

South Molton Triangle Community Liaison Group

Meeting #1

12th July, 6-7.30pm



Hello and welcome

Introductions

Recap on the South Molton Triangle

Why a Community Liaison Group?

Project update:

- Site works, including road closures and hoarding
- Public art
- Public realm improvements on South Molton Street

Draft communications & engagement plan

- Feedback and suggestions

Next steps

Introductions

Giving everyone a voice in the process

Residents

- Mayfair Residents Group
- Peabody Resident rep
- Erskine House resident rep

Neighbourhood groups or amenity societies

- RSMSJ
- Mayfair Neighbourhood Forum

Businesses & Organisations

- Grays Antiques
- Brook St businesses
- Claridges
- City of London
- West One
- SMS retailers (via Jaks)
- Bosideng
- NWECC
- TFL

Political Representatives

- West End Ward Cllr

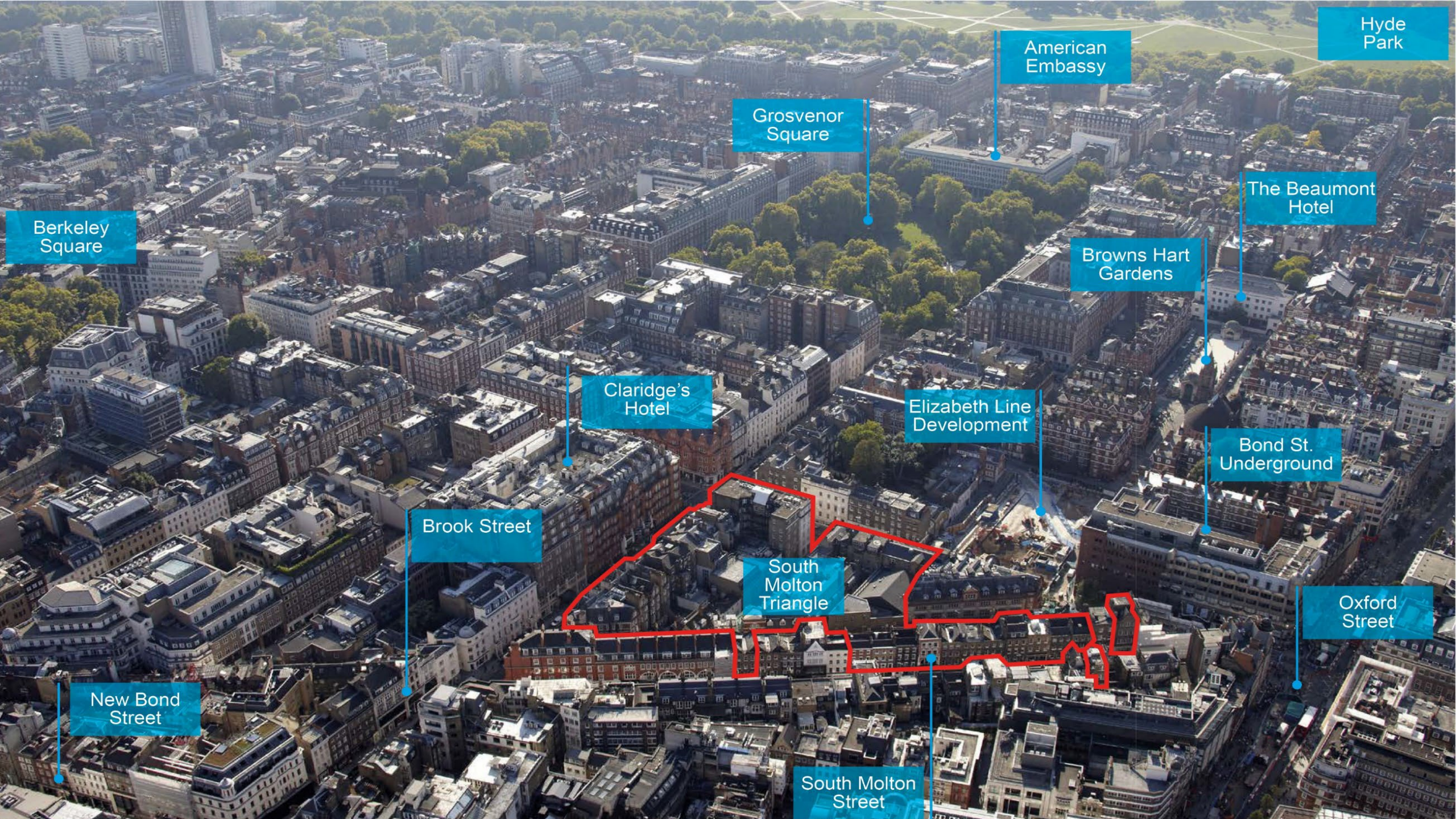
Other

Invite out to Westminster Youth Council rep

Project recap

Recap of the SMT proposals





Hyde Park

American Embassy

Grosvenor Square

The Beaumont Hotel

Berkeley Square

Browns Hart Gardens

Claridge's Hotel

Elizabeth Line Development

Bond St. Underground

Brook Street

South Molton Triangle

Oxford Street

New Bond Street

South Molton Street

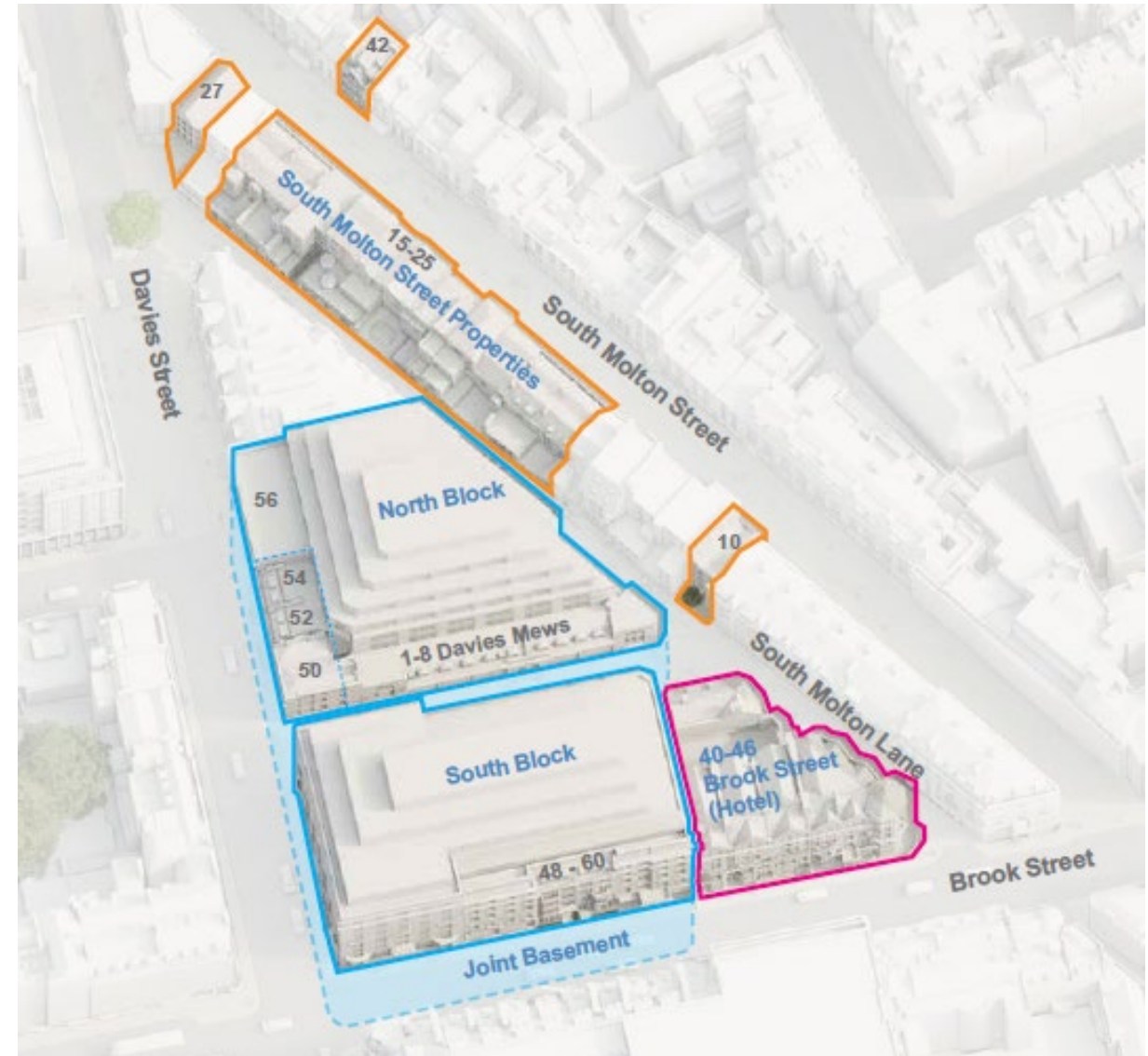
Project Overview

The South Molton Triangle consists of:

