

South Molton Triangle. Community Liaison Group

Date	24/10/2023
Time	12:30 – 1:30pm
Location	Grosvenor Office, 70 Grosvenor Street
Attendees	Grosvenor: Nicola Rochfort; Martin Kinsey, Alex Clarke McGee: David Main RED Construction: Kiona Guillot Representatives attended from: <ul style="list-style-type: none">• Mayfair residents• Grays Antiques• Claridges• Mr Foggs• NVEC• Peabody residents• Residents Society of Mayfair and St James
Apologies/ Distribution:	Invites were also sent to representatives from: <ul style="list-style-type: none">• City of London• Mayfair Neighbourhood Forum• Multiple Brook Street businesses• Multiple South Molton Street businesses• TFL / Crossrail• West End Ward Cllrs• West One (British Land)

1. Recap of previous actions

Nicola Rochfort provided a recap of actions from the previous session. This included sharing the distribution area currently used for the letter drop, alongside the mailing list and website. To ensure relevant people have access to the newsletters, it was agreed that:

- Printed copies will be provided to the relevant CLG member for noticeboards at Hanover Flats, Moore Flats and Cavendish Buildings. **Grosvenor** to action.
- Digital copies will be shared with RSMSJ representative to go on the website. **Grosvenor** to action.

2. Project Update by McGee on North and South

David Main provided an update on the works to date on North and South Blocks. This included the soft strip of existing buildings, site investigations, archaeological investigations, utilities disconnections and street furniture removal.

An update was also provided on the next steps for works. This included the closure of Davies Street, erection of hoarding and scaffolding, façade retention installation, demolition works and dismantling stone façades.

Questions arose in relation to the following:

- The use of Davies Street to the north of the site, and how it interacted with Weighhouse Street and West One deliveries.
 - o Given the intricacy of proposed development works within the area, there have been numerous coordination meetings with the teams responsible for the delivery of 65 Davies Street, the West One redevelopment, Oxford Street District and Davies Street public realm. These meetings also included representatives from WCC Highways and TfL, and will continue going forwards. We will continue to invite West One representatives to the CLG.
- What is the temporary power supply on Davies Street?
 - o It is a c. 3 x 3m sized box that is similar to a transformer. It is expected to generate limited noise
- When will the façade retention system be in place? It is intended to be in place for c. 3 years
- What will be on the Brook Street façade retention system? This is planned to be a wrap which will have a simple graphic that will align with the branding of the development and future destination

3. Project Update by RED on South Molton Street

Kiona Guillot provided an update on the works to date on South Molton Street. This included the soft strip of some of the existing units, setting up temporary welfare at 27 South Molton Street, and undertaking surveys and disconnections.

An update was also provided on the next phase of works, which included continuing soft strip, utilities disconnections and commencing hoarding, scaffold and gantry erection. This would take place ahead of roof works, demolition works and façade restoration.

Questions arose on the following:

- Will basement fire escapes from rear of 11-14 South Molton Street be blocked? SML will remain open to egress at all times.
- What are the working hours? These are intended to be 08:00 to 18:00 on Monday to Friday and 08:00 to 13:00 on Saturday, with work outside of these hours subject to prior approval from Westminster City Council (WCC), in alignment with the WCC Code of Construction Practice
- When will alarm testing take place? During construction works, temporary fire alarm testing will not require an audible alarm.
- Will there be consultation for seating on South Molton Street? Yes, and details will be shared in due course.

- Will the hoarding include information about retailers trading further down the street? Yes, this has been considered and is proposed for the return faces of the hoarding, for retailers most affected.
- Will there be out of hours security? Yes and details would be shared.

4. Update on Public Art

An update was provided on the public art, and the key themes being taken forward. Artists will be considered for this, and art consultancy support will be sought in relation to this. Suggestions from attendees around the types of artist to look for are welcome.

5. Recap on the Terms of reference

The key points and scopes of influence for the Terms of Reference for the CLG were covered, following earlier circulation. It was raised that it would be beneficial to have ward councillor and SMS retailer and resident representation. It was also raised that it should be considered how Thames Water and the more disruptive utilities works should be communicated, despite uncertainty on dates. For South Molton Street, the businesses on the hoarding should be considered.

An action from this was for attendees to review the scope of influence and share ny comments.

6. Next Steps

Grosvenor to diarise next meeting for early next year. **CLG members** to confirm attendance.

CLG members to review and 'sign off' the Terms of Reference

CLG members to share any additional feedback on the draft comms & engagement plan

All to consider how to encourage more business representation at the CLG

Grosvenor to include Peabody flat noticeboards and RSMSJ website in circulation