

The South Molton Triangle

July 2022

Statement of Community Involvement Addendum



GROSVENOR

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Above: Indicative computer generated image of the consented scheme

1. Introduction

1.1 This Statement of Community Involvement (SCI) has been prepared by Grosvenor Properties (hereafter referred to as 'Grosvenor' or 'we'), in support of a Section 73 application for minor material amendments to the application formally consented in April 2022 (20/03987/FULL) and amended by a non-material amendment (22/03379/NMA). A full description of the site and Application is outlined in the supporting documents.

The Description of Development for the Section 73 is:

'Variation of Conditions 1, 17, 20, 31, 39, 47, 49, 53, 54, 55, 56 and 57 pursuant to 20/03987/FULL (as amended) for: 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.'

Note that there are six Listed Building Consent applications being submitted alongside.

This document is an addendum to the June 2020 SCI which forms part of the consented scheme. Please refer to the consented SCI for more detail on previous consultations undertaken, which is available at www.southmoltontriangle.com/downloads.

This SCI Addendum is intended to provide a summary of the approach we have taken to engage and consult with communities on the proposed changes to the South Molton Triangle being sought through a Section 73 application. The SCI also summarises engagement with Westminster City Council and other stakeholders (see section 4).

1.2 Grosvenor's Community Charter, 'Positive Space', sets the standard of community engagement across our business to ensure communities (residents, tenants, the working population and visitors) have a meaningful voice in their neighbourhoods, and to ultimately help us create and manage better places. It is our intention to ensure that this project continues to meet these commitments and that everyone has an opportunity to be heard during the process.

1.3 The engagement approach taken here, follows the recommended approach outlined in Westminster City Council's Guidance document 'Early Community Engagement – Guidance Note for Applicants and Developers' which was adopted in February 2022.

1.4 We are committed to meaningful community involvement throughout the South Molton Triangle delivery and at appropriate stages of the detailed design, such as provision of public art. As you will read below, there has been continued engagement with the local community since the application for the now consented scheme, alongside the specific engagement relating to the proposed amendments to the scheme.

As set out in the original SCI submitted alongside the consented scheme, we will:

- Maintain dialogue with the local community and stakeholders through: the dedicated project website, Mayfair Community Newsletter, letters when needed, and through one-to-one conversations
- Create a Community Liaison Group prior to works starting on site
- Prepare a detailed Construction Management Plan and share this with the Community Liaison Group prior to works starting on site
- Work closely with Westminster City Council and local communities to ensure that any adverse impacts during construction are kept to a minimum
- Adhere to all obligations of the Considerate Constructor Scheme and ensure that the contractor signs up to the Council's Code of Construction Practice



Above: Indicative computer generated image of the consented scheme

2. Approach to community engagement and consultation

2.1 Consented scheme

The phased consultation process for the 2020 application at SMT enabled people to be involved at an early stage prior to submission of the application, and give comments as the plans emerged to help shape the proposals.

There was overall support for the proposals as submitted to Westminster City Council in July 2020. Stakeholders and the wider community were also supportive of the consultation approach and extent of local engagement.

Phase 1, July 2018:

- **92%** stated that they would visit the South Molton Triangle
- **100%** of responses found the public exhibition helpful and felt that it was “well presented” and that the Grosvenor team were “well informed” with “good communication”

Phase 2, January 2020:

- **95%** of people agreed that the South Molton Triangle would be a positive addition to Mayfair
- People that attended the public exhibition shared feedback that it was “had constructive information from friendly staff” and was “very informative and transparent with a good range of graphics”

Phase 3, April/May 2020:

- **93%** of people supported the detailed proposals for the South Molton Triangle.
- **92%** supported our approach to engagement and felt that the printed guide and online briefings were a helpful way to update people whilst public events were not possible due to restrictions in place at that time.

