

The Leading Built Environment Communications Agency in the City of Westminster

2024



**We bring people together
to create better places,
empowering local
communities to deliver real
and lasting social value**

Our agency

Established in
2014

Offices in
**London
Cambridge
& Malaga**

21
Members of
the team

Supported over
130
projects in the
City of Westminster

In-house
**design
studio**

Over
100 live
projects

Consent for **tens of
thousands of homes, new
leisure destinations, office,
hospitals, lab space and
mixed use developments**

FTSE listed
**commercial &
residential
clients**

Our team

At Concilio we believe our people are our greatest asset. We attract talent from a range of backgrounds to deliver for our clients.

We collaborate with clients from both public and private sectors, taking on challenging and high profile development projects across the City of Westminster.

Our approach is to integrate ourselves with the project team, understanding your priorities and objectives to deliver creative results.



The Concilio team were an integral part of our successful team at the Old War Office. One of our first appointments pre-purchase of the building, they managed through pre-planning and during construction the relationship with our neighbours and political stakeholders. Their knowledge of Westminster was crucial in helping to navigate the planning process.

Madani Sow | Westminster Development Services

Concilio's involvement was instrumental in building confidence with Westminster Council, stakeholders and local residents for our Cavendish Square project. Strategically precise from the outset and fully embedded within the project team they successfully ran our public consultation and advised on the engagement of all relevant parties.

Sam Potter | Reef Group

Whitbread's relationship with Concilio started with developments in the heart of Central London and has now spread beyond the capital to projects in East Anglia and beyond. As a team we look for consultants who 'fit' with our team and are able to represent our very popular brands to stakeholders and communities in the right kind of way. I certainly value the way in which Concilio approach each communications project and appreciate their fresh thinking, commitment and responsiveness when we are underway.

James Anderson | Whitbread PLC

Our clients include

ARAX PROPERTIES



BlackRock



BROCKTON
EVERLAST INC.

Brookfield



CRITERION
CAPITAL |



DERWENT
LONDON

*Dorchester
Collection*



HENIGMAN



NEAT
DEVELOPMENTS



Reef Group



The British
Museum



The **Paddington** Partnership



WHITBREAD



Our services



CONSULT

Navigate the complex planning process with our expert public affairs and community engagement services

STAKEHOLDERS ENGAGEMENT

PLANNING ENGAGEMENT, CONSULTATION & COMMUNICATIONS

LOCAL PLAN CONSULTATION

STRATEGIC LAND PROMOTION

LOCAL GOVERNMENT PUBLIC AFFAIRS & CAMPAIGNS

CONSTRUCTION COMMUNICATIONS

POLITICAL, MEDIA AND INTELLIGENCE MONITORING

CRISIS MANAGEMENT

CONNECT

Leverage our industry-leading digital and traditional engagement tools to understand what communities want to see

AUDIENCE SEGMENTATION

DIGITAL ENGAGEMENT

INTERACTIVE SURVEYS

SOCIAL MEDIA STRATEGIES

POLLING

FOCUS GROUPS

DOOR TO DOOR SURVEYS

SOCIAL VALUE INTEGRATION

CREATE

Transform your concept into reality with Studio Sustancia, our in-house print and digital design studio

VISUAL IDENTITY & BRANDING

BESPOKE WEBSITES

VIDEO AND ANIMATION

SOCIAL MEDIA CONTENT & DIGITAL ADVERTISING

EDITORIAL DESIGN

BROCHURES, REPORTS AND NEWSLETTERS

SITE HOARDINGS AND SIGNAGE

ILLUSTRATION



City of Westminster

Experts in the City of Westminster

At Concilio, we possess extensive experience working throughout the City of Westminster. Our team has successfully **delivered over 130 projects spanning the northern and southern areas of the borough.** We are the most active built environment communications agency working in Westminster.

We have worked on everything from major residential developments to mixed use projects, as well as some of the most significant commercial developments across Westminster.

