 7620 2000  
[www.xtendbarre.com](http://www.xtendbarre.com)

## York Estates

81-82 Crawford Street  
020 7724 0335  
[www.yorkestates.co.uk](http://www.yorkestates.co.uk)

## NOT FOR PROFIT

### Age UK Westminster

25 Nutford Place  
020 3004 5610  
[www.ageuk.org.uk/westminster](http://www.ageuk.org.uk/westminster)

### Asia House

63 New Cavendish Street  
020 7307 9494  
[www.asiahouse.org](http://www.asiahouse.org)

### Baker Street Quarter Partnership

Business Improvement District  
64 Baker Street  
020 3056 5910  
[www.bakerstreetquarter.co.uk](http://www.bakerstreetquarter.co.uk)

### British Dental Association

64 Wimpole Street  
020 7935 0875  
[www.bda.org](http://www.bda.org)

### British Heart Foundation

14 Fitzhardinge Street  
020 7487 7109  
[www.bhf.org.uk](http://www.bhf.org.uk)

### Central Synagogue

35-40 Hallam Street  
020 7580 1355  
[www.centralsynagogue.org.uk](http://www.centralsynagogue.org.uk)

## Church of the Annunciation

Bryanston Street  
020 7257 0031  
[www.annunciationmarblearch.org](http://www.annunciationmarblearch.org)

## Clarendon Lodge Residents Association

7 Paddington Street  
020 7935 0823

## Greenhouse Sports

Using Sport To Help Young  
Inner City People  
35 Cosway Street  
020 8576 6118  
[www.greenhousesports.org](http://www.greenhousesports.org)

## International Students House

229 Great Portland Street  
020 7631 8366  
[www.ish.org.uk](http://www.ish.org.uk)

## King Edward VII Hospital

Beaumont Street  
020 7486 4411  
[www.kingedwardvii.co.uk](http://www.kingedwardvii.co.uk)

## Marylebone Mums

6 Bryanston Mews West  
07885 744329  
[www.marylebonemums.com](http://www.marylebonemums.com)

## Portman Early Childhood Centre

12-18 Salisbury Street, NW8  
020 7641 5436

## Portman Mansions Management Ltd

020 7486 3411

## Rotary Club of St Marylebone

020 7919 9144  
[www.stmarylebonerotaryclub.com](http://www.stmarylebonerotaryclub.com)

## Royal Institute of British Architects

66 Portland Place  
020 7307 3735  
[www.architecture.com](http://www.architecture.com)

## School of Economic Science

Educational Charity  
11 Mandeville Place  
020 7034 4000  
[www.schooleconomicscience.org](http://www.schooleconomicscience.org)

## St Marylebone CE School For Girls

64 Marylebone High Street  
020 7935 4704  
[www.stmaryleboneschool.com](http://www.stmaryleboneschool.com)

## St Marylebone Parish Church

Marylebone Road  
020 7935 7315  
[www.stmarylebone.org](http://www.stmarylebone.org)

# BUSINESS DIRECTORY

## The Christian Union Almshouses Charity

21 Crawford Place  
01344 456712  
[www.housingcare.org](http://www.housingcare.org)

## The Cockpit

Theatre Company  
Gateforth Street, NW8  
020 7258 2925  
[www.thecockpit.org.co.uk](http://www.thecockpit.org.co.uk)

## The Hellenic Centre

Cultural & Conference Centre  
16-18 Paddington Street  
020 7487 5060  
[www.helleniccentre.org](http://www.helleniccentre.org)

## The Manchester Square Trust

34 Homer Street  
020 7723 0684

## The Royal Air Force Benevolent Fund

67 Portland Place  
020 7307 3310  
[www.rafbf.org](http://www.rafbf.org)

## The Royal Society of Medicine

Educational Charity and Venue  
1 Wimpole Street  
020 7290 3930  
[www.rsm.ac.uk](http://www.rsm.ac.uk)

## The Royal Society of Musicians

Musicians Charity  
10 Stratford Place  
020 7629 6137  
[www.royalsocietyofmusicians.org](http://www.royalsocietyofmusicians.org)

## The Theosophical Society

Musicians Charity  
50 Gloucester Place  
020 7563 9817  
[www.theosophicalsociety.org.uk](http://www.theosophicalsociety.org.uk)

## The Wallace Collection

Manchester Square  
020 7563 9500  
[www.wallacecollection.org](http://www.wallacecollection.org)

## Vital Regeneration

Creating Opportunities,  
Changing Lives  
24 Lilestone Street, NW8  
020 7245 2861  
[www.vitalregeneration.org](http://www.vitalregeneration.org)

## West London Day Centre

134-136 Seymour Place  
020 7569 5900  
[www.wlm.org.uk](http://www.wlm.org.uk)

## Westminster Adult Education Service

219 Lisson Grove  
020 7641 7847  
[www.waes.ac.uk](http://www.waes.ac.uk)

## Woman's Trust

Helping Women Affected By  
Domestic Violence  
37 Chapel Street, NW1  
020 7034 0303  
[www.womanstrust.org.uk](http://www.womanstrust.org.uk)

## York House Association

Upper Montagu Street

## YWCA Central Club

44 Portland Place  
020 7079 2855  
[www.44portlandplace.org.uk](http://www.44portlandplace.org.uk)



→ The Marylebone Association  
229 Great Portland Street  
London W1W 5PN  
Email: [admin@marylebone.org](mailto:admin@marylebone.org)  
[www.marylebone.org](http://www.marylebone.org)

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