

The South Molton Triangle

July 2022



GROSVENOR

Draft
Travel Plan
Addendum



South Molton Triangle, Mayfair - S73 Proposals

DRAFT TRAVEL PLAN ADDENDUM

INTRODUCTION

Planning permission (ref. 20/O3987/FULL) was granted on 8th April 2022 for development at South Molton Triangle and was subsequently amended by a Non-Material Amendment (ref. 22/O3379/NMA) on 15th June 2022. The description of development for the consented scheme is as follows:

"Part demolition, excavation (including beneath Davies Mews), erection of new buildings and alterations to existing buildings comprising: redevelopment of 60 Brook Street; redevelopment of 48, 50, 56 and 58 Brook Street and 16 Davies Mews behind retained Brook Street facades at; redevelopment behind retained and partially reconstructed facade at 52-54 Brook Street; refurbishment with alterations and addition of turret and gables at 40-46 Brook Street and 40 South Molton Lane; redevelopment behind retained Davies Mews and South Molton Lane elevations and front roof at 1-7 Davies Mews and 28-30 South Molton Lane; refurbishment and alterations at 50 Davies Street; refurbishment with alterations and partial demolition and redevelopment of upper floors at 52-54 Davies Street; redevelopment behind reconstructed and extended facade at 56 Davies Street (including the removal and reinstatement of certain building features), and Brookfield House (44-48 Davies Street and 62 and 64 Brook Street); part demolition of ground floor and refurbishment at 10 South Molton Street; refurbishment and alterations at 15-25, 27 and 42 South Molton Street; all to provide a development of up to 9 storeys including Class B1 (Business), Class A1 (Shops), Class A3 (Restaurant and Cafes), Class A4 (Drinking Establishment), composite use comprising public house and guest accommodation (sui generis), Class C3 (Dwellinghouses), Community Infrastructure and Facilities, and Class C1 (Hotel) uses, improvements to public realm and pedestrian routes, servicing, ancillary plant and storage, cycle parking and other associated works."

Six associated listed building consents were also granted on 8th April 2022: 20/O3901/LBC for 52-54 Davies Street; 20/O3902/LBC for 40-46 Brook Street; 20/O3903/LBC for 1-7 Davies Mews; 20/O3907/LBC for 10 South Molton Street; 20/O3909/LBC for 15 South Molton Street; and 20/O3910/LBC for 24 South Molton Street.

Following a design review, a number of amendments are proposed across the SMT scheme. These amendments have been discussed comprehensively with WCC Planning Officers through pre-application meetings. Details of the proposed changes can be found within the supporting Design and Access Statement. Specific amendments that require assessment within this report are discussed in more detail in this document, which will make clear the relevant amendment and the implications of it.

To seek approval for these amendments, a Minor-Material Amendment (Section 73) application has been submitted pursuant to the original planning permission (20/O3987/FULL) as amended by NMA ref. 22/O3379/NMA.

In parallel, six listed building consent applications have been submitted to reflect the changes proposed within the S73 application. These applications will provide alternative consents to the aforementioned listed building consent permissions granted on 8 April 2022.

This Draft Travel Plan Addendum supports the Section 73 application and provides an assessment of the proposed amendments sought.

The proposed scheme amendments, whilst not altering the fundamentals of the development, will result in changes to the floor areas associated with the various land uses. In addition, the S73 proposals introduce a gym use within the consented flexible mix of Community Infrastructure and Facilities floorspace, which is proposed under this application as flexible Education Training/Gym (Class F1/E). These changes are considered below with regards to multi-modal trip generation, cycle parking provision and servicing requirements.

A comparison area schedule for the Consented Scheme vs. Amended Proposals is provided below.