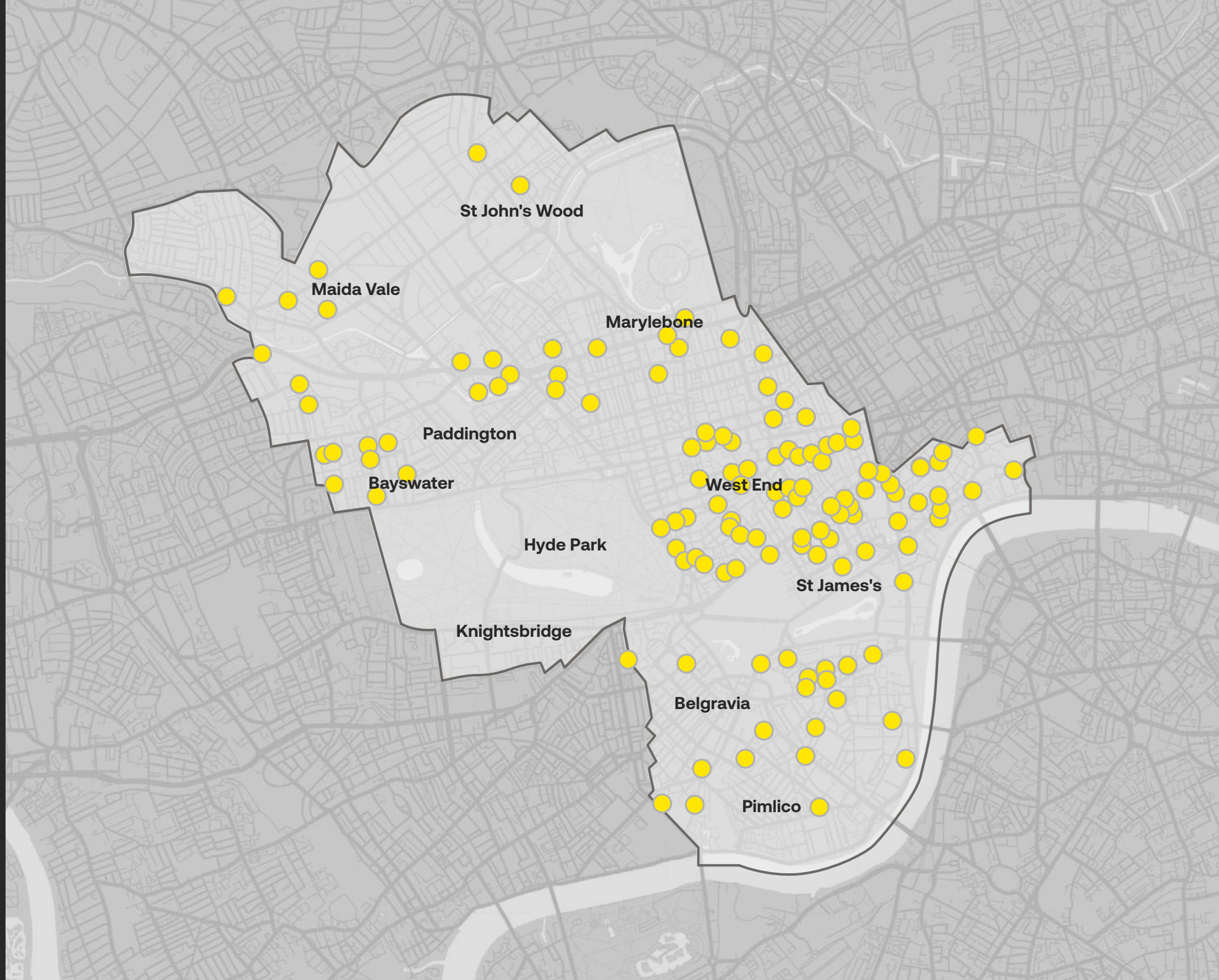


Concilio: the leading communications agency in the City of Westminster

Concilio has been operating in the City of Westminster for almost 10 years and has experience of working on over 130 projects.

During this time, we have built strong relationships with the Council and key stakeholders, proving ourselves to be trusted advisors, keeping our finger on the pulse to ensure our clients are up to date.

Our extensive work with the Council, as well as the myriad of communities and stakeholders that make up City of Westminster's lively civic society, means Concilio is the ideal partner for your project needs.

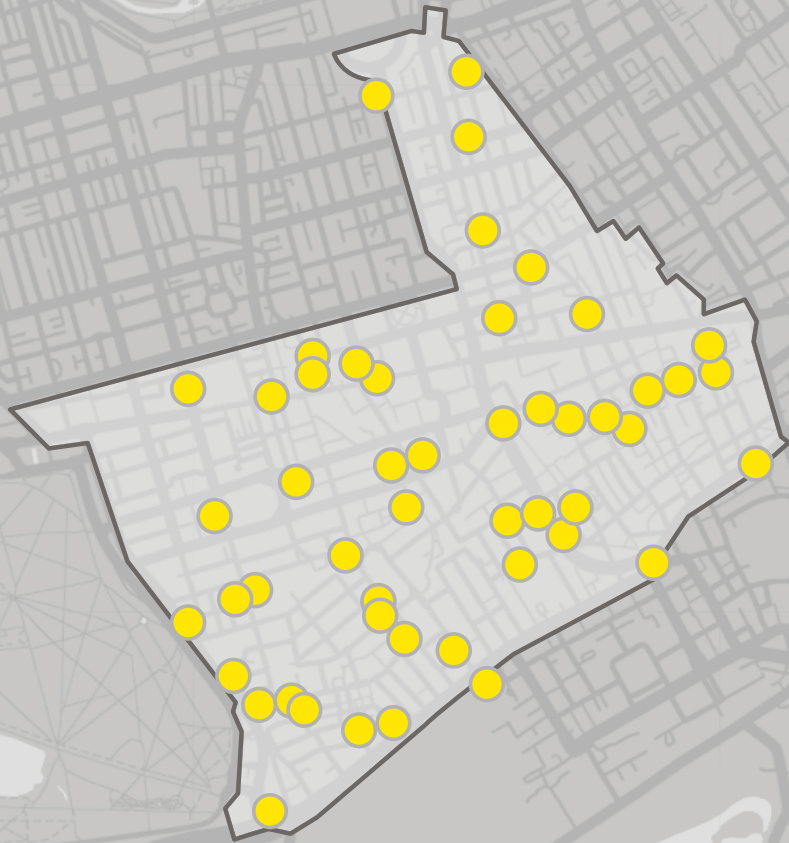




Case Studies | West End Ward

CURRENT AND RECENT PROJECTS

**Concilio in the
West End Ward**



Former Savile Row Police Station



LOCATION WEST END WARD

CLIENT HENIGMAN

Redevelopment to provide restaurant, office space and affordable tailors workspace on Savile Row

In May 2024, Westminster City Council's Major Planning Committee gave the green light to the transformative redevelopment of 27 Savile Row, formerly the West End Central Police Station.

This approval marked the successful conclusion of over two years of dedication and consultation from a top-tier project team. The redevelopment will transform the Northern End of Savile Row, featuring Grade A office space, a vibrant new destination restaurant, and importantly, a training academy for The London Academy of Bespoke. This academy will cultivate the next generation of tailors right in the heart of the Row.

The proposal garnered overwhelming support, receiving over 100 positive comments from local businesses, Savile Row tailors, and the broader community, many of whom were present at the Planning Committee. The project has been significantly shaped by the input of the Savile Row Bespoke Association and the community at large.

Concilio played a crucial role in planning community engagement and communications, providing comprehensive consultation, messaging, press support, and strategic guidance at every stage—an authentic milestone.



1 Chapel Place



LOCATION

West End Ward

CLIENT

CC Land

DETAILS

Demolition of existing building and replacement deliver modern and sustainable workspace with a re-vitalised public realm



1 James Street/376 Oxford Street (CLG)



LOCATION

West End Ward

CLIENT

Redevco

DETAILS

Community Liasion Group (CLG) and communications support during construction of 1 James Street



1-3 Mount Street



LOCATION

West End Ward

CLIENT

Caprice

DETAILS

Use of the basement, ground and mezzanine floors as a restaurant



13 Soho Square



LOCATION

West End Ward

CLIENT

Private Client

DETAILS

Sustainable refurbishment and extension of 13 Soho Square

318 Oxford Street (House of Fraser)



LOCATION

West End Ward

CLIENT

Publica Properties Limited

DETAILS

Additional height, new ground floor shopfronts and replacement windows



19 Bolsover Street



LOCATION

West End Ward

CLIENT

Bolsover Investments Limited

DETAILS

Redevelopment to provide 11 residential units



36-40 Langham Street & 94 Great Portland Street



LOCATION

West End Ward

CLIENT

Central London Property Trust

DETAILS

Redevelopment to provide retail, restaurant and residential accommodation



4-6 Stanhope Gate



LOCATION

West End Ward

CLIENT

Clivedale

DETAILS

Restoration and extension of listed buildings to provide 12 apartments

9 Marylebone Lane



LOCATION

West End Ward

CLIENT

Clivedale

DETAILS

Redevelopment to provide 22 apartments at a building to be known as The Mansion



91-92 Dean Street (Soho Hostel)