2.2 Continuation of engagement

Following the submission of the 2020 application which is now consented, we continued to engage with the local community through a series of updates regarding the scheme to keep them up to date and informed of the latest news. We have also consulted more specifically on the recent Section 73 application, building on the previous phased approach, seeking the views of the local stakeholders and the wider community that have been involved to date. There has been a focus on those living and working in the relevant area surrounding the site, with a level of communication proportionate to the scale of the amendments.

The various methods used during this engagement are listed below and explained in more detail in the next section:

- Personal contact and dedicated briefings to key stakeholders
- Online briefing on 15th June 2022 (recorded and posted on the project website)
- Online survey
- Printed communications
- Digital communications
- Mayfair Youth Forum
- Project website
- QR code on green hoarding
- Dedicated email address
- Phone number
- Mayfair Community Newsletter



Above: Indicative computer generated image of the consented scheme

3. Engagement activities

The engagement programme comprised:

- **Personal contact and dedicated briefings:** Grosvenor have reached out to local stakeholders in advance of the Section 73 application submission to ensure a full understanding of the proposed changes, the rationale behind them and details of how to share feedback with the team. See section 4 for a list of all briefings that took place.
- **Online briefing:** A public online briefing was held on Wednesday 15th June 2022 and attended by 5 people, following 13 registering. The briefing event was promoted via a letter and on the project website. The briefing presentation was recorded and can be accessed at: http://southmoltontriangle.com/SouthMoltonTriangle.com/media/SouthMoltonTriangle/SMT-online-briefing-15th-June_Trim.mp4.

The briefing included:

- A summary of the existing South Molton Triangle site today
- A summary of consultation that had taken place to date
- A description of the application consented in April 2022
- A description of the proposed changes as part of the Section 73 application
- Details about how to share feedback with The Applicant, including:
 - o Signposting to the online survey
 - o Arranging a follow-up conversation with the team
 - o Future ways for attendees to get involved
- Opportunity to ask questions which were answered in the briefing

- **Online survey:** Alongside the personal and online briefings, an online survey provided the opportunity to collect and record the views from interested parties. People were asked to share feedback on the proposed amendments and share any questions. Comments were received from one person. A summary of all feedback received is included in Section 4.
- **Printed communications:** A letter was distributed to c. 260 local addresses (see distribution area in Appendix 1), as well as other known stakeholders, to notify people of the proposed changes and promote the online briefing (see Appendix 2). This was shared with local Ward Cllrs, and resident and amenity groups. There was also a separate letter drop on 13th June for the linked planning application at 14 North Row and 24 North Audley Street (the Marlborough Head Pub) informing neighbours of proposed changes (see Appendix 3 and 4).

- **Digital communications:** E-newsletters and emails were sent to interested parties via Mailchimp to update on project milestones. Recipients signed up to the South Molton Triangle mailing list at the various events held during Phases 1, 2 and 3. At the start of 2021 this audience was merged with the wider 'Mayfair Community' list in order to consolidate and simplify community communications from Grosvenor in response to feedback from local stakeholders. This currently reaches 1,967 people. Marlborough Head Pub) informing neighbours of proposed changes (see Appendix 3 and 4).

Features of the project were also included in e-newsletters preceding December 2020, which can be accessed via the archive.

Date	Audience	Content
23rd December 2020	South Molton Triangle Mailing list 67 recipients	Notifying of approval and sharing contact details Link
2nd February 2021	Mayfair Community Mailing list 849 recipients	Recap on approval Link
9th September 2021	Mayfair Community Mailing list 1,921 recipients	Introducing the new team Link
20th April 2022	Mayfair Community Mailing list 1,940 recipients	Update on s106 signing, notifying of green hoarding install Link
16th June 2022	South Molton Triangle Mailing list 134 recipients	Sharing online briefing recording and encouraging people to complete the survey Link
27th June 2022	Mayfair Community Mailing list 1,957 recipients	Sharing online briefing recording Link

