



# The South Molton Triangle

## Project update

June 2020

Thank you to everyone that participated in the third public consultation on the detailed proposals for the South Molton Triangle, which have been shaped during more than two years of local conversations.

The proposals would breathe new life into this historic part of Mayfair by providing more welcoming and pedestrian friendly spaces, alongside sensitively designed buildings. These buildings would be more sustainable, producing 35% less carbon than ones built to current UK standards. The new homes, shops, restaurants, offices and a hotel would help the area bounce back from Covid-19 by attracting an additional local spend of c.£6 million per year.

We will share a summary of the final proposals with you in the next few weeks once the application has been validated by Westminster City Council. This will include details about where to view the application on the City Council's website. In the meantime, we wanted to ensure you have a comprehensive understanding of the feedback we have received and how we are planning on incorporating this into the final proposals.

### The third public consultation included:



An online exhibition at [www.southmoltontriangle.com](http://www.southmoltontriangle.com)



A printed 'Guide to the Proposals' and freepost feedback form sent to **1,500 homes**



An online survey which received more than **83** comments from **28** people



**3 online discussion sessions** around key topics which more than 40 people attended



**1:2:1s** and **group briefings** over telephone or video calls with local residents and neighbourhood groups

Alongside the public consultation we have also been engaging with, and seeking feedback from, Westminster City Council and other statutory consultees including Historic England and Transport for London.

As a thank you for sharing feedback, we asked people to vote for a local charity to support. Thank you for your nominations. We have donated **£2,000** to the **Foodbank at Westminster Chapel** who are providing home deliveries to almost 100 Westminster households each week - a 150% increase to their usual client base. Their services are even more important at this time and this donation will go towards food stock and recruiting volunteers.

More information at:  
[www.westminsterchapel.org.uk/foodbank](http://www.westminsterchapel.org.uk/foodbank)



We want to ensure that the long-term plans for the neighbourhood provide opportunities for people of all backgrounds and ages. To ensure that young people's views are considered we have partnered with the **Young Westminster Foundation** to launch a 'Young Mayfair' survey asking people aged 13-21 what like or dislike about the area. Visit [youngmayfair.commonplace.is](http://youngmayfair.commonplace.is) for more information or to share your views.



Scan the QR code using your phone camera to visit the Young Mayfair survey.



# What you told us

Thank you to everyone who participated and offered valuable feedback. We have been delighted with the responses and had some insightful conversations with some of you going into more detail about aspects of the proposals. We look forward to continuing these conversations.

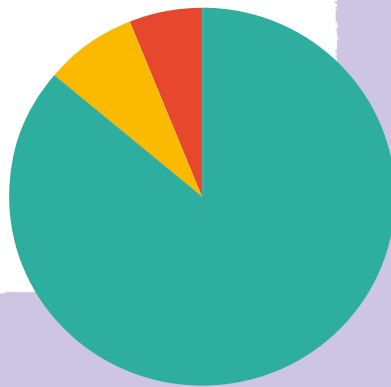
Overall the response has been extremely positive with **93%** of people supporting the proposals.

Of the **83 comments** across the 9 topics:

**87%** were positive (72)

**7%** were neutral (6)

**6%** were negative (5)



**93%** supported the mix of uses including new office space and shops of different sizes, which many felt would provide much-needed variety to breathe new life into the area.



**93%** were supportive of the affordable housing and the benefits that a mixed community would bring as a result. People wanted to see more detail around the housing that would be provided and several felt that we could provide more housing at a range of sizes and tenures.



**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 allowed.



**81%** agreed that the proposals would help local businesses bounce back from the challenges caused by Covid-19, citing the improved public spaces as a reason to encourage people back to central London.

When asked if any elements of the proposals caused concern or if people needed further information, the following questions were raised. Our replies are also below.