‘North and South’ buildings - Two office buildings above ground floor retail/restaurants/Running Horse Pub

South Molton Street - 33 homes (22 private & 11 affordable) above ground and lower ground floor retail/F&B

Hotel – 31 bedrooms at 40-46 Brook Street





The Running Horse



Davies Mews



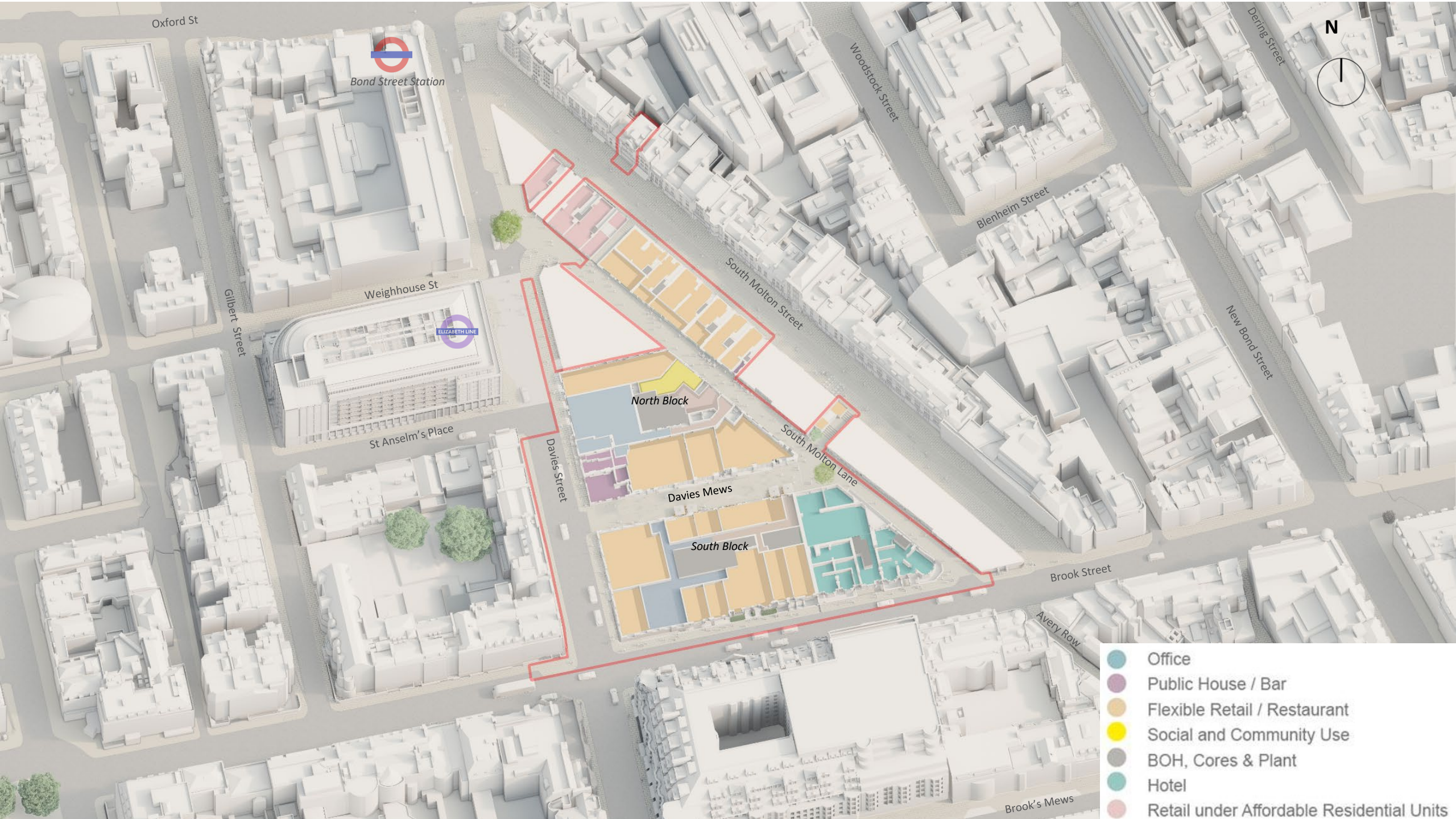
Davies Mews / South Molton Lane



South Molton Lane



Brook Street



Oxford St

Bond Street Station



Gilbert Street

Weighouse St

ELIZABETH LINE

St Anselm's Place

North Block

Davies Mews

South Block

South Molton Lane

Davies Street

Brook Street

Avery Row

Brook's Mews

- Office
- Public House / Bar
- Flexible Retail / Restaurant
- Social and Community Use
- BOH, Cores & Plant
- Hotel
- Retail under Affordable Residential Units

The South Molton Triangle will deliver

- **£500** million investment into the area.
- Improved **public spaces** that celebrate the history and character of the area, whilst introducing new trees and planting
- Buildings that produce **37% less carbon** than those built to current UK standards, including 'Mayfair's most sustainable office'
- **680** net additional jobs once complete
- **11** new affordable homes and **22** private homes
- A new pedestrian route at 10 South Molton Street
- Around 35 new shops, cafes and restaurants.
- A 31-bed hotel with a new restaurant and basement bar.



Why a Community Liaison Group?



SMT Community Liaison Group

What is it?

A coming together of local organisations and resident or business representatives to identify, discuss and shape key topics relating to the development.

Why are we doing it?

To continue to involve local people, keep them informed and ensure we maintain the strong sense of community during construction and beyond.

What will it cover?

Demolition and construction, progress updates, opportunities for local people, input and updates on certain elements of the proposals, local events and long-term community involvement and governance.

What is it not?

A replacement for our involvement in, and engagement with, existing local networks.

SMT Community Liaison Group - the ask of you

- Turn up
- Help shape the purpose of the group
- Actively participate and represent your community
- Listen to and respect different views and priorities
- Share information with your networks

Topics of interest



Construction



Environment



Community