- **Mayfair Youth Forum:** At the start of 2021 we launched a Mayfair Youth Forum (MYF) with a diverse group of twenty young people aged 14-18 that live or study in Westminster. We partnered with youth engagement specialists 2-3 Degrees who helped us recruit members and supported with facilitation. In October 2021, each student was offered a week-long paid work placement with teams across Grosvenor. Three students joined the South Molton Triangle team and were taken on tours of the site to learn about the project. They were tasked with exploring how spaces such as Davies Mews could be activated to ensure a broad appeal, including younger audiences. This helped gain a different perspective on the project and their ideas will be considered within the scheme.
- **Project website:** The South Molton Triangle website (www.southmoltontriangle.com) (Appendix 5) continues to provide easy access to a range of up-to-date information about the project. The online briefing and online survey were promoted on the website, as well as contact details for the team so questions about the proposed changes could be asked at any time. The website also has an archive of documents to download, so it is possible to easily see the evolution of the project.
 - **QR code on green hoarding:** The website was also promoted via a QR code installed to green hoarding on South Molton Lane.
- **Email address:** Throughout the process a dedicated e-mail address (southmoltontriangle@grosvenor.com) has been shared with the local community and managed by Grosvenor, providing further information to residents, businesses and stakeholders on request, whilst also facilitating the arrangement of meetings as requested.
- **Phone number:** As an additional form of 1:1 communication with the team, a direct number for the project lead has been shared via letters and the project website.

4. Who we engaged

This section sets out the organisations and individuals that have been consulted as part of the engagement process and briefed on the dates listed in the table; many of these conversations are ongoing and will continue throughout the project timeline.

Those marked with a * fall within the distribution area and received the printed letter on 27th May, in addition to any 1:1 contact.

Category	Organisation / Individual	Dates engaged / feedback received
Political	West End Ward Cllrs: - Cllr Paul Fisher - Cllr Patrick Lilley - Cllr Jessica Toale	Update sent to all by email on 25th May 2022 inviting to online briefing. Cllr Toale attended online briefing on 15th June 2022.
Local stakeholders / resident groups	Chair and Members of the Residents Society of Mayfair & St James (RSMSJ)	Update sent by email to Chair of the RSMSJ on 25th May 2022 offering specific update meeting. Chair decided that a specific briefing to RSMSJ was not needed due to not foreseeing any issues.
	Chair and Members of the Mayfair Neighbourhood Forum	Members of the Mayfair Neighbourhood Forum Planning and Public Realm sub-committee were presented to in a standalone meeting on 15th June. No major issues were raised, with positive response on sustainability improvements and ways in which the River Tyburn references could be taken forward.
	Former Chair of GMRA and two additional Peabody residents	Update sent by email on 25th May 2022 inviting to wider online briefing and to have an individual briefing. No major issues were raised. Points raised around greening, the River Tyburn and the operational and construction management plans.
Neighbouring businesses, property owners and organisations	The Running Horse Pub, 50 Davies Street*	Received letter drop on 27th May 2022 inviting to online briefing.
	Mr Foggs, 34 Brook Street*	Update sent by email on 25th May 2022 inviting to wider online briefing and to have an individual briefing. Representative attended online briefing.

Category	Organisation / Individual	Dates engaged / feedback received
Neighbouring businesses, property owners and organisations (cont.)	The Corporation of London*	Update sent by email on 13th June 2022 inviting to wider online briefing and offering separate briefing.
	Grays Antiques, 58 Davies Street*	Update sent by email on 25th May 2022 inviting to wider online briefing and to have an individual briefing.
	Stampa Mayfair, 61 Davies Street*	
	Royal London Asset Management	
	Browns, 39 Brook Street*	
	Representatives of Transport for London as statutory consultee	
	Fenwick's, 63 New Bond Street	
	26 South Molton Street	
	British Land	Update sent by email on 25th May 2022 inviting to wider online briefing and to have an individual briefing. Individual briefing took place on 29th June 2022. No major issues were raised, with queries around timing for delivery and future tenant mix.
	Argyll Club, 42 Brook Street	Update sent by email on 25th May 2022 inviting to wider online briefing and to have an individual briefing. Representative attended online briefing. Question raised in online briefing about whether a proposed operator was in place for 40-46 Brook Street.
	c. 260 local addresses (see Appendix 2)	Letter sent on 27th May 2022 updating on proposed changes and promoting online briefing.