Table 1: Area schedule (Consented Scheme and Amended Proposals)

Land use class	Total proposed GIA (m ²)		
	Consented Scheme	Amended Proposals	Difference (+/-)
Office (Class Eg)	18,947	19,140	+193
Flexible Retail/Restaurant (Class Ea/Eb)*	6,272	5,605	-667
Public House (50 Davies Street) and Bar (15/16 South Molton Street) (Class Sui Generis)	506	797	+291
Rooms above pub (Class Sui Generis)	150	146	-4
UKPN Substation	99	55	-44
Community Infrastructure & Facilities (Class F1/E)**	1,208	698	-510
Residential (Class C3)	2,923	2,907	-16
Hotel (Class C1)	3,168	3,083	-85
Total Proposed GIA (m ²)	33,273	32,431	-842

* the area of retail/F&B is controlled by Condition 17 of the permission, which states: "The primary use of at least 50% of approved floorspace within the non-office commercial ground and basement units within the North Block (excluding 50 Davies Street), the South Block, the commercial units at basement and ground floors of Nos. 10, 17-25, 27 and 42 South Molton Street, and the commercial units at ground floor of Nos. 15-16 South Molton Street shall be for the display or retail sale of goods, other than hot food, principally to visiting members of the public."

* Condition 14 of the permission states: "Following commencement of the development in relation to each of the following parts of the development hereby approved, the primary use of the commercial units at basement and ground floors of 23-25 South Molton Street and 27 South Molton Street shall only be for the display or retail sale of goods, other than hot food, principally to visiting members of the public. You must not use these units for any other purpose, including within Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended September 2020) (or any equivalent class in any order that may replace it)..." Condition 14 requires the retail units located below the affordable housing units at 23-25 and 27 South Molton Street to be retail only. The proposed S73 reflects this and is assessed on this basis.

** the flexible mix of community infrastructure and facility uses now includes a gym use (Class Ed) as assessed under this S73 application.

The 2020 application identified individual units as retail A1 (now Class Ea) or restaurant A3 (now Class Eb). During determination of the application and following discussions with Officers at Westminster, Condition 17 was imposed which allowed for an even split of the uses and to ensure the scheme delivered a good

variety of uses that would provide vitality to the SMT site. This application presents the retail and restaurant units as flexible uses noting the restriction of Condition 17.

The Amended Proposals therefore result in a total GIA of 32,431m², which is 842m² less than the Consented Scheme GIA of 33,273m².

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A Framework Workplace Travel Plan was prepared to support the Consented Scheme planning application for the South Molton Triangle development. This document provided a description of the baseline transport conditions in the vicinity of the site and described the proposed transport strategy for the development, as set out in the Transport Assessment. The Travel Plan also identified objectives and targets, presented a Travel Plan strategy, outlined 'hard' and 'soft' travel planning measures to be implemented, and proposed a monitoring and review regime to assess progress.

A detailed review of the Travel Plan has been undertaken in light of the Amended Proposals presented in the Minor Material Amendment (S73) application. This review has identified that the Travel Plan strategy (including objectives & targets, travel planning measures, and monitoring & review regime) as set out in the Consented Scheme Travel Plan is unaffected by the scheme amendments, and therefore remains valid for the S73 scheme.

The only changes relate to the proposed development description provided in the Transport Strategy section of the document. These changes are summarised below, and have no impact on the rest of the Travel Plan document:

- Long-stay cycle parking provision associated with the commercial and retail uses will increase from 304 (Consented Scheme) to 314 (Amended Proposals) to reflect the slight increase in office floorspace and worst-case scenario with regards to food retail floorspace
- Long-stay cycle showers associated with the commercial and retail uses will decrease from 34 (Consented Scheme) to 26 (Amended Proposals). This reduction is primarily due to an over-provision of showers in the Consented Scheme when compared with standards, but also follows a review of the cycle changing facilities and amenities and the resultant introduction of additional lockers to cater for runners as well as cyclists

Further details on the proposed development changes with regards to multi-modal trip generation, cycle parking provision & facilities, and servicing strategy, can be found in the S73 application Transport Assessment Addendum.