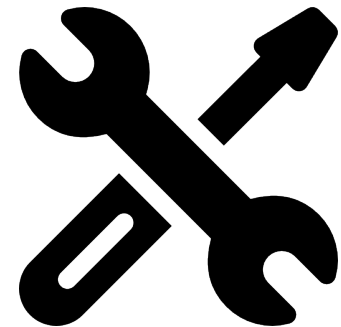


Anything else

Project update

Site works

- In the past few months, alongside McGee we have been:
 - Carrying out site surveys and investigations
 - Installing vinyls on empty shopfronts
 - Implementing local road closure of Davies Mews
 - Carrying out a soft strip of buildings (e.g. removing internal finishes and partitions)
 - Removing utilities and diverting services
 - Installing monitoring equipment
- In the coming months, the contractors will be:
 - Continuing soft strip of buildings, including on South Molton Street – this involves removing elements inside the buildings, such as carpets, electrics and internal doors; where possible these elements are reused or recycled.
 - Carrying out further site surveys and investigations
 - Continuing to prepare the site for main construction



Temporary Traffic Management Orders (TTMO)

To enable construction works to take place, the TTMOs shown adjacent have been granted by WCC.

- **South Molton Lane:** Closing South Molton Lane and Davies Mews
- **Davies Street:** Closing Davies Street and Davies Mews. Pedestrian access is retained on Davies Street, providing access to the Bond Street Elizabeth Line from Brook Street. Pedestrian access will also be maintained on the north side of Brook Street
- This will be coordinated with works taking place in the surroundings e.g. 65 Davies Street



Hoarding

The hoarding installed around site will:

- Provide safety, security, and protection for the public and construction employees
- Use an anti-graffiti coating to minimize damage
- Include or direct people to key information about the South Molton Triangle project at key locations (i.e. site entrances)
- Align with brand, retail or marketing strategy for relevant street
- Maintain relevant width on South Molton Street for emergency vehicle access
- Integrate a living wall element in key locations where possible



Hoarding: South Molton Street

'Zine' concept to profile London-based creatives and community leaders working in health, wellness and fashion to align with leasing/retail strategy.

Will shortly be submitted to WCC for advertising consent

Installed to South Molton Street in September



South Molton Street Public Realm

Alongside the development work on South Molton Street as part of SMT, we will also be developing proposals to improve the public space on this street.