LOCATION

West End Ward

CLIENT

Melford

DETAILS

Creation of a new pod-hostel at the site of the former SoHostel



Annabels



LOCATION

West End Ward

CLIENT

Caprice

DETAILS

Relocation of the world-famous members Club to a new location in Berkeley Square



Avon House Estate



LOCATION

West End Ward

CLIENT

M&G Real Estate

DETAILS

Sustainable refurbishment to deliver upgraded office space

49-50 Berkeley Square



LOCATION

West End Ward

CLIENT

Caprice

DETAILS

A sensitive restoration providing a new wellness destination for Mayfair



30 Golden Square



LOCATION

West End Ward

CLIENT

Aviva

DETAILS

Sensitive extension and alterations to 30 Golden Square



53-55 Poland Street



LOCATION

West End Ward

CLIENT

Amazon Properties

DETAILS

Proposed use of the upper floors as a hotel with an ancillary café on part first floor level



6 Balfour Place



LOCATION

West End Ward

CLIENT

Redd Real Estate

DETAILS

Sensitive refurbishment and extension of 6 Balfour Place

7 Burlington Gardens (RH London)



LOCATION

West End Ward

CLIENT

Restoration Hardware

DETAILS

Sensitive alterations and refurbishment to facilitate the flagship Restoration Hardware coming to Mayfair



Film House



LOCATION

West End Ward

CLIENT

Sir Richard Sutton Ltd

DETAILS

Redevelopment of the existing building to provide a new hotel



75-77 Brook Street



LOCATION

West End Ward

CLIENT

Clivedale

DETAILS

Redevelopment to provide flexible commercial office space



George Club



LOCATION

West End Ward

CLIENT

Caprice

DETAILS

Expanding the club into 89 Mount Street

1 Berkeley Street



LOCATION

West End Ward

CLIENT

Crosstree

DETAILS

Amendments to previous consent to improve hotel, office, retail and public realm



28-31 James Street



LOCATION

West End Ward

CLIENT

Lothbury Property Trust Ltd

DETAILS

External alterations and change of use of upper floors to Office space and a residential dwelling



Lancashire Court



LOCATION

West End Ward

CLIENT

Royal London

DETAILS

Global retail, leisure and wellness destination in Mayfair



Lansdowne Club



LOCATION

West End Ward

CLIENT

Lansdowne Club

DETAILS

Rooftop extension of the Lansdowne Club to provide additional accommodation

Carrington House



LOCATION

West End Ward

CLIENT

Motcomb Estates

DETAILS

Extension of the 6th and 7th floors of Carrington House to provide 7 new residential units and extension of an existing residential unit



BoTree Hotel



LOCATION

West End Ward

CLIENT

Place III Hotels

DETAILS

Post construction community engagement and support



Carrington Street Car Park



LOCATION

West End Ward

CLIENT

Private client

DETAILS

Proposals to regenerate the Carrington Street Car Park site with a mixed use development comprising art gallery, office, residential and restaurant.



Crown Aspinalls



LOCATION

West End Ward

CLIENT

Crown Aspinalls

DETAILS

Alterations and creation of terrace and roof for the Crown Aspinalls Hotel

77 Grosvenor



LOCATION

West End Ward

CLIENT

Brookfield

DETAILS

A sensitive restoration Sensitive refurbishment to reposition 77 Grosvenor Street as an exceptional office building in the heart of Mayfair



77 Park Lane



LOCATION

West End Ward

CLIENT

Criterion Capital

DETAILS

Regeneration of a vacant former MINI showroom to provide lower ground floor and ground floor hotel on Park Lane



45 Fouberts Place



LOCATION

West End Ward

CLIENT

Aviva

DETAILS

Application to provide additional office space at roof level



82-83 Margaret St



LOCATION

West End Ward

CLIENT

Unity Real Estate

DETAILS

Creating new homes, modern coworking space, wellness facilities and community spaces at Margaret Street

Lavazza, 23 Great Marlborough St



LOCATION

West End Ward

CLIENT

Lavazza

DETAILS

Flagship new Lavazza store on Great Marlborough Street



Leconfield House



LOCATION

West End Ward

CLIENT

Leconfield House Limited

DETAILS

Refurbishment creating Grade A office space, with wellness centre



34 Mayfair



LOCATION

West End Ward

CLIENT

Caprice Holdings

DETAILS

Temporary extension of the outdoor dining space at 34 Mayfair



28-32 Lexington Street



LOCATION

West End Ward

CLIENT

RLAM

DETAILS

Refurbishment of the existing building to provide modern and flexible office space

90-95 Piccadilly (Cambridge House)



LOCATION

West End Ward

CLIENT

Private Client

DETAILS

Engagement and consultation in relation to the redevelopment works for the Cambridge House



54- 57 Great Marlborough Street



LOCATION

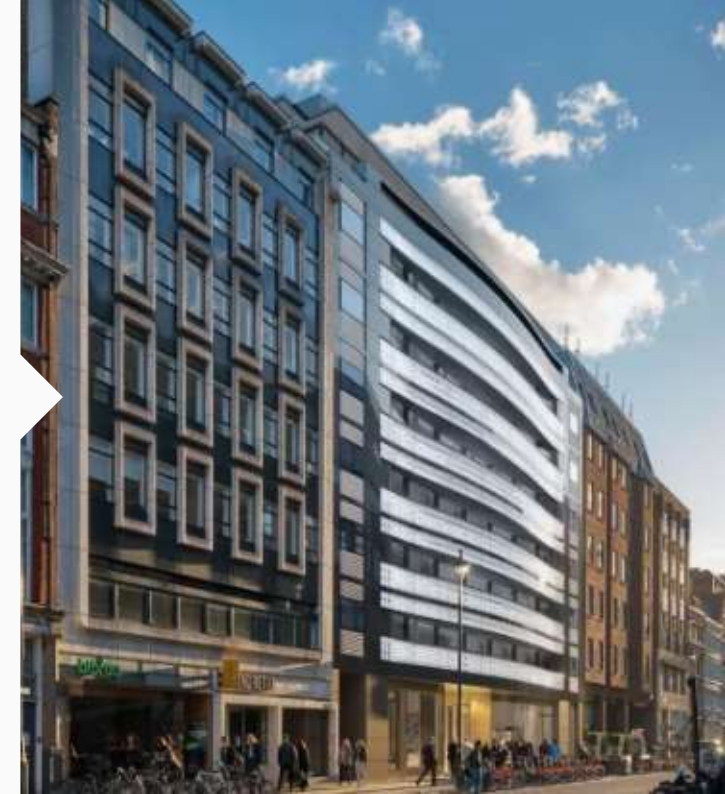
West End Ward

CLIENT

Marlborough House Limited

DETAILS

Office-to-residential scheme at the site of the previously consented Soho Works site providing 27 homes