In addition to existing residents, neighbours and local businesses there has been extensive engagement with WCC with respect to the proposed design amendments for the Section 73 application. Five formal pre-application meetings have been carried out with Planning and Design and Conservation Officers, as well as a number of design, transport and highways workshops. Meetings and workshops were held between October 2021 and May 2022. Careful consideration has been given to the responses received from the Officers during the meetings whilst further developing the design towards the submission of the application.

5. Feedback received & response

In summary, and as a result of the ongoing consultation through multiple channels, the following clarifications were sought on various elements of the proposals which have been responded to individually. Questions were asked about the following:

Question	Grosvenor’s response
Clarification around where Community Infrastructure and Facilities is proposed	This would be in 14 North Row and North Block basement
Clarification around the area of Community Infrastructure and Facilities Space	This would be c. 1200sqm divided across 14 North Row and the South Molton Triangle
Query on whether there have always been rooms in the upper floors of the Running Horse Pub	The rooms exist but not currently for public use.
Query on whether WCC had agreed to the linking of the Running Horse pub to adjacent buildings	This has been discussed with WCC as part of the pre-application meetings, and there was an element of linking in the consented scheme
Query on whether WCC regarded this as a minor application	This is being submitted as a Minor Material Amendment (Section 73)
Clarification around whether Brookfield House was still being deconstructed and rebuilt	There are no changes to the consented scheme in this respect
Query around what the carbon performance of the buildings would be	This would be a high performing building, particularly given the large elements of retention which will improve the embodied carbon of the buildings. The Section 73 proposals will improve this performance.
Query around whether restaurant use was being brought forward as a change of use from retail	The consented uses are for flexible retail/food and beverage and therefore no change of use is required as part of these S73 proposals.
Query on whether there would be future opportunities to consider references to the River Tyburn in the scheme	There will be future opportunities for this.
Query around whether the full reliance on electricity applied to the restaurants as well as the retail	This is the case.
Question about the proposed locations of hoarding	More details would follow closer to starting on site following liaising with local stakeholders, contractors and WCC.
Query around the timing for delivery of the South Molton Triangle	Start on site is intended for early 2023, with expected completion in 2027.
Question around whether there were further opportunities for greening throughout the scheme	There will be opportunities for greening, for instance on the buildings and terracing throughout the scheme.
Question on licenced hours for F&B and bar uses	The Section 73 application does not change this proposal, with further details to be discussed in due course with residents.
Question on Construction Management Plan for the development	There are no changes to the consented Indicative Construction Management Plan resulting from the Section 73 application. There will be further communication on this closer to the start on site.

One person completed the online survey:

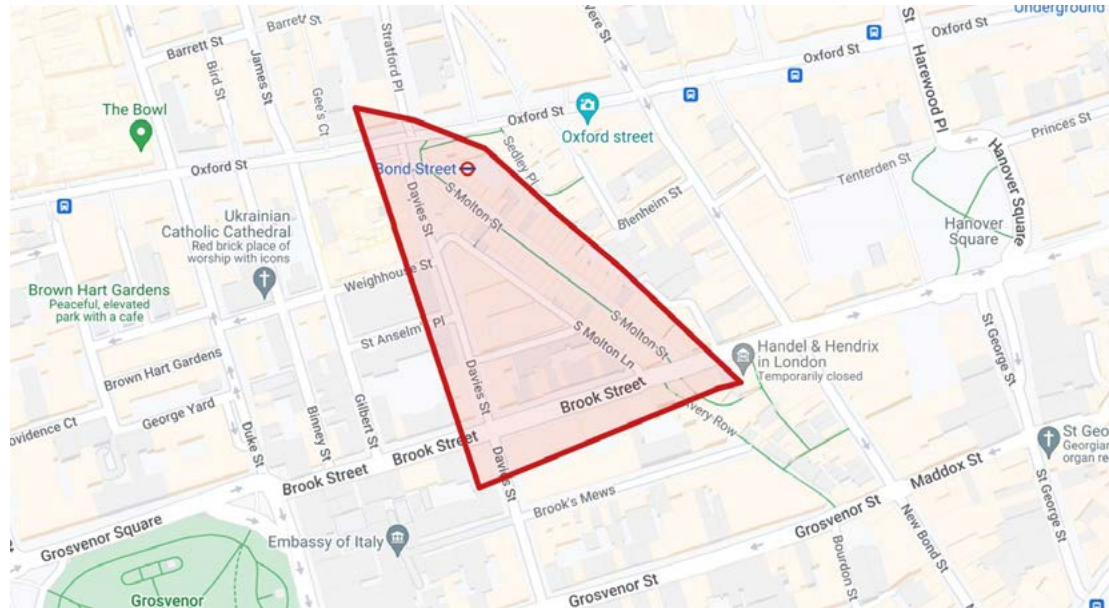
Survey question	Survey response
What is your relationship to Mayfair?	‘I work here’
What do you think of the proposed amendments?	"Understandable tweaks as development proceeds"
Do you have any other overall comments or questions?	"No"



Above: Indicative computer generated image of the consented scheme

Appendix 1.

Distribution area of letter drop for SMT Section 73



Appendix 2.

Letter notifying of proposed changes and online briefing p1

27th May 2022

Dear Neighbour,

South Molton Triangle – Proposed changes to the planning application

Inviting you to an online briefing on Wednesday 15th June between 6-7pm

On 8 April 2022, Westminster City Council (WCC) confirmed planning approval for the South Molton Triangle development, following the signing of a Section 106 planning agreement. This formalises the planning consent so that we can bring forward the various public benefits of the project, which include:

- 960 net additional jobs
- New shops, cafés and restaurants
- 33 new homes, of which 11 will be affordable
- Heritage facades would be preserved and sensitively adapted
- New trees and additional planting
- A new pedestrian route at 10 South Molton Street to create an additional connection
- New buildings that would produce over a third less carbon than a building built to current UK standards

You can find out more about the project at www.southmoltontriangle.com

Since the original application was made, we've been working on the detailed design and identified some amendments that will make the South Molton Triangle more sustainable and create a better place for residents, occupiers and visitors.

We propose to submit these changes to Westminster City Council (WCC) in the form of a Section 73 Planning Application this summer.

The proposed changes include:

- Reducing the amount of steel and embodied carbon, saving c.2,400 tonnes of CO2 which is equivalent to the annual energy usage of 1,000 homes.
- A 50cm increase in the height of the 'north and south' office buildings due to the above reduction and a simpler structural design.
- Removing gas boilers and introducing additional air source heat pumps on South Molton Street properties to improve local air quality and enable the entire development to run on renewable electric energy.
- Providing higher-quality social and community space in an alternative ground floor location in Mayfair rather than the second level basement of the North Block, which would be removed.
- Improvements to the design of the Running Horse Pub including:
 - Creating connections from its existing location (50 Davies Street) to 52 Davies Street at the basement, ground and first floors and 54 Davies Street at basement level.
 - Introducing a lift to make the ground and basement floors more accessible
 - Reinstating the central bar feature on the ground floor
- Reconfiguring the retail units on South Molton Street to provide a greater variety of unit types and sizes and therefore appeal to a wider range of occupiers.
- Improvements to the new homes on South Molton Street, including two small extensions to numbers 20 and 22.
- Introducing allowance for ventilation and extraction to some buildings on South Molton Street so that food and drink providers could occupy them in the future.