We're proposing to build on the principles proven with the temporary Camille Walala planters by increasing greening in a more permanent way.

To minimise disruption, public realm works are proposed to overlap with the construction works on South Molton Street in 2024.

We will be engaging local people and undertaking a formal consultation in due course; this group will be kept up to date with progress.



Similar improvements made to Elizabeth Street



Elizabeth Street in 2008



Elizabeth Street in 2022, following improvements made in 2012

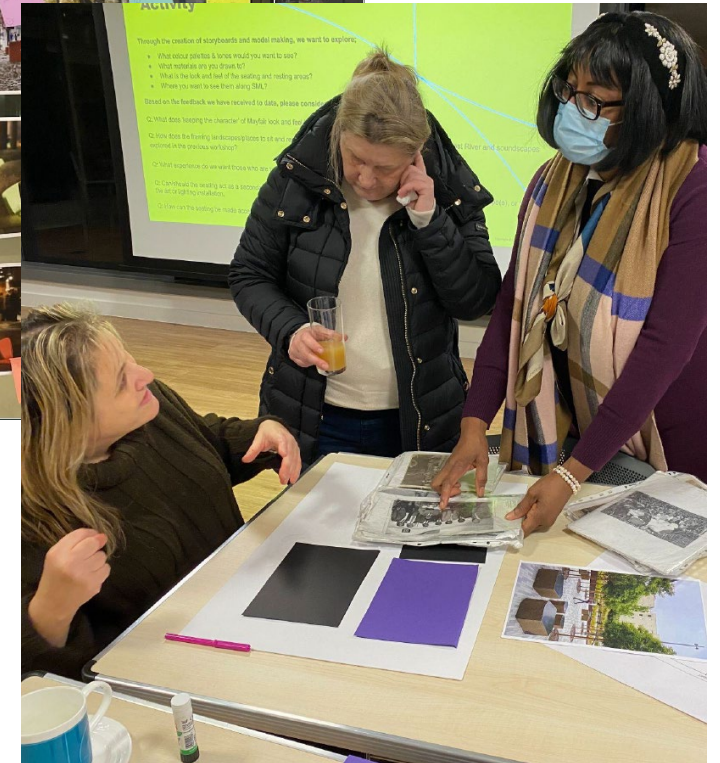
Shaping public art with communities

Enable communities to develop **meaningful influence** over the public art proposals for South Molton Lane and 17 SMS

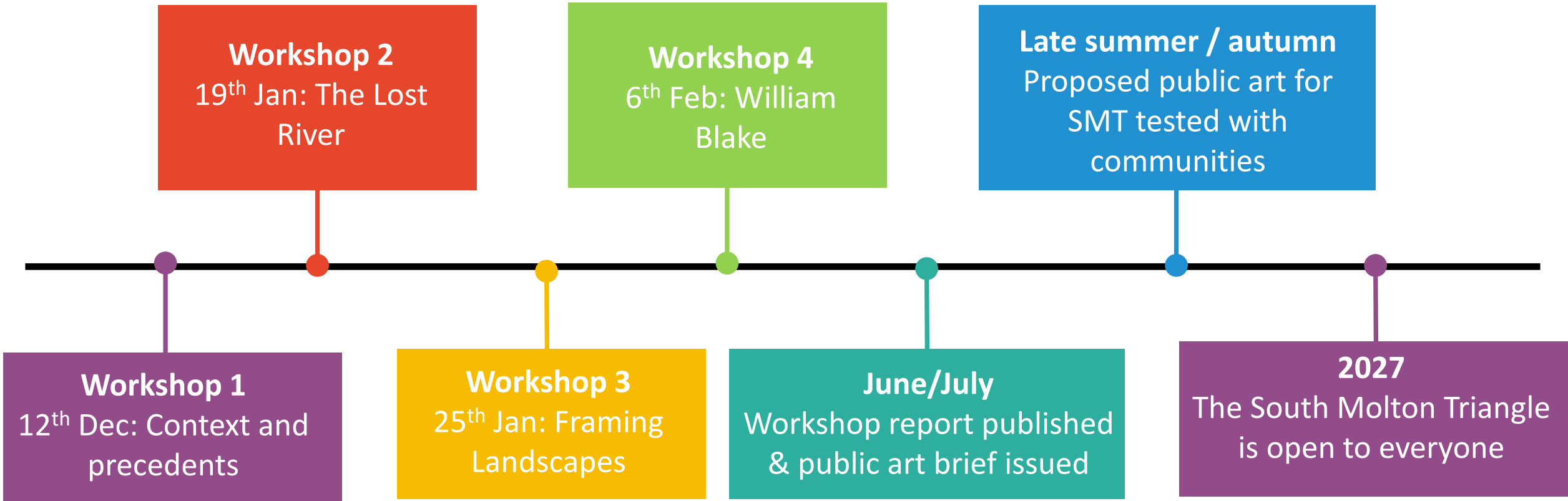
Focus on the elements we know are important to local people: including the **River Tyburn and William Blake**, as well as functional but creative **seating**