34-37 Eastcastle St



LOCATION

West End Ward

CLIENT

Northern and Midland Holdings

DETAILS

Redevelopment to provide new retail and office development



The Dorchester Hotel



LOCATION

West End Ward

CLIENT

The Dorchester Collection

DETAILS

Extensions and alterations to the existing hotel

The Ivy Soho



LOCATION

West End Ward

CLIENT

Caprice

DETAILS

Increase in the size of the restaurant space on Broadwick Street



Mandarin Oriental, 22 Hanover Square



LOCATION

West End Ward

CLIENT

Clivedale

DETAILS

Redevelopment of existing building to provide residential accommodation and hotel



Hard Rock, West End



LOCATION

West End Ward

CLIENT

Hard Rock

DETAILS

New Hard Rock cafe in the heart of the West End



30-32 Mortimer St



LOCATION

West End Ward

CLIENT

Elsa Mortimer Street Limited

DETAILS

Political and engagement support in relation to the redevelopment of a building on Mortimer Street

Cavendish Square Underground Car Park



LOCATION WEST END WARD

CLIENT REEF

Redevelopment to provide a range of uses in a world leading subterranean redevelopment

Concilio was appointed to work on ambitious plans to transform Cavendish Square Car Park into a subterranean destination like no other. Uniquely located within a renowned London Square addressing Oxford Street, Harley Street and Regent Street this four storey subterranean development creates a world first wellbeing destination incorporating healthcare, retail and commercial space.

Concilio put together a comprehensive and wide ranging stakeholder engagement and communications programme designed to ensure political and community stakeholders were aware of, and supported the proposals.

This included regular meetings with West End Ward Councillors, New West End Company, the Marylebone Association and a significant number of interested groups from across Westminster and London.

The consultation also involved holding public consultation events in a marquee on the square itself, use of 3D-models and promotional videos designed to engage the maximum number of people possible.

The consultation process was designated to identify and mobilise supporters of the scheme and navigate the application through Westminster City Council.

In April 2020 the application received unanimous planning consent from Westminster's Planning Sub-Committee after receiving a number of supportive comments from Ward Councillors and stakeholders.

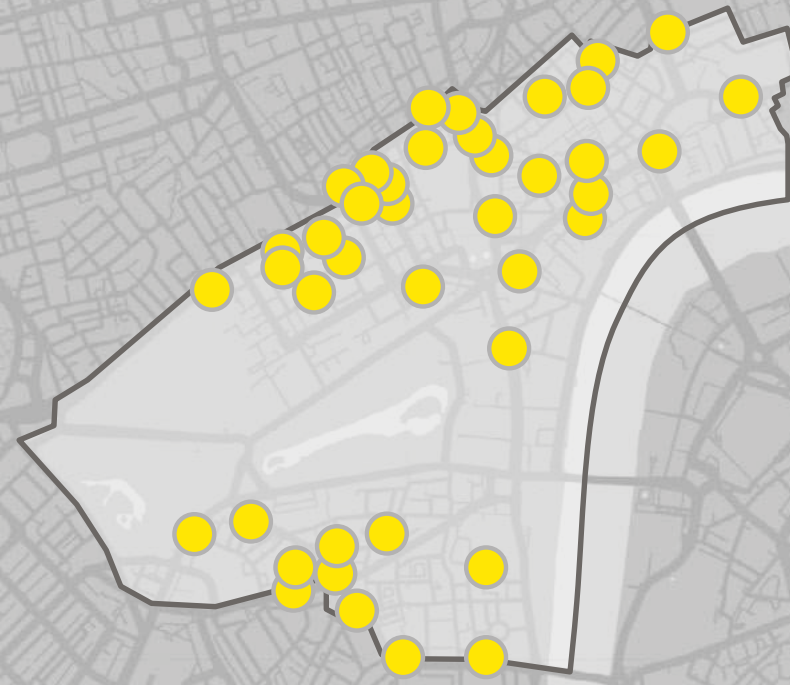




Case Studies | **St James's Ward**

CURRENT AND RECENT PROJECTS

Concilio in
St James's Ward



Old War Office



LOCATION ST JAMES'S WARD

CLIENT THE HINDJUA FAMILY & WESTMINSTER DEVELOPMENT SERVICES (WDS)

Hotel, residential and commercial redevelopment of this historic building

Concilio has supported Westminster Development Services - a JV initially between the Hindjua Family and OHL Desarrollos - since they purchased The Old War Office from the MoD in 2016. The initial planning application involved considerable engagement with neighbouring Whitehall Court, Councillors and many MPs, Peers and associations who have connections to the Military and therefore the history of this prominent building.

Following consent being granted we were appointed to Chair the Community Liaison Group, which we have done throughout the entire development process. This involved monthly meetings, updating neighbours on the development process and navigating tricky conditions during COVID. The stunning development has now opened, with a Raffles Hotel, apartments, nine restaurants, spa and ballroom.