**Q** How would you ensure the refined and elegant character of the area is maintained?

**A** We are working with Hopkins Architects and Donald Insall Associates who are very experienced at working in conservation areas and sensitively adapting historic buildings. We have spent many years ensuring the design celebrates and enhances the varied architectural style of the area, using design 'clues' found in the existing buildings to shape the proposals.



**Q** Are you providing a mix of uses that respond to local need?

**A** With around 35 new shops, cafés and restaurants, in a range of sizes, the proposals have evolved to deliver a variety of uses to meet the needs of the community. Following local feedback, we are keen to introduce new, entrepreneurial and independent businesses to the Triangle, as well as retailers who offer experiences rather than just products.



**Q** Has Covid-19 impacted the proposals or the types of businesses that would be attracted to the area?



**A** The earliest this project would be delivered is 2026, which means we have time to consider the impact of Covid-19 and respond accordingly. The situation has demonstrated the importance of local community, the role of open spaces and the positive impact that nature has on our health and wellbeing. We would work closely with incoming tenants to ensure that they thrive in the Triangle, whilst providing a mix of retailers and more welcoming public spaces that cater for the local neighbourhood and visitors to the area.



**Q** What is your approach to managing service vehicles on Davies Mews and parking in the surrounding streets?

**A** We would restrict vehicle access on Davies Mews through a Traffic Management Order, meaning that only servicing vehicles could use this route (between 7am-12 midday).

Demand for on-street parking in Westminster has reduced in recent years, in line with trends across London. To ensure that future demand for parking and servicing can be met, parking adjacent to the Triangle on Davies Street and Brook Street – currently for residents, motorcycles and pay and display - is being reviewed as part of the proposals. By consolidating servicing and delivery vehicles through the proposals, additional kerbside spaces would also be freed up.

**Q** Are you providing public toilets?



**A** Whilst we are not proposing public toilets in this location, the restaurants and some of the shops will have toilets. There are also public toilets located nearby on Barrett Street, north of Oxford Street and at Green Park station.

**Read on to see what we are proposing to change**



# What we are changing

We have been working on incorporating your feedback into the proposals and are proposing several changes. We have summarised these in this update ahead of sharing a link to the planning application and an overview of the submitted proposals in the next few weeks.

## Providing more homes



We were delighted by the response to the provision of on-site affordable homes in this location. In light of feedback from the consultation, including conversations with Westminster City Council, we are also now proposing to include an **additional 22 private homes** located in the upper floors of 10, 15-22 and 42 South Molton Street, replacing the offices there today.



This is in addition to the **11 affordable homes** already proposed at 23-25 and 27 South Molton Street. We have improved the layouts of the affordable homes, making some larger and ensuring that 5 have access to outside terraces.



The total **33 homes** proposed would be a range of sizes from 1 to 3 beds to cater for a variety of needs. Of these, 35% would be affordable by habitable room and floor area.

## Introducing more greenery



As a founding partner of the **Wild West End**, we are committed to significantly increasing biodiversity in this area, to reduce air pollution. Currently the site of the Triangle only has one tree, outside 58 Davies Street. We are working closely with BDP and Arup to introduce additional planting in the public spaces, on the office and residential terraces as well as climbing plants to green buildings wherever possible.



# Next steps

We intend to submit the planning application to Westminster City Council in the coming weeks. Once the application has been validated, the submitted documents will be available to view on the City Council's website; we will also make the submission available on the project website.

We will share details of this with you in due course through a printed summary of the submitted proposals. This will also include details on how to share your feedback during the statutory consultation that Westminster City Council will run and give additional information on key parts of the final proposals such as:



**Proposed improvements to public spaces** including the pavements on Brook Street and Davies Street



**Principles of the culture and public art strategy** to celebrate the history of the area including the River Tyburn



**Lighting proposals** including for South Molton Passage and the new passageway at 10 South Molton Street



**Information about cycle parking** including location and number of spaces

## Anticipated timeline



Please don't hesitate to get in touch with us if you have any questions.