Involve a range of people to diversify and deepen who we hear from, including young people

Work closely with the Tyburn Project group to ensure the SMT public art complements plans for the wider Tyburn 'motif'



Shaping public art with communities



SMT Community Liaison Group

Attendees: Who else should be part of it? How can we ensure it reflects the diverse mix of people?

Timings: Does 1.5 hours from 6pm mid-week work?

Frequency: Every quarter e.g. July, October, February, May

Chair (Grosvenor as placeholder role): Any other suggestions?

Format: In person only? Hybrid meetings? If needed, does Teams work best?

Draft communications and engagement plan

Communications & engagement plan: Approach

Our approach is guided by the principles of [Positive Space](#), our Community Charter:



To deliver on these principles at the South Molton Triangle we have developed a 4-prong local engagement plan which focuses on how we **inform**, **involve** and give **influence** to, and **invest** in communities.

Communications & engagement plan: #1 Inform

We will keep the community up to date through a range of communication channels, accessible both on and off-line, and regularly invite input and suggestions for future content.

Actions:

a) Maintain and develop a range of **Grosvenor owned communications channels**:

- South Molton Triangle Website
- South Molton Triangle mailing list
- Mayfair Community Newsletter
- In-person drop-ins or events
- On-site activation such as noticeboards on the hoarding

b) Maximise **third party communication channels**, including:

- From main works commencing: monthly contractor newsletters published on the website and sent via email (printed copies available on request). We will ensure these are of a high standard, giving clear and concise information.

Questions

Does this capture all the channels you'd expect to see?

Do you have any feedback on the newsletters/updates you've received so far?

Communications & engagement plan: #2 Involve

We want to be continue to involve local people to ensure we maintain the strong sense of community during construction and beyond.

Actions:

- a) Promote and support neighbourhood activities and events through our communications channels
- b) Involve a range of demographics to diversify and deepen who we hear from
- c) Identify opportunities for the community to come together and get involved with what is happening in the area

Question

What type of activities or events do you think would help bring members of the community together?

Communications & engagement plan: #3 Influence

We believe giving communities meaningful involvement in the future of their neighbourhood creates better outcomes for everyone.

We will enable the community to play an ongoing and active role in the neighbourhood, and create opportunities for influencing shorter-term decision making.

Actions:

- a) Launch a **Community Liaison Group** with representatives from local resident, business and community organisations to help keep communities informed, involved and influencing decision making. See separate draft Terms of Reference* for the Community Liaison Group.
- b) Plan **wider public engagement** around specific subjects, in particular further engagement on public art. This will be captured in a 'Scope of Influence' in the Terms of Reference*

**This will be shared after the initial meeting in July.*

Communications & engagement plan: #4 Invest

We will invest time and resources to help understand and address local needs, developing programmes and partnerships that maximise access to opportunities for local people and businesses resulting from our investment.

Actions:

- a) We have published a Social Impact and Community Strategy, incl. clear aims and outcomes to respond to local identified through local wellbeing research.
- b) We will periodically re-test our progress against these aims and deliver against Mayfair priorities.
- c) We will encourage more local organisations and charities to apply for grants to improve the local environment through Greener Futures.

People
Positive

Planet
Positive



Next steps



Next steps

- **Grosvenor** to circulate minutes to members and publish on the SMT website
- **Community Liaison Group** to share any further feedback on the draft communications and engagement plan
- **Grosvenor** to share the draft SMT CLG Terms of Reference
- **Community Liaison Group** to review and 'sign off' the Terms of Reference
- **Grosvenor** to diarise next meeting for October. **Community Forum** to confirm attendance.