The Trocadero



LOCATION

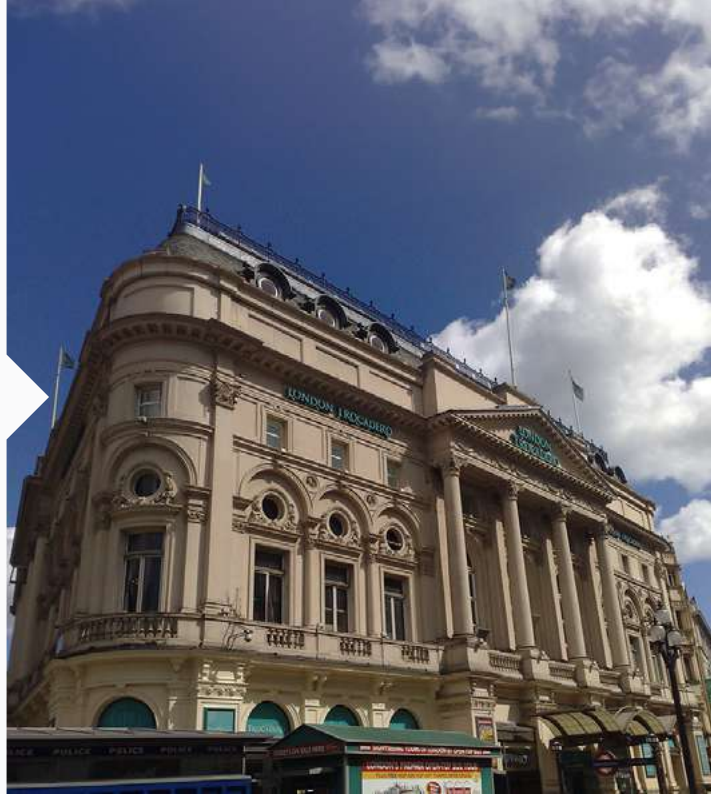
St James's Ward

CLIENT

Criterion Capital

DETAILS

740-room hotel and rooftop terrace



19 Dacre Street



LOCATION

St James's Ward

CLIENT

Floreat Real Estate

DETAILS

Redevelopment of the existing office building to increase and improve office provision and provide new retail and restaurant units at 19 Dacre Street



20 Carlton House Terrace



LOCATION

St James's Ward

CLIENT

Clivedale

DETAILS

Proposed extension and alterations to 20 Carlton House Terrace



8 St Martins Place



LOCATION

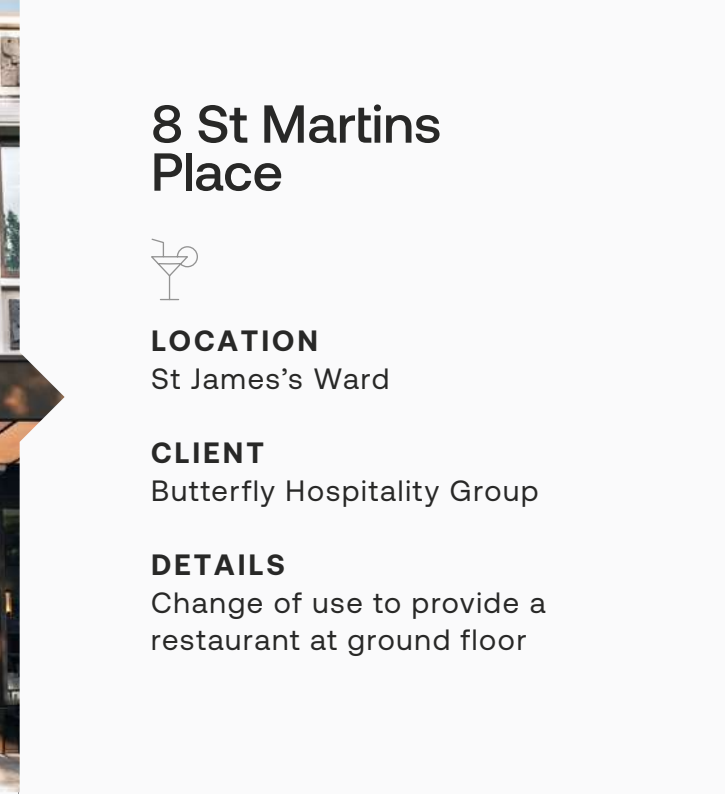
St James's Ward

CLIENT

Butterfly Hospitality Group

DETAILS

Change of use to provide a restaurant at ground floor



Hai Di Lao



LOCATION

St James's Ward

CLIENT

Criterion Capital

DETAILS

New flagship restaurants for Hai Di Lao



7 Northumberland Street



LOCATION

St James's Ward

CLIENT

Atlas Property

DETAILS

Refurbishment and extension of 7 Northumberland Street to provide new office space



7 Leicester Place



LOCATION

St James's Ward

CLIENT

Criterion Capital

DETAILS

Regeneration to provide a new hostel in the heart of the West End



15-16 Bedford Street



LOCATION

St James's Ward

CLIENT

Lothbury

DETAILS

Change of use at 15-16 Bedford Street to deliver a new restaurant

Muslim Prayer and Community Centre



LOCATION

St James's Ward

CLIENT

Criterion Capital

DETAILS

Regeneration to deliver a new Muslim Prayer and Community Centre in the West End



New Palace Place



LOCATION

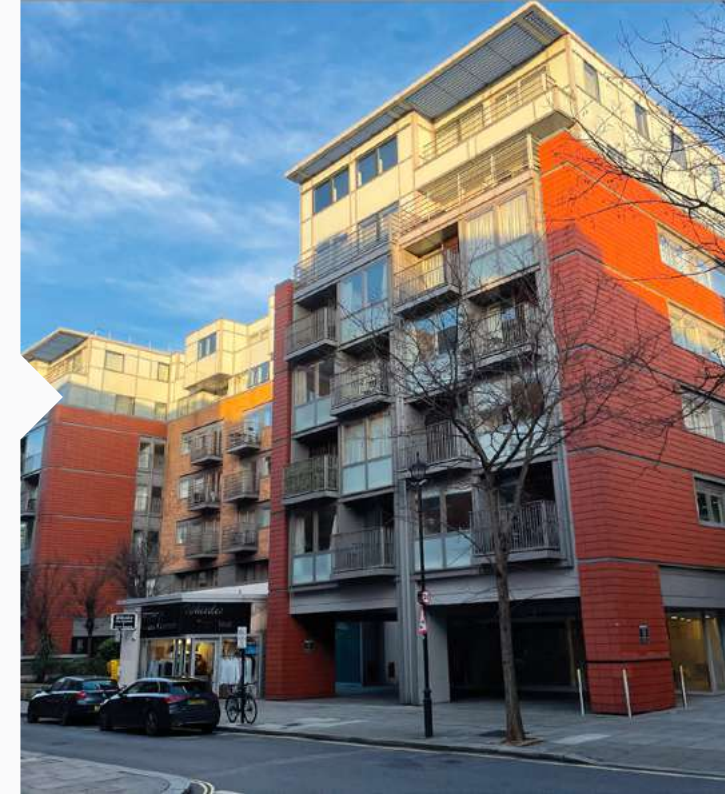
St James's Ward

CLIENT

Fruition Properties

DETAILS

Airspace development to provide new high-quality homes in Westminster



80 Strand



LOCATION

St James's Ward

CLIENT

Strandbrook

DETAILS

Alterations and refurbishment of Shell Mex House, 80 Strand



Newport Sandringham Building, Chinatown



LOCATION

St James's Ward

CLIENT

Rosewheel (Bourne Capital)