Appendix 2. continued

Letter notifying of proposed changes and online briefing p2

There are also associated revisions to window sizes, shopfronts and passageways. All public benefits identified in the approved planning application will be retained.

Join an online briefing

Prior to submitting this Section 73 application, we are hosting an online briefing to outline the proposed changes and answer any questions. This will be taking place on **Wednesday 15th June between 6-7pm** via Zoom.

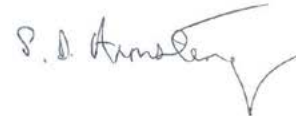
Please email southmoltontriangle@grosvenor.com to register interest in attending; details will be sent out thereafter. A recording of the session will be uploaded to the website for those unable to attend.

Indicative timings:

- June: Briefing on proposed changes
- Summer: Section 73 application submitted to WCC
- Summer: Statutory consultation led by WCC
- Early 2023: Anticipated works start on site
- 2027: Anticipated completion

The latest news about South Molton Triangle can be found on the project website but if you do have any questions or want to speak to a member of the team directly, please do not hesitate to get in touch.

Yours sincerely,



Simon Armstrong
Director of Development, South Molton Triangle
0207 312 6971

Aerial plan of the South Molton Triangle

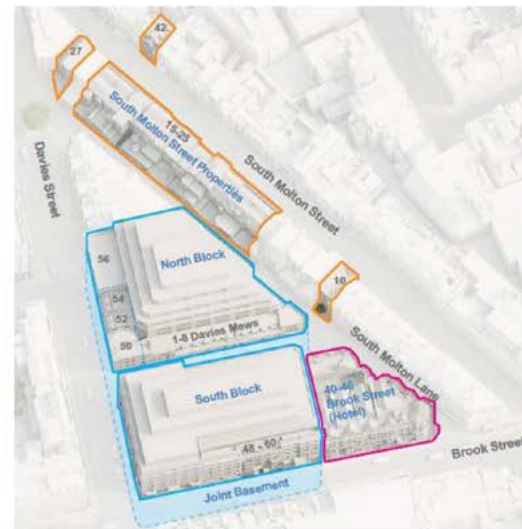
The South Molton Triangle consists of:

'North and South' buildings - Two office buildings above retail, food and beverage, and the Running Horse Pub

40-46 Brook Street - Hotel

South Molton Street - 33 homes (22 private & 11 affordable) above retail and food and beverage on the ground and lower ground floors

This is in addition to improvements to the surrounding streets.



Appendix 3.

Letter regarding North Row p1



Monday 13th June

Dear Neighbour,

I hope you are keeping safe and well.

I am writing to update you on proposed changes to 14 North Row

14 North Row is a Grade II listed building on the western side of North Row (see plan on the right). The building has residential flats on the first and second floors, which are poor quality and have been vacant for more than five years. The ground and basement floors are currently used by Grosvenor for storage.

We have an opportunity to bring the building back into use and provide a valuable contribution to the local community by introducing new space to this part of Mayfair. Improvements to historic buildings like 14 North Row also help us meet our business-wide sustainability goals, by making the building more energy efficient.

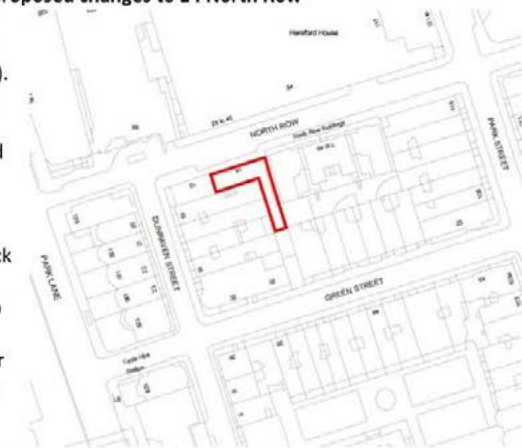
To achieve this, we are proposing to make several changes to the building and will soon be submitting a planning application to Westminster City Council (WCC). The proposed changes include:

- Changing the use class from residential and storage to 'Community Infrastructure and Facilities' of flexible education training facility/medical centre (Class F1/E).
 - This will enable us to provide higher quality 'Community infrastructure than the location currently proposed in the basement of the South Molton Triangle. The residential space would be re-provided in the upper floors of the Marlborough Head on North Audley Street.
- Extending the east side of the pitched roof and introducing a new dormer window
- Replacing the eastern terrace with a small extension to the rear of the 1st and 2nd floors
- Extending the ground floor courtyard to the basement to provide fire exits and access to refuse/recycling stores
- Introducing cycle parking at the rear of the ground floor, which would be accessed by the eastern door
- Replacing the non-original garage doors with double-glazed windows and three doors
- Removing non-structural and non-original partition walls inside the building to create a more flexible, open-plan space
- Introducing a new lift and replacing the staircase

Indicative timings

Over the coming weeks we will progress the designs with Westminster-based design practice TF Architecture Limited before submitting a planning application. We'll share more details of this in due course, including how to take part in WCC's statutory consultation.

- June 2022: Updating you on the proposed changes. Application submitted to WCC
- Summer 2022: Statutory consultation led by WCC – *exact dates TBC*
- Summer 2023: Anticipated works start on site – *subject to receiving planning consent*
- Autumn 2024: Anticipated completion – *subject to receiving planning consent*



Appendix 3. continued

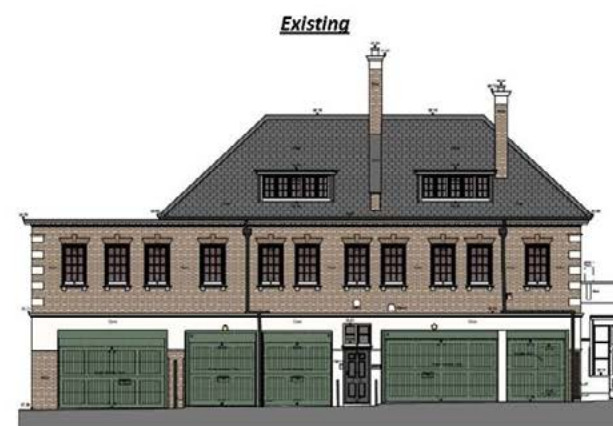
Letter regarding North Row p2

I understand you may have some questions relating to the proposed changes and would be very happy to take you through them in more detail. Please don't hesitate to get in touch via the details below.

Yours sincerely,



Aurelie Thompson
Asset Manager, Grosvenor
aurelie.thompson@grosvenor.com / 0207 312 6484



Appendix 4.

Letter regarding 24 North Audley Street p1



Monday 13th June

Dear Neighbour,

I hope you are keeping safe and well.

I am writing to update you on proposed changes to 24 North Audley Street.

24 North Audley Street is a Grade II listed building on the North Western end of North Audley Street on the corner of North Row. The 4-storey building is currently occupied by the Marlborough Head pub. The main pub is in the basement and ground floor, with the 1st floor used by the Marlborough Head as storage, the 2nd floor as a kitchen and the 3rd and 4th floors as staff accommodation.



The entire building is currently occupied by the pub, however the current layout is relatively inefficient and many parts of the building are in a poor condition and in need of refurbishment. Refurbishing historic buildings - like the Marlborough Head - helps us meet our commitment to achieve net zero carbon across our Mayfair buildings, by improving the sustainability credentials and improving energy efficiency. Whilst bringing the building into a good overall condition, we also have the opportunity to introduce higher quality residential accommodation to this part of north Mayfair.

