

South Molton Triangle. Community Liaison Group

Date	07/03/2024
Time	12:30 – 1:30pm
Location	Grosvenor Office, 70 Grosvenor Street
Attendees	Grosvenor: Nicola Rochfort, Martin Kinsey, Alex Clarke, Annabel Coke McGee: David Main, James Newman Representatives attended from: <ul style="list-style-type: none">• Mayfair residents• Grays Antiques• Claridges• Peabody residents• Residents Society of Mayfair and St James• TFL
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• 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 a reminder for any comments on the Terms of Reference to be shared back to Grosvenor. **ToR to be shared again with CLG.**

2. Project Update by McGee on North and South

David Main provided an update on the North and South Block works since starting on site in November. This included an explanation of the many heritage preservation, noise reduction and embodied carbon saving measures being carried out on site.

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:

- For how long will Davies Street remain closed?
 - o WCC have granted road closure for the duration of Grosvenor's development works.

- When will development of West One start and how will this impact traffic?
 - o Grosvenor will seek to host a separate session on traffic and will investigate the loss of signage indicating road closures. West One representatives will continue to be invited to the CLG.
- What will be on the Brook Street façade retention system?
 - o 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 Martin Kinsey on South Molton Street

Martin Kinsey provided an update on South Molton Street. It was explained that works on South Molton Street have been paused while we await Listed Building Consent to continue. It was explained that the site management has reverted to Grosvenor as RED have been stood down. Other contractors are on site carrying out surveys. Grosvenor will update on new contractor taking forward South Molton Street development once this has been finalised.

Questions and comments were noted as follows:

- When will hoarding be erected?
 - o Currently unconfirmed, but best guidance is late Spring 2024.
- Will the hoarding include information about retailers trading further down the street?
 - o Yes, this has been considered and is proposed for the return faces of the hoarding, for retailers most affected.
- Will the current window vinyl be replaced?
 - o The new hoarding will replace the existing vinyls.
- Fire exit signage has been removed from doors.
 - o The buildings are not occupied presently, and fire evacuation strategies have been adopted to reflect that the site is an active construction site rather than office and retail buildings.
- When will South Molton Lane be closing?
 - o Currently uncertain on exact dates whilst awaiting new contractor appointment. Grosvenor will ensure details of South Molton Lane closures are communicated once these dates are finalised.

4. Update on Hoarding

An update was provided on the finalised hoarding and wrap design shortly to be introduced on Brook Street and Davies Street. The hoarding will provide wayfinding benefits whilst also introducing the new South Molton branding and directing people to the new South Molton website for more information through a QR code.

Questions arose on the following:

- QR codes are not accessible to everyone, please can web address also be provided?

- We are investigating other ways to increase accessibility to the website for those who cannot access the QR code.

5. New website

An update was provided on the new South Molton website that will shortly replace the existing website. The purpose of the new website is to provide general information and updates on the project, in an easy to navigate and user-friendly setting whilst also introducing the new South Molton branding in line with the hoarding.

Questions arose on the following:

- Will the original planning documents still be available on the new website?
 - No, however, all planning documents are and will continue to be available on the Westminster Planning Portal.

6. On site discoveries

Pictures were shared of the magazine leaves dating from 1886-1889 found by our contractor in a ceiling space in 21 South Molton Street. whilst conducting a survey on site.

7. AOB

Questions arose on the following:

- Can anything be done to prevent the Monarflex wrap in front of Claridges from flapping in the wind?
 - McGee will speak to their suppliers to investigate.
- When will Grosvenor decide on the new contractor for South Molton Street?
 - We will share this as soon as possible and aim to be in a place to communicate this by May.

8. Next Steps

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

Grosvenor to reshare the Planning Reference number and Terms of Reference with CLG members. **CLG members** to review and 'sign off' Terms of Reference.

Grosvenor to investigate hosting a meeting on traffic with West One and stakeholders.

CLG members to share any additional feedback.

Grosvenor to include Peabody flat noticeboards and RSMSJ website in circulation.