DETAILS

Remodelling the retail units fronting Charing Cross Road

145 Strand



LOCATION

St James's Ward

CLIENT

Marston Properties

DETAILS

Sensitive refurbishment and extension of 145 Strand



NoMad London



LOCATION

St James's Ward

CLIENT

Sydell Group

DETAILS

Refurbishment of historic former Bow Street Magistrates Court



127 Charing Cross Road



LOCATION

St James's Ward

CLIENT

RDI

DETAILS

Refurbishment of the existing building including new facades, small extensions to the north and south and three additional floors of office space



5 Strand



LOCATION

St James's Ward

CLIENT

Whitbread

DETAILS

Redevelopment of the partially demolished building to provide a 700-bed hub by Premier Inn

The Ritz



LOCATION ST JAMES'S WARD

CLIENT THE RITZ LONDON

Community engagement to support proposals for the historic Ritz

Concilio was appointed to manage the pre-application consultation for the sensitive redevelopment of 22 Arlington Street, a 1970's once block adjacent to the Grade II* listed The Ritz London. Our main considerations were the high-profile nature, heritage, and reputation of The Ritz, as well as the concerns of the local community.

To address these concerns, we devised a comprehensive consultation strategy that involved one-to-one briefings with key stakeholders, including the St James's Ward Councillors, Clarence House, St James's Conservation Trust, The Residents' Society of Mayfair and St James's, The Westminster Society, and Heart of London Business Alliance.

We also conducted a public consultation, issuing a briefing document to 663 addresses and providing contact information, including a freephone number, for members of the public to submit queries.

The initial application was unanimously approved by the planning committee. Concilio was then retained to host further consultation relating to a separate and more extensive application for The Ritz, involving a significant basement redevelopment. This application was also approved unanimously.

Our proactive and diligent approach ensured that The Ritz was well-positioned in the eyes of decision-makers, while addressing the concerns of the local community.

The application spanned multiple political administrations with different priorities which Concilio were able to provide advice on and manage.



Christchurch & Windsor House



LOCATION

St James's Ward

CLIENT

London & Oriental

DETAILS

Proposal to deliver a F&B hub for Victoria and the wider Buckingham Gate Estate



Commonwealth House



LOCATION

St James's Ward

CLIENT

PKS Immobilien, GmbH & Co KG

DETAILS

Redevelopment behind a partially retained façade, creating high quality office and retail space



Cavendish Hotel



LOCATION

St James's Ward

CLIENT

Capitaland & Ascott

DETAILS

The sensitive refurbishment and extension of The Cavendish Hotel



Haymarket House



LOCATION

St James's Ward

CLIENT

Criterion Capital

DETAILS

Refurbishment and extension creating a new hotel in Piccadilly

103-105 Jermyn Street



LOCATION

St James's Ward

CLIENT

Zero Carbon Space Ltd

DETAILS

Retrofit-first refurbishment and extension to deliver modern and flexible office and retail space on Jermyn Street



1-3 Whitehall



LOCATION

St James's Ward

CLIENT

Private Client

DETAILS

Redevelopment of the Trafalgar Buildings at 1-3 Whitehall to provide a new hotel



5-9 Great Newport Street



LOCATION

St James's Ward

CLIENT

Melford

DETAILS

Redevelopment to provide new pod-hostel and refreshed Arts Theatre



In and Out Club



LOCATION

St James's Ward

CLIENT

Tower Properties Limited

DETAILS

Redevelopment of the In & Out Club to provide hotel and residential accommodation

Westminster Fire Station



LOCATION

St James's Ward

CLIENT

Alchemi Group

DETAILS

Redevelopment comprising apartments and a restaurant



5 Seaforth Place



LOCATION

St James's Ward

CLIENT

David Maxwell

DETAILS

Create a new office building, alongside a café, residential apartments and a new public park



Admiralty Arch, The Mall



LOCATION

St James's Ward

CLIENT

Roundstone West

DETAILS

Stakeholder meeting during construction



Smith & Wollensky at The Adelphi



LOCATION

St James's Ward

CLIENT

Smith & Wollensky

DETAILS

Extension of operation hours

Dean Bradley House



LOCATION

St James's Ward

CLIENT

Medici Lifecare

DETAILS

Redevelopment of Dean Bradley House to create a best-in-class senior living and healthcare facility



26-35 Drury Lane



LOCATION

St James's Ward

CLIENT

Helical

DETAILS

A residential scheme in Covent Garden combining retained historic façades with new infill elements arranged around a central courtyard



Piccadilly Screens



LOCATION

St James's Ward

CLIENT

Criterion Capital

DETAILS

Installation of advertising screens in Piccadilly Circus



2-14 Palmer Street



LOCATION

St James's Ward

CLIENT

AMDEC UK

DETAILS

Demolition of the existing five storey building, and the construction of a new building with retail and office space



Case Studies | Other Westminster Wards

CURRENT AND RECENT PROJECTS

13-19 Leinster Square



LOCATION
Bayswater Ward

CLIENT
Private Client

DETAILS
Hotel conversion to provide 15 residential apartments



1-3 Westbourne Grove



LOCATION
Bayswater Ward

CLIENT
Valouran

DETAILS
Sustainable redevelopment of 1-3 Westbourne Grove to deliver quality homes and restore the local pub



34 Palace Court



LOCATION
Bayswater Ward

CLIENT
Loxley Holdings Management Limited

DETAILS
Redevelopment and change of use from office to residential accommodation



7-12 Leinster Square



LOCATION
Bayswater Ward

CLIENT
Leinster Square Ltd

DETAILS
Residential development at 7-12 Leinster Square

Lowndes Hotel



LOCATION

Knightsbridge & Belgravia Ward

CLIENT

The Carlton Tower Ltd

DETAILS

Engagement on potential options to improve the Lowndes Hotel



Former Belgravia Police Station



LOCATION

Knightsbridge & Belgravia Ward

CLIENT

The Other House

DETAILS

Transforming the site and create a new hospitality offering called The Other House