To achieve this, we are proposing to make several changes to the building, and we will soon be submitting a planning application to Westminster City Council (WCC) that sets out the following changes:

- Making the building more energy efficient by:
 - Replacing the air handling units (which heat, ventilate and air-condition the building) with smaller, quieter, and more efficient units
 - Upgrading the roof insulation in line with current building regulations
 - Installing secondary glazing to all sash windows on the 1st - 4th floors
- Converting the 1st - 4th floors into residential accommodation that would include 2 flats on the 1st and 2nd floors and 1 duplex flat on the 3rd and 4th floors. The Marlborough Head pub would remain on the ground and basement floors.
- Restoring original features of the building such as the original sash windows and refurbishing the terracotta detailing.
- Improving the exterior of the building by repairing cracked tiles, removing pigeon spikes and consolidating the drainage and rainwater pipes.

Appendix 4. Letter regarding 24 North Audley Street p2

- Creating a separate residential entrance on North Audley Street via the pre-existing door on this street. Access to the pub would remain in its original location.
- Introducing a resident-only terrace to the first floor on the North Row side of the building (see plan on reverse), which would include a biodiverse green roof.
- Relocating the pub kitchen from the 2nd floor to the basement, removing any associated venting from the 2nd floor.
- Reconfiguring the internal layout to maximise usable space for the pub and create space for residential accommodation on the upper floors.

During these works the pub would be closed temporarily.

Indicative timings

Over the coming weeks we will progress the designs with Westminster-based design practice TF Architecture Limited before submitting a planning application to WCC. We will share more details of this in due course and information on how to take part in the statutory consultation led by WCC.

- June 2022: Updating you on the proposed changes and application submitted to WCC
- Summer 2022: Statutory consultation led by WCC – *exact dates TBC*
- January 2023: Anticipated surveys and strip out start on site - *subject to receiving planning consent*
- June 2023: Anticipated works start on site – *subject to receiving planning consent*
- Autumn 2024: Anticipated completion – *subject to receiving planning consent*

I understand you may have some questions relating to the proposed changes and would be very happy to take you through them in more detail. Please don't hesitate to get in touch via the details below.

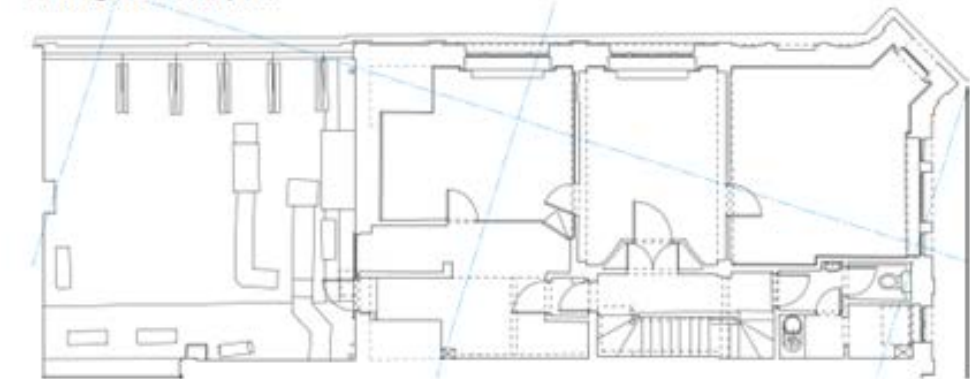
Yours sincerely,



Jonathan Rose
Senior Asset Manager, Grosvenor
jonathan.rose@grosvenor.com
020 7312 6184

Appendix 4. Letter regarding 24 North Audley Street p3

Existing first floor layout



Proposed first floor layout



Further plans are available on request (and will be included in the planning application) however the first floor demonstrates the most significant changes.

Appendix 5.

Screenshot of South Molton Street website from 24th June 2022

The slides and recording of the online briefing are available via the links. There is also a short survey to capture your comments on the proposed changes which is open until next Friday 24th June.



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