48-56 Ebury Bridge Road



LOCATION

Knightsbridge & Belgravia Ward

CLIENT

Loveday & Co

DETAILS

Construction of dementia care home, providing 44 suites



Chelsea Barracks



LOCATION

Knightsbridge & Belgravia Ward

CLIENT

Qatari Diar

DETAILS

Strategic advice on the redevelopment of Chelsea Barracks

1 & 6 Merchant Square



LOCATION
Hyde Park Ward

CLIENT
European Land

DETAILS
Alterations to Buildings
One and Six



Waterside House, Paddington



LOCATION
Hyde Park Ward

CLIENT
Brockton Everlast

DETAILS
Sensitively refurbish and extend
Waterside House to deliver a
sustainable and modernised
workspace alongside inclusive
public realm



48 Chapel Street



LOCATION
Hyde Park Ward

CLIENT
Star Estates

DETAILS
Redevelopment of 28 Chapel
Street to provide a new hotel
and public house



89 Ecclestone Square



LOCATION
Pimlico North Ward

CLIENT
Criterion Capital

DETAILS
Refurbishment to provide
a new hotel and hostel in
Eccleston Square

52-73 Wilton Road



LOCATION

Pimlico North Ward

CLIENT

Vitcorp

DETAILS

Transforming a collection of buildings into four 'modern blocks' of high-quality architecture



Georgian Embassy



LOCATION

Pimlico North Ward

CLIENT

Private Client

DETAILS

Sensitive alterations and extensions to the building on behalf of the Georgian Embassy



268-282 Vauxhall Bridge Road



LOCATION

Pimlico North Ward

CLIENT

Citizen M

DETAILS

Application to provide a new hotel



Craven Hill Gardens



LOCATION

Lancaster Gate Ward

CLIENT

Amazon Properties

DETAILS

Engagement & consultation support for a residential application

The Whiteley



LOCATION LANCASTER GATE WARD

CLIENT MARK & CC LAND

Community and stakeholder engagement, construction communications and management of the Whiteley Community Foundation

Concilio has been working with the development team for over six years, providing community and political engagement support for the initial planning application and two subsequent Section 73 applications.

We have run the Community Liaison Group since construction began and also facilitate the Whiteley Community Foundation, delivering Social Value in partnership with Ward Councillors within the local Bayswater community.

Alongside this we produce a tri-annual Community Magazine, issued to 6,000 addresses, informing them about the development programme and the Social Value being delivered.

All of this activity has meant constant engagement with neighbours, stakeholders, the two main residents' associations, Ward Councillors and three Westminster City Council Planning Chairs. We have also had to navigate a changing political landscape following to the 2022 local elections.





Queensway Parade



LOCATION LANCASTER GATE WARD

CLIENT FINCHATTON AND MARK

Demolition to provide two seven-storey buildings featuring a mix of shops, offices and new homes

Alongside our work on The Whiteley, Concilio was appointed by MARK to undertake community and political engagement in support of a major redevelopment on Queensway.

The current residential buildings on site are of poor quality and the commercial units are not suitable for modern tenants.

Over the course of two years Concilio undertook numerous rounds of consultation and meetings with the local community, politicians and stakeholders.

Prior to the scheme going to Committee, a change in administration meant a different focus was needed on affordability and sustainability, especially given the intention to demolish the existing buildings.

Concilio provided strategic advice to the project team and planning consent was granted by Committee in 2023.



28-34 Queensway



LOCATION

Lancaster Gate Ward

CLIENT

Vabel

DETAILS

Minor changes to enhance the development in terms of the quality of accommodation, architecture and sustainability



108-110 Seymour Place



LOCATION

Marylebone Ward

CLIENT

Merchant Land

DETAILS

Proposed demolition and new build residential development

233-238 Old Marylebone Road



LOCATION

Marylebone Ward

CLIENT

Dominus

DETAILS

Demolition of the existing building to provide an eight storey boutique hotel, providing 93 rooms and restaurant use



Midori House, 1 Dorset Street



LOCATION

Marylebone Ward

CLIENT

Latitude London

DETAILS

Refurbish and sensitively extend the existing building to provide a modernised, sustainable office





16-26 Park Crescent & 77-81 Portland Place



LOCATION

Marylebone Ward

CLIENT

Amazon Properties

DETAILS

Demolition and redevelopment of Portland Place to provide residential accommodation



Marylebone House



LOCATION

Marylebone Ward

CLIENT

Arcadia

DETAILS

Proposed redevelopment of Marylebone House to provide modern office accommodation

Chandos House



LOCATION

Marylebone Ward

CLIENT

Cosmetic Doctor at Work Ltd

DETAILS

Sensitive refurbishment to provide a museum, office space and a non-surgical cosmetic clinic



The Ivy St John's Wood



LOCATION

Regent's Park Ward

CLIENT

Caprice

DETAILS

Support for an application to provide a new Ivy Restaurant in St John's Wood





Lords View One, St John's Wood



LOCATION

Regent's Park Ward

CLIENT

McLaren property

DETAILS

Rooftop extension at
Lords View One



York Terrace East



LOCATION

Regent's Park Ward

CLIENT

Private Client

DETAILS

Redevelopment to provide
new homes at York
Terrace East

12-14 Finchley Road



LOCATION

Regent's Park Ward

CLIENT

12 - 22 Finchley Road
Development Limited

DETAILS

Residential redevelopment
of the site to create 11
apartments



206-216 Marylebone Road



LOCATION

Regent's Park Ward

CLIENT

Berkeley Estate Asset
Management (BEAM)

DETAILS

Redevelopment of 206
Marylebone Road to provide
modern sustainable office space



Nine Elms and Pimlico Bridge



LOCATION

Vincent Square Ward

CLIENT

Wandsworth Council

DETAILS

Ambitious proposals to connect Nine Elms and Pimlico



78-110 Rochester Row



LOCATION

Vincent Square Ward

CLIENT

AMDEC UK Ltd

DETAILS

Refurbishment of the existing building to provide best-in-class office space



171 Victoria Street



LOCATION

Vincent Square Ward

CLIENT

Motcomb

DETAILS

Refurbishment and extension of the existing building at 171 Victoria Street following John Lewis departure from the site



Milbank Tower



LOCATION

Vincent Square Ward

CLIENT

Motcomb

DETAILS

A new HQ building for the British Film Institute at Millbank Tower

Paddington Green Police Station



LOCATION LITTLE VENICE WARD

CLIENT BERKELEY HOMES

500 new homes and commercial space

Concilio was appointed in July 2020 to conduct a comprehensive consultation and public affairs role for Berkeley Homes and their proposals for Paddington Green Police Station, Westminster.

The proposals included 500+ new homes and 55,000 sq ft of new commercial space across buildings ranging from 14 to 25 storeys.

Located at the junction of three wards (Little Venice, Church Street and Hyde Park) there were a number of political and community stakeholders who needed to be engaged, along with the wider community who were well organised and knowledgeable about the planning process.

The location was also in the ward of the the Deputy Leader and Cabinet Member for Business and Planning, meaning a robust political strategy had to be considered. Over a period of 7 months, more than 15 meetings were arranged with political and community representatives, more than 100 surveys were completed, the consultation website had more than 1000+ views and social media adverts were viewed more than 60,000 times.

We also advertised the consultation to the local community via a traditional flyer to more than 6,000 properties.





Maida Vale Studios



LOCATION MAIDA VALE WARD

CLIENT MAIDA VALE STUDIOS

Public consultation and stakeholder engagement for the refurbishment of Maida Vale Studios

Maida Value Studios is a distinctive and much-loved building which has for many years accommodated recording studios for the BBC. Following a long history with the BBC, the building was sold in 2023 to a partnership of film industry greats, including Working Title producers Tim Bevan and Eric Fellner and business partners Hans Zimmer and Steven Kofsky, the global leaders in orchestral film and television score production.

The partnership proposes to retain and refurbish the building, making modifications and improvements to equip the building for the 21st century, providing new state of the art music studios, film production and editing facilities.

The proposals will retain much of the existing building fabric whilst setting new benchmarks for excellence in British film and music post-production, fostering the creation of new jobs, driving innovation, and promoting industry investment.

Concilio was appointed in April 2024 to carry out the public consultation and stakeholder engagement for this high-profile project. Concilio's approach include a multi-phased hybrid approach, appreciating the residential character of the area. In July 2024 the first phase of neighbouring consultation has been carried out with more to follow later in the year.

14-17 Paddington Green



LOCATION

Little Venice Ward

CLIENT

Berkeley

DETAILS

Amendments to an existing planning consent to provide elderly care



61 Widley Road



LOCATION

Maida Vale Ward

CLIENT

UKKA Real Estate

DETAILS

Redevelopment of the Widley Road garages to provide new homes



The Boundary and Oak Tree House



LOCATION

Maida Vale Ward

CLIENT

Private Client

DETAILS

Residential Apartments, extra-care beds and 24-hr nursing care



Westbourne Village



LOCATION

Westbourne Ward

CLIENT

Atenor, Ascendal, Yoo

DETAILS

Consultation and engagement to create a new community at the Westbourne Park Bus Garage site

25 Marylebone Road



LOCATION

Church Street Ward

CLIENT

Stamford Marylebone Limited

DETAILS

Office refurbishment and extension



413-419 Harrow Road



LOCATION

Harrow Road Ward

CLIENT

Private Client

DETAILS

Redevelopment to provide residential-led mixed use building



Greenhouse Centre



LOCATION

Church Street Ward

CLIENT

Greenhouse Centre

DETAILS

Change of use to create a new leisure facility



49 Chippenham Road



LOCATION

Harrow Road Ward

CLIENT

Pitchkins & Currans

DETAILS

Change of use from a public house to a community pharmacy



St James's Neighbourhood Plan



LOCATION ST JAMES'S WARD

CLIENT ST JAMES'S NEIGHBOURHOOD FORUM

Working with the forum to consult the community on several stages of the neighbourhood plan

Concilio are working with the St James's Neighbourhood Forum on all aspects of consultation for the emerging Neighbourhood Plan. This includes full development of a bespoke brand, website, documents and engagement with all relevant stakeholders.

Concilio have been working with the Forum's steering group which is made up of Ward Councillors, The Crown Estate, Local Residents Groups and Businesses from across the area. The steering group are currently formulating a neighbourhood plan to be part of the development policy framework for the area.

We have developed a bespoke website, and a range of digital and in-person consultation events. These took place throughout a 3 month period over 2023.

The plan is currently being revised and will be put forward to a neighbourhood referendum Concilio will undertake all aspects of organisation to ensure a successful ballot early next year.

As a result of this work we have developed strong relationships with all stakeholders political business and community in this historic part of Westminster.

To date Concilio has held multiple successful rounds of consultation as the plan is being finalised.



Heart of London Business Alliance



LOCATION WEST END/ST JAMES'S WARD
CLIENT HOLBA

Concilio has supported HOLBA in chairing roundtable discussions with members and submitting consultation responses to Westminster City Council on the Council's Retrofit consultation. Concilio was re-appointed to produce a strategy and delivery plan for HOLBA's priorities.



**HEART
OF LONDON
BUSINESS
ALLIANCE**

Westminster Property Association



LOCATION CITY OF WESTMINSTER
CLIENT WPA

Concilio is retained by the Westminster Property Association to give political advice to its Board and produce a fortnightly newsletter for the Association's members. This means a member of the Concilio team is at every Planning Committee in Westminster.



**NEW
WEST END
COMPANY**

Bond Street | Oxford Street | Regent Street

New West End Company



LOCATION WEST END WARD
CLIENT NVEC

Concilio was tasked with conducting two extensive research projects on behalf of the New West End Company (NVEC), one of the largest Business Improvement Districts in the country, representing a vast network of businesses and employees in London's West End.

WPA
Westminster Property Association

Paddington Partnership



LOCATION HYDE PARK WARD

CLIENT PADDINGTON PARTNERSHIP

Working with Paddington Partnership in preparing a proposal and carrying out stakeholder research regarding the Partnership's long-term plans.

The **Paddington** Partnership



Southampton Street



LOCATION ST JAMES'S WARD

CLIENT NORTHBANK BID

Working with Northbank BID on a public realm improvements in Southampton Street.

GET IN TOUCH

Do you want to work